



**S. NAGATHRIJALA, M.B.A., L.L.B.,**  
**Advocate**  
DSR TECHNO CUBE, 4th Floor, Block C,  
BBMP Khatha No.639/6456/1, Survey  
No.68 (P), Thubarahalli Village, Varthur  
Main Road, Bengaluru - 560 066

### **LEGAL SCRUTINY REPORT**

I have pursued the documents furnished for the title opinion and herewith furnishing my Legal Scrutiny Report in respect of the converted Properties having Amalgamated E-Khatha bearing No. 15020040230022168, in respect of the properties bearing Sy. No's.17, measuring 1 Acre, 18/1, measuring 3 Acres 17 Guntas, 18/2, measuring 1 Acre 37 Guntas, 18/3, measuring 39 Guntas, 18/4, measuring 36 Guntas and 18/5, measuring 34 Guntas, situated at Chikkakanahalli (Chikkanalli) Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District & Sy.No.14/4 (Old No.14/2), measuring 30 Guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, totally measuring 9 Acres 33 Guntas.

**BUILDER/DEVELOPER NAME : M/s.DSR Infra Projects**

**PRESENT OWNER NAME's :** 1. M/s. DSR Infrastructure Pvt Ltd  
2. Sri. Mandadi Rohan  
3. Smt. Sakamma. M  
4. Sri. Aswtha Narayanaswamy @ Narayanaswamy  
5. Sri. Venkataswamy Reddy. C. R  
6. M/s. DSR Infra Projects

**PROJECT NAME : High Land Greenz**

**PROPERTY DETAILS : Sy. No's. 17, 18/1, 18/2, 18/3, 18/4 & 18/5 of**  
Chikkakanahalli (Chikkanalli) &  
14/4 of Chikkanayakanahalli.

**PROJECT EXTENT : 9 Acres 33 Guntas**



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**I. DESCRIPTION OF THE SCHEDULE PROPERTY**

**ITEM NO.1:-**

**All that piece and parcel of the Residentially** converted land bearing Survey Number. 17, measuring 1 Acre, having E-Khatha No.150200402300221168 (9 & 11A), converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. ALN (EVH) SR.344/2010-11, dated 26.03.2011, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru, situated at Chikkakanahalli (Chikkanalli) Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on the:

East by : Remaining portion of the land in Sy.No.17;

West by : Land bearing Sy.No.15 and Road;

North by : Land bearing Sy.No.16;

South by : Land bearing Sy.No.18.

**ITEM NO.2:-**

**All that piece and Parcel of the** converted land bearing Survey No.18/1, measuring 3 Acres 17 Guntas, having E-Khatha No.150200402300221170, converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. (1) ALN (EVH) SR.233/2013-14, dated 08.04.2014 (2 Acres 39.08 Guntas & (2) ALN (EVH) SR.130/2015-16, dated 15.03.2017 (17.08 Guntas), issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru, situated at Chikkakanahalli @ Chikkanalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on the:

East by : Property bearing Sy.No.24;

West by : Property bearing Sy.No.15 & Chikkanayakanahalli Border;

North by : Road & Property bearing Sy.No.17;

South by : Property bearing Sy.No.18/2.



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**ITEM NO.3:-**

**All that piece and Parcel of the partly Residentially** and partly park/Garden purpose converted land bearing Survey No.18/2, measuring 1 Acre 37 Guntas including 6 Guntas of 'A' Kharab Land, having E-Khatha No.150200402300221171, 28.04 Guntas converted for residential purpose and 1 Acre 08.12 Guntas converted for garden purpose, vide Official Memorandum bearing No. ALN (EVH) SR.128/2015-16, dated 15.04.2016, issued by the Deputy Commissioner, Bengaluru District, Bengaluru, situated at Chikkakanahalli @ Chikkanalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on the:

East by : Property bearing Sy.No.24;  
West by : Chikkanayakanahalli Village Boundary;  
North by : Property bearing Sy.No.18/1;  
South by : Property bearing Sy.No.18/3 & 18/4.

**ITEM NO.4**

**All that piece and Parcel of the Residentially** converted land bearing Survey No's.18/3, measuring 39 Guntas, having E-Khatha No.150200402300221172, converted vide Official Memorandum bearing No. ALN (V2P) SR.45/2019-20, dated 28.05.2020, issued by the Deputy Commissioner, Bengaluru District, Bengaluru, situated at Chikkakanahalli @ Chikkanalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on the:

East by : Land bearing Sy.No.22;  
West by : Land bearing Sy.No.18/4 and Sy.No.18/5;  
North by : Sy.No.18/2;  
South by : Sy.No.22.

**ITEM NO.5**

**All that piece and Parcel of the Residentially** converted land bearing Survey No.18/4 (Old No.18/3), measuring 36 Guntas, having E-Khatha No.150200402300221173, converted vide Official Memorandum bearing No. ALN (V2P) SR.43/2019-20, dated 28.05.2020, issued by the Deputy Commissioner, Bengaluru District, Bengaluru, situated at Chikkakanahalli @ Chikkanalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on the:



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East by : Land bearing Sy.No.18/3;  
West by : Chikkanayakanahalli Village Boundary;  
North by : Sy.No.18/2;  
South by : Sy.No.18/5.

**ITEM NO.6**

**All that piece and Parcel of the Residentially** converted land bearing Survey No.18/5 (Old No.18/3), measuring 34 Guntas, having E-Khatha No.150200402300221174, converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. ALN (V2P) SR.44/2019-20, dated 28.05.2020, issued by the Deputy Commissioner, Bengaluru District, Bengaluru, situated at Chikkakanahalli @ Chikkanalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on the:

East by : Land bearing Sy.No.18/3;  
West by : Chikkanayakanahalli Village Boundary and Land bearing Sy.No.14/4;  
North by : Sy.No.18/2;  
South by : Sy.No.19, 20, 21 and 22.

**ITEM NO.7**

**All that piece and Parcel of Residentially** converted land bearing Survey No.14/4 (Old Sy.No.14/2), measuring 30 Guntas, having E-Khatha No.150200402300400214, converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. ALN (EVH) SR.463/2008-09, dated 08.04.2011, issued by the Special Deputy Commissioner, Bengaluru District, Bengaluru, situated at Chikkanayakanahalli (Chikkanalli) Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on the:

East by : Land bearing Sy.No.18/5 belonging to Venkataswamy Reddy;  
West by : Chikkanayakanahalli Village Road;  
North by : Land bearing Sy.No.14/2;  
South by : Land bearing Sy.No.14/5 (Old No.14/2).



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**COMPOSITE SCHEDULE PROPERTY**

(Amalgamated)

**All that piece and Parcel of the** converted land bearing Sy. No's.17, measuring 1 Acre, 18/1, measuring 3 Acres 17 Guntas, 18/2, measuring 1 Acre 37 Guntas, 18/3, measuring 39 Guntas, 18/4, measuring 36 Guntas and 18/5, measuring 34 Guntas, situated at Chikkakanahalli @ Chikkanalli Village & Sy. No.14/4 (Old No.14/2), measuring 30 Guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District in all measuring 9 Acres 33 Guntas having Amalgamated E-Khatha bearing No. 15020040230022168 and bounded on the:

East by : Remaining portion of the Sy.No.17, Land in Sy. No's.24 and 22 of Chikkakanahalli Village;

West by : Chikkanayakanahalli Village Road & Sy. No's.14/1 and 14/2 of Chikkanayakanahalli Village;

North by : Sy.No.16, Remaining portion of the Sy.No.17 of Chikkakanahalli Village and Sy.No.14/2 of Chikkanayakanahalli Village;

South by : Sy.No.14/5 of Chikkanayakanahalli Village, Sy.No.19, 20, 21 and 22 of Chikkakanahalli Village.

**II. DESCRIPTION OF THE LIST OF DOCUMENTS SCRUTINIZED**

SL. NO.	DATE OF DOCUMENT	DESCRIPTION OF DOCUMENT	ORIGINAL/ CERTIFIED COPY
	04.01.2013	Absolute Sale deed executed by Sri.M.Krishna Reddy, S/o.Muniswamy Reddy in favour of M/s.DSR Infrastructure Pvt Ltd represented by its C.E.O./Authorized Signatory Sri.K.S.Satyanarayana Reddy, registered as Document No. BNS-1-11286/2012-13, Book I, stored in C.D.No.BSD257, registered in the office of the Sub-Registrar, Banasavadi, Bengaluru in respect of the property bearing Sy.No.17 measuring 1 Acre.	Original Copy



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20.11.2014	Absolute Sale Deed executed by Sri.H.Srinivasa Reddy, s/o.Late.Hanumantha Reddy in favour of M/s.DSR Infrastructure Pvt Ltd represented by its CEO/Authorised signatory Sri.K.S.Satyanarayana Reddy, registered as Document No.BNS-1-14017/2014-15, Book I, stored in C.D.No.BNSD338, registered in the office of the Sub-Registrar, Shivajinagar (Banasavadi), Bengaluru in respect of the Property bearing Sy.No.18/1 Acres 39.08 Guntas.	Original Copy
20.11.2014	General Power of Attorney executed by Sri.H. Srinivasa Reddy, s/o.Late.Hanumantha Reddy in favour of M/s.DSR Infrastructure Pvt Ltd represented by its CEO/Authorised signatory Sri.K.S. Satyanarayana Reddy, registered as Document No.BNS-4-00704/2014-15, Book 4, stored in C.D.No. BNSD338, registered in the office of the Sub-Registrar, Shivajinagar (Banasavadi), Bengaluru in respect of the Property bearing Sy.No.18/2, measuring 17.08 Guntas.	Original Copy
26.04.2017 09.05.2017	Absolute Sale Deed executed by Sri.H.Srinivasa Reddy, s/o.Late.Hanumantha Reddy represented by his GPA holder M/s.DSR Infrastructure Pvt Ltd represented by its CEO/Authorised signatory Sri.K.S.Satyanarayana Reddy in favour of M/s.DSR Infrastructure Pvt Ltd represented by its CEO/Authorised signatory Sri.K.S.Satyanarayana Reddy, registered as Document No.BNS-1-01676/2017-18, Book I, stored in C.D.No.BnSD591, registered in the office of the Sub-Registrar, Shivajinagar (Banasavadi), Bengaluru in respect of the Property bearing Sy.No.17.08 Guntas.	Original Copy
16.01.2017 30.01.2017	Absolute Sale Deed executed by Sri.R.Venkataram son of late Ramaiah and others all are represented by their GPA holder Sri.M.Krishna Reddy son of Muniswamy Reddy in favour of M/s.DSR Infrastructure Pvt Ltd represented by its CEO/Authorized Signatory Sri.K.S.Satyanarayana Reddy and Sri.Mandadi Rohan son of M.Venkat Krishna Reddy, registered as Document No.BNS-1-14270/2016-17, BookI, stored in C.D.No.BNSD547, registered in the office of the Sub-Registrar, Banasavadi (Shivajinagar), Bengaluru in respect of Property bearing Sy.No.18/2, measuring 1 Acre 37 Guntas.	Original Copy



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**COMMON DOCUMENTS FOR SY.NO'S.17, 18/1 AND 18/2**

09.04.2021	Joint Development Agreement executed between M/s. DSR Infra Structure Pvt Ltd represented by its Director Sri.D.Prabhakar Reddy and M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy, registered as Document No.BNS-1-00525/2021-22, Book I, stored in C.D.No.BNSD1250, registered in the office of the Senior Sub-Registrar, Banasavadi, Bengaluru in respect of the Property bearing Sy.No.17, measuring 1 Acre, Sy.No.18/1, measuring 2 Acres 39.08 Guntas, 18/1, measuring 17.08 Guntas and Sy.No.18/2, measuring 37 Guntas.	Original Copy
09.04.2021	General Power of Attorney executed by M/s. DSR Infra Structure Pvt Ltd represented by its Director Sri.D.Prabhakar Reddy in favour of M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy, registered as Document No.BNS-4-00025/2021-22, Book 4, stored in C.D.No.BNSD1250, registered in the office of the Senior Sub-Registrar, Banasavadi, Bengaluru in respect of the Property bearing Sy.No.17, measuring 1 Acre, Sy.No.18/1, measuring 2 Acres 39.08 Guntas, 18/1, measuring 17.08 Guntas and Sy.No.18/2, measuring 37 Guntas.	Original Copy
16.08.2021	Joint Development Agreement executed between Sri.Mandadi Rohan, S/o. M.Venkat Krishna Reddy and M/s. DSR Infra Projects represented by its partner Sri.K.S.Satyanarayana reddy, registered as Document No.BNS-1-05030/2021-22, Book I, stored in C.D.No.BNSD1323, registered in the office of the Sub-Registrar, Shivajinagar (Banasavadi), Bengaluru in respect of the property bearing Sy.No.18/2, measuring 1 Acre.	Original Copy



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16.08.2021	General Power of Attorney executed by Sri.Mandadi Rohan, S/o. M. Venkat Krishna Reddy in favour of M/s. DSR Infra Projects represented by its partner Sri.K.S. Satyanarayana Reddy, registered as Document No.BNS-4-00291/2021-22, Book 4, stored in C.D.No. BNSD1323, registered in the office of the Sub-Registrar, Shivajinagar (Banasavadi), Bengaluru in respect of the property bearing Sy.No.18/2, measuring 1 Acre.	Original Copy
03.06.2020	Joint Development Agreement executed between 1) Sri.Venkataswamy Reddy.C.R son of Late Chikkammaiah Reddy @ Ramaiah Reddy (Rashmi.V, Smitha.V.Reddy both are daughters of Venkataswamy Reddy.C.R), 2) Sri.Ashwatha Narayanaswamy @ Narayanaswamy son of Late Chikkammaiah Reddy @ Ramaiah Reddy (Pavan.A son of Aswatha Narayanaswamy @ Narayanaswamy, Babitha.A daughter of Ashatha Narayanaswamy@ Narayanaswamy and 3) Smt.Sakamma.M wife of Late Nagaraj (Pradeep.N, Praveen.N both are sons of Late Nagaraj AND M/s. DSR Infra Projects represented by its partner Sri.K.S.Satyanarayana Reddy, registered as Document No.BNS-1-01147/2020-21, Book I, stored in C.D.No.BNSD1028, registered in the office of the Senior Sub-Registrar, Banasavadi, Bengaluru in respect of Property bearing Sy.No.18/3, measuring 39 Guntas, 18/4, measuring 36 Guntas and 18/5, measuring 34 Guntas.	Original Copy
03.06.2020	General Power of Attorney executed by 1) Sri.Venkataswamy Reddy.C.R son of Late Chikkammaiah Reddy @ Ramaiah Reddy (Rashmi.V, Smitha.V.Reddy both are daughters of Venkataswamy Reddy.C.R), 2)Sri.Ashatha Narayanaswamy @ Narayanaswamy son of Late Chikkammaiah Reddy @ Ramaiah Reddy (Pavan.A son of Aswatha Narayanaswamy @ Narayanaswamy, Babitha.A daughter of Ashatha Narayanaswamy@ Narayanaswamy and 3)	Original Copy





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		Smt.Sakamma.M wife of Late Nagaraj (Pradeep.N, Praveen.N both are sons of Late Nagaraj in favour of M/s. DSR Infra Projects represented by its partner Sri.K.S.Satyanarayana Reddy, registered as Document No.BNS-4-00032/2020-21, Book 4, stored in C.D.No.BNSD1028, registered in the office of the Senior Sub-Registrar, Banasavadi, Bengaluru in respect of Property bearing Sy.No.18/3, measuring 39 Guntas, 18/4, measuring 36 Guntas and 18/5, measuring 34 Guntas.	
	29.07.2020	Absolute Sale Deed executed by Sri.Santhosh Thazhathu son of Late Dr.Mathew Thazhathu in favour of M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy, registered as Document No.BNS-1-03720/2020-21, Book I, stored in C.D.No.BNSD 1065, registered in the office of the Sub-Registrar, Banasavadi, Bengaluru in respect of Property bearing Sy.No.14/4 (Old Sy.No.14/2), measuring 30 Guntas.	Original Copy

**In respect of Project**

		MOA & AOA of M/s. DSR Infrastructure Pvt Ltd.	Photo Copy
		Certificate of Incorporation of M/s. DSR Infrastructure Pvt Ltd.	Photo Copy
		Partnership Deed of M/s.DSR Infra Projects	Photo Copy
		Form-C of M/s.DSR Infra Projects	Photo Copy
	24.02.2021 25.02.2021	Relinquishment Deed executed by M/s. DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy and M/s. DSR Infrastructure Pvt Ltd represented by its GPA holder M/s. DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy in favour of Bangalore Development Authority (BDA), registered as Document No.BDA-1-03717/2020-21, Book I, stored in C.D.No.BDAD774, registered in the office of the Additional District Registrar, Bengaluru Urban District (Unit-1) for relinquishing the property for	Photo Copy



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		Parks & Open space and Roads in respect of the properties bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakanahalli village and 14/4 of Chikkanayakanahalli Village.	
	30.06.2021 02.07.2021	Amalgamation Deed executed between M/s. DSR Infrastructure Pvt Ltd represented by its GPA holder M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy, M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy, Sri.Mandadi Rohan, s/o. M.Venkat Krishna Reddy represented by its GPA holder M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy, Smt.Sakamma.M, W/o. Late Nagaraj represented by its GPA holder M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy, Sri.Aswtha Narayanaswamy, S/o. Late Chikkaramaiah Reddy @ Ramaiah Reddy represented by its GPA holder M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy and Sri.Venkataswamy Reddy.C.R, S/o. Late Chikkaramaiah Reddy @ Ramaiah Reddy represented by its GPA holder M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy, registered as Document No.BNS-1-02594/2021-22, Book I, stored in C.D.No.BNSD1289, registered in the office of the Sub-Registrar, Shivajinagar (Banasavadi), Bengaluru in respect of the properties bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakanahalli village and 14/4 of Chikkanayakanahalli Village.	Original Copy
	16.08.2021	E-Khatha (Form-9 & Form 11 (A) bearing No.15020040230022168 issued by Halanayakanahalli Village Panchayat in the names of M/s.DSR Infra Projects, M/s. DSR Infrastructure Pvt Ltd, Sri.Mandadi Rohan, Smt.Sakamma.M, Sri.Aswtha Narayanaswamy, S/o. Late Chikkaramaiah Reddy @ Ramaiah Reddy and Sri.Venkataswamy Reddy.C.R, in respect of the	Original Copy



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		property bearing in respect of the properties bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakanahalli village and 14/4 of Chikkanayakanahalli Village.	
	16.08.2021	Property Tax Paid Receipt for the period of 2021-22 issued by the Halanayakanahalli Village Panchayat in the names of M/s.DSR Infra Projects in respect of the property having E-Khatha No. 15020040230022168.	Original Copy
<b>NOC'S</b>			
	18.12.2020	NOC bearing No.HN/87/20-21 issued by Halanayakanahalli Village Panchayath to supply the water in respect of the Residential Project constructed over the property bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakannalli and 14/4 of Chikknayakanahalli.	Original Copy
	18.02.2021	NOC bearing No.KSFES/GBC(1)/444 issued by the Director General of Police and Director, Karnataka Fire & Emergency Services in respect of the Residential Project constructed over the property bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakannalli and 14/4 of Chikknayakanahalli.	Original Copy
	09.03.2021	NOC bearing No.DGM (CM) BGTD/NOC for High rise/2019-20 issued by the AGM (CM-Plg) BGTD, BSNL, Bengaluru in respect of the Residential Project constructed over the property bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakannalli and 14/4 of Chikknayakanahalli.	Original Copy
	24.03.2021	NOC bearing No. SEIAA 135 CON 2020 issued by State Level Environment Impact Assessment Authority-(SEIAA), Karnataka in respect of the Residential Project constructed over the property bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakannalli and 14/4 of Chikknayakanahalli.	Original Copy
	26.04.2021	NOC bearing No.HOSU/SOUTH/B/022021/529685 issued by Airports Authority of India in respect of the	Original Copy



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		Residential Project constructed over the property bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakannalli and 14/4 of Chikknayakanahalli.	
	06.05.2021	NOC bearing No.ASC/DGM (AO)/131/HAL-BG-11-21/368/2021 issued by Chief of Projects (UT & ASC), HAL, Bengaluru in respect of the Residential Project constructed over the property bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakannalli and 14/4 of Chikknayakanahalli.	Original Copy
	23.07.2021	NOC bearing No.1/21-22/1512-15 issued by Chief Engineer, Bengaluru (South Zone) (BESCOM) in respect of the Residential Project constructed over the property bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakannalli and 14/4 of Chikknayakanahalli.	Original Copy
	23.07.2021	NOC bearing Consent Order No.CTE-325849 (PCB ID: 102676) issued by Senior Environmental Officer, Karnataka State Pollution Control Board (KSPCB) in respect of the Residential Project constructed over the property bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakannalli and 14/4 of Chikknayakanahalli.	Original Copy
	01.03.2021	Development Plan bearing No.BDA/TPM DLP-38/2019-20/1607/2020-21 issued by BDA to construct the residential apartment over the property bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakannalli and 14/4 of Chikknayakanahalli.	Original Copy
	01.03.2021	Work Order bearing No.BDA/TPM DLP-38/2019-20/1607/2020-21 issued by BDA to construct the residential apartment over the property bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakannalli and 14/4 of Chikknayakanahalli.	Original Copy



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16.08.2021	Licence to construct bearing No.12 issued by PDO, Halanayakanahalli Village Panchayat, Varthur Hobli, Bengaluru East Taluk to construct the residential apartment over the property bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakannalli and 14/4 of Chikknayakanahalli.	Original Copy
17.08.2021	Licence to construct bearing No.53/21-22 (as per Development Plan) issued by PDO, Halanayakanahalli Village Panchayat, Varthur Hobli, Bengaluru East Taluk to construct the residential apartment over the property bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakannalli and 14/4 of Chikknayakanahalli.	Original Copy
27.01.2022	Licence to Construct bearing No.22/2021-22 issued by BDA to construct the residential apartment over the property bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakannalli and 14/4 of Chikknayakanahalli.	Original Copy
27.01.2022	Approved Building Plan bearing No.22/2021-22 issued by BDA to construct the residential apartment consisting Tower - A: Wing-1,2: BF+GF+12 UF; Tower - B: Wing-1,2:BF+GF+12 UF; Tower - C: Wing 1,2,3: BF+GF+12 UF, Tower - D (EWS): BF+GF+11 UF: Total 900 Units, over the property bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakannalli and 14/4 of Chikknayakanahalli.	Original Copy

### **III. HISTORY OF TITLE:**

#### **In respect of Survey No.17, measuring 1 Acre**

#### **In respect of Survey No.18/1, measuring 3 Acres 37 Guntas**

The Property bearing Sy.No.18/1, measuring 3 Acres 17 Guntas, situated at Chikkakanahalli @ Chikkanalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District which was originally belongs to Sri.Chinnappa same he has acquired through Sale Deed, dated 25.06.1979 registered as Document No.1193/1979-80, Book I,



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Volume 1395, at pages 119 to 121, registered in the office of the Sub-Registrar, Bengaluru South Taluk from its previous owner Sri.C.R.Krishnappa & C.R.Narayanappa.

Subsequently, he bequeathed the said property in favour of Smt.Susheelamma by way of Gift Deed, dated 26.10.2009, registered as Document No.3118/2009-10, Book I, stored in C.D.No. VRTD54, registered in the office of the Senior Sub-Registrar, Varthur, Bengaluru Urban District.

Later, said Smt.Susheelamma sold the said property in favour of Sri.H.Srinivasa Reddy, through Sale Deed, dated 06.01.2014, registered as Document No.2794/2013-14, Book I, stored in C.D.No.SHVD171, registered in the office of the Senior Sub-Registrar, Shivajinagar, Bengaluru.

Subsequently, said Sri.H.Srinivasa Reddy sold the subject property in favour of DSR Infrastructure Pvt Ltd under the two different Sale Deeds vide:

- i. Absolute Sale Deed, dated 20.11.2014 executed by Sri.H.Srinivasa Reddy in favour of DSR Infrastructure Pvt Ltd represented by its authorized signatory Mr.K.S.Satyanarayana Reddy, registered as Document No.14017/2014-15, Book I, stored in C.D.No.BNSD338, registered in the office of the Sub-Registrar, Shivajinagar (Banasavadi), Bengaluru.
- ii. Absolute Sale Deed, dated 26.04.2017 executes by Sri.H.Srinivasa Reddy represented by his GPA holder DSR Infrastructure Pvt Ltd represented by its authorized signatory Mr.K.S.Satyanarayana Reddy in favour of DSR Infrastructure Pvt Ltd represented by its authorized signatory Mr.K.S.Satyanarayana Reddy, registered as Document No.1676/2017-18, registered in the office of the Sub-Registrar, Shivajinagar (Banasavadi), Bengaluru.

### **In respect of Survey No.18/2, measuring 1 Acre 37 Guntas**

The Property bearing Sy.No.17/2, measuring 1 Acre 26 Guntas, situated at Chikkakanahalli @ Chikkanalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District which was originally belongs to Sri.Ramaiah son of Venkatappa same he has acquired through Sale Deed, dated 12.02.1940, registered as Document No.2647/1940-41, Book I, Volume 497, at pages 142 to 145, registered in the office of the Sub-Registrar, Bengaluru Taluk from its previous owner Sri.Ramaiah son of Papaiah.

Subsequently, Sri.Ramaiah son of Venkatappa sold the property bearing Sy.No.17/2, measuring 1 Acre 26 Guntas in favour of Gowramma W/o.Muniyappa, by way of Absolute Sale Deed, dated 16.08.1950, registered as Document No.3161/1950-51, Book I, Volume 1154, at pages 208 to 210, registered in the office of the Sub-Registrar, Bengaluru Taluk, later Smt.Gowramma W/o.Muniyappa re conveyed the property bearing Sy.No.17/2, measuring 1 Acre 26 Guntas by way of Absolute Sale Deed, dated 16.08.1956, registered as Document No.3947/1956-57, Book I, Volume 1552, at pages 236 to 240, registered in the office of the Sub-Registrar, Bengaluru Taluk vide MR.No.3/90-91.



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Later, said Sri.Ramaiah got demised leaving all his estates behind his legal heirs namely Sri.R.Venkataram and Chennappa.

Subsequently, the said Sri.R.Venkataram got allotted with the property bearing Sy.No.18/2, measuring 1 Acre 37 guntas in his name vide IHC bearing No.7/2007-08.

Subsequently, Sri.R.Venkataram son of late Ramaiah and others all are represented by their GPA holder Sri.M.Krishna Reddy son of Muniswamy Reddy sold the property bearing Sy.No.18/2, measuring 37 Guntas in favour of M/s.DSR Infrastructure Pvt Ltd represented by its CEO/Authorized Signatory Sri.K.S.Satyanarayana Reddy and Sy.No.18/2, measuring 1 Acre in favour of Sri.Mandadi Rohan son of M.Venkat Krishna Reddy, by way of Absolute Sale Deed, dated 30.01.2017, registered as Document No.BNS-1-14270/2016-17, Book I, stored in C.D.No.BNSD547, registered in the office of the Sub-Registrar, Banasavadi (Shivajinagar), Bengaluru.

In the manner stated above:

**M/s. DSR Infrastructure Pvt Ltd** are the absolute owners of the property bearing;

SY.NO.	EXTENT	VILLAGE
17	1 Acre	Chikkakanahalli
18/1	3 Acres 17 Guntas	
18/2	37 Guntas	

**SRI.MANDADI ROHAN** is the absolute owner of the property bearing;

SY.NO.	EXTENT	VILLAGE
18/2	1 Acre	Chikkakanahalli

Subsequently, said M/s. DSR Infrastructure Pvt Ltd represented by its Director Sri.D.Prabhakar Reddy with an intention to develop the Property bearing Sy.No.17, measuring 1 Acre, Sy.No.18/1, measuring 2 Acres 39.08 Guntas, 18/1, measuring 17.08 Guntas and Sy.No.18/2, measuring 37 Guntas into residential building entered into Joint Development Agreement, dated 09.04.2021, registered as Document No.BNS-1-00525/2021-22, Book I, stored in C.D.No.BNSD1250, registered in the office of the Senior Sub-Registrar, Banasavadi, Bengaluru and also executed General Power of Attorney, dated 09.04.2021 in favour of M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy registered as Document No.BNS-4-00025/2021-22, Book 4, stored in C.D.No.BNSD1250, registered in the office of the Senior Sub-Registrar, Banasavadi, Bengaluru.

Subsequently, said Sri.Mandadi Rohan, S/o. M.Venkat Krishna Reddy with an intention to develop the property bearing Sy.No.18/2, measuring 1 Acre into residential building entered into Joint Development Agreement, dated, 16.08.2021, registered as Document



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No.BNS-1-05030/2021-22, Book I, stored in C.D.No.BNSD1323, registered in the office of the Sub-Registrar, Shivajinagar (Banasavadi), Bengaluru and also executed General Power of Attorney, dated 16.08.2021, registered as Document No.BNS-4-00291/2021-22, Book 4, stored in C.D.No. BNSD1323, registered in the office of the Sub-Registrar, Shivajinagar (Banasavadi), Bengaluru.

**In respect of Sy.No.18/3 (39 Guntas), 18/4, (36 Guntas) and 18/5 (34 Guntas)**

The Property bearing Sy.No.18/3, measuring 2 Acres 29 Guntas, situated at Chikkakanahalli @ Chikkanalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District which was originally belongs to Sri. Venkatappa. The said Sri.Venkatappa died intestate leaving all his estates behind his son namely Sri.Ramaiah @ Chikkaramaiah. The said, Sri.Ramaiah @ Chikkaramaiah enjoying the all joint family properties which he acquired from his father Late Sri.Venkatappa.

Subsequently, son of Sri.Ramaiah @ Chikkaramaiah namely Sri.Venkataswamy has filed the Petition bearing O.S.No.2372/1984 before the Court of the Addl. City Civil Judge, Bengaluru for 1/4<sup>th</sup> share against to Sri.Ramaiah @ Chikkaramaiah, Sri.Nagaraj both are sons of Ramaiah @ Chikkaramaiah, Sri.Narayanaswamy, Smt.Gowramma wife of Late Venkatappa, the court has passed the Preliminary decree for partition in the said O.S.No.2372/1984, directing the defendants to affect portion of suit schedule properties by metes and bounds and put the plaintiff in separate possession of 1/4<sup>th</sup> share. As per Preliminary Decree the property bearing Sy.No.18/3, measuring 34 Guntas got allotted to Sri.Venkataswamy, the property bearing Sy.No.18/3, measuring 39 Guntas got allotted to Sri.Nagaraj and the property bearing Sy.No.18/3, measuring 36 Guntas got allotted to Sri.Narayanaswamy vide Mutation bearing MR.No.1/85-86.

Later, the property bearing Sy.No.18/3, measuring 39 Guntas got assigned with New Sy.No.18/3 which was belongs to Smt.Sakamma wife of Late Nagaraj, the property bearing Sy.No.18/3, measuring 34 Guntas got assigned with New Sy.No.18/4 which was belongs to Sri.Narayanaswamy and the property bearing Sy.No.18/1, measuring 34 Guntas assigned with New Sy.No.18/5, measuring 34 Guntas was belongs to Sri.Venkataswamy Reddy vide Phodi order bearing MR.No.T1/2019-20, dated 29.08.2019.

In the manner stated above the said,

**SMT.SAKAMMA.M** is the absolute owner of the property bearing;

SY.NO.	EXTENT	VILLAGE
18/3	39 Guntas	Chikkakanahalli

**SRI. Aswtha Narayanaswamy @ Narayanaswamy** is the absolute owner of the property bearing;

SY.NO.	EXTENT	VILLAGE
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18/4	36 Guntas	Chikkakanahalli
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**Sri.Venkataswamy Reddy.CR.** is the absolute owner of the property bearing;

SY.NO.	EXTENT	VILLAGE
18/5	34	Chikkakanahalli

Subsequently, the said Smt.Sakamma.M, Sri. Aswtha Narayanaswamy @ Narayanaswamy and Sri.Venkataswamy Reddy.CR owners of the property bearing Sy.No's.18/3, measuring 39 Guntas, 18/4, measuring 36 Guntas and 18/5, measuring 34 Guntas with an intention to develop the said properties into residential building entered into Joint Development Agreement, dated 03.06.2020 with M/s. DSR Infra Projects represented by its partner Sri.K.S.Satyanarayana Reddy, registered as Document No.BNS-1-01147/2020-21, Book I, stored in C.D.No.BNSD1028, registered in the office of the Senior Sub-Registrar, Banasavadi, Bengaluru and also executed General Power of Attorney, dated 03.06.2020 in favour of M/s. DSR Infra Projects represented by its partner Sri.K.S.Satyanarayana Reddy, registered as Document No.BNS-4-00032/2020-21, Book 4, stored in C.D.No.BNSD1028, registered in the office of the Senior Sub-Registrar, Banasavadi, Bengaluru.

**In respect of Sy.No.14/4 (14/2), measuring 30 Guntas**

The Property bearing Sy.No.14/2, measuring 2 Acres 30 Guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District which was originally belongs to Sri.Munishamappa @ Annaiah Reddy son of Doddanna as per reflected in RTC in the year of 1967-68 in 1971-72 in column No.9, same was he acquired through Sale as mentioned in Column No.10 and his name has been entered in all revenue records as owner and Khathedar of the same and the same is available for perusal as **Document No.\_\_\_\_\_**.

The said Sri.Munishamappa @ Annaiah Reddy son of Doddanna got demised on 19.04.1987 same was confirmed by Death Certificate issued by Village Accountant, Doddakannali Group, Varthur Hobli, Bengaluru south Taluk (Chief Registrar of Births and Deaths, Government of Karnataka) and the same is available for perusal as **Document No.\_\_\_\_\_**.

The said Sri.Munishamappa @ Annaiah Reddy son of Doddanna got demised intestate leaving all his estates behind his legal heirs namely his wife Smt.Eramma and Children Smt.Nagamma, Smt.Ankamma, Smt.Parvathamma, Sri.Kodandarama Reddy and Sri.M.Shivashankar same was confirmed by Genealogical Tree, dated 02.01.2008 of Sri.Muniswappa issued by Village Accountant, Doddakanalli Circle, Bengaluru East Taluk and the same is available for perusal as **Document No.\_\_\_\_\_**.

The children of Late Sri.Munishamappa @ Annaiah Reddy namely Sri.Kodandarama Reddy and Sri.M.Shivashankar got their names entered in all revenue records as joint owners and kathedars of the larger extent of land admeasuring 2 Acres 30 Guntas in



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Sy.No.14/2 vide IHC bearing No.1/92-93 and the same is available for perusal as **Document No.\_\_\_\_**.

Subsequently, Smt.Eramma and her sons Sri.Kodandarama Reddy and Sri.M.Shivashankar have entered into Partition Deed, dated 24.01.2001, registered as Document No.10519/2000-01, Book I, Volume 4809, at pages 59 to 68, registered in the office of the Sub-Registrar, Bengaluru South Taluk, in the said partition deed Smt.Nagamma, Smt.Ankamma and Smt.Parvathamma who are the daughters of late Sri.Munishamappa @ Annaiah have also signed as witnesses. Accordingly, in the said Partition Deed the land measuring 1 Acre 15 Guntas in Sy.No.14/2, situated at Chikkanayakanahalli Village along with other joint family properties was allotted to Sri.M.Shivashankar towards his share and he got his name entered in all revenue records as owner and katheddar of the same vide MR.No.67/2000-01 and the same is available for perusal as **Document No's.\_\_\_\_ & \_\_\_\_**.

Subsequently, said Sri.M.Shivashankar s/o. Late Munishamappa @ Annaiah and also on behalf of his minor children sold the portion of the Property bearing Sy.No.14/2, measuring 30 Guntas in favour of Sri.K.Kariyanna s/o.Late Kariyanna represented by his GPA holder Sri.B.M.Karunesh son of Late B.M.Madaiah by way of Sale Deed, dated 25.06.2008, registered as Document No.VRT-1-01200/ 2008-09, Book I, stored in C.D.No.VRTD29, registered in the office of the Senior Sub-Registrar, Varthur, Bengaluru Urban District and his name has been entered in all the revenue records as owner and khateddar of the said property vide MR No.4/2008-9 and the same is available for perusal as **Document No's. \_\_ to \_\_**.

Subsequently, Sri.K.Kariyanna s/o.Late Kariyanna and M/s.Adarsh Developers represented by its Partner Sri.B.M.Karunesh son of Late B.M.Madaiah (confirming Party) has sold the Property bearing Sy.No.14/2, measuring 30 Guntas in favour of M/s. Orchids Apartments Pvt Ltd represented by its Director Sri.B.M.Jayeshankar by way of Sale Deed, dated 12.08.2011, registered as Document No.VRT-1-04437/2011-12, Book I, stored in C.D.No.VRTD128, registered in the office of the Senior Sub-Registrar, Varthur, Bengaluru Urban District and the same is available for perusal as **Document No.\_\_\_\_\_**.

Later, the said land measuring to an extent of 30 Guntas in Sy.No.14/2 was renumbered and assigned with new Sy.No.14/4 and the same is available for perusal as **Document No.\_\_\_\_\_**.

Subsequently, said M/s. Orchids Apartments Pvt Ltd represented by its Director Sri.B.M.Jayeshankar has sold the Property bearing Sy.No.14/4, measuring 30 Guntas in favour of Sri. Santhosh Thazhathu son of Late Dr. Mathew by way of Sale Deed, dated 04.06.2012, registered as Document No.VRT-1-01164/2012-13, Book I, stored in C.D.No.VRTD154, registered in the office of the Senior Sub-Registrar, Varthur, Bengaluru Urban District and the same is available for perusal as **Document No.\_\_\_\_\_**.

The said, Sri. Santhosh Thazhathu son of Late Dr. Mathew has entered into Sale Agreement, dated 08.07.2019 to sold the Property bearing Sy.No.14/4 (Old Sy.No.14/2),



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measuring 30 Guntas with M/s. DSR Infra Projects represented by its Partner Sri.K.S. Satyanarayana Reddy, subsequently he executed Absolute Sale Deed, dated 29.07.2020, registered as Document No.BNS-1-03720/2020-21, Book I, stored in C.D. No. BNSD 1065, registered in the office of the Sub-Registrar, Banasavadi, Bengaluru and the same is available for perusal as **Document No. .**

**M/s. DSR Infra Projects** are the absolute owners of the property bearing;

<b>SY.NO.</b>	<b>EXTENT</b>	<b>VILLAGE</b>
14/4	30 Guntas	Chikkanayakanahalli

Subsequently, M/s. DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy and M/s. DSR Infrastructure Pvt Ltd represented by its GPA holder M/s. DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy has executed the Relinquishment Deed, dated 25.02.2021 in favour of Bangalore Development Authority (BDA), registered as Document No.BDA-1-03717/2020-21, Book I, stored in C.D.No.BDAD774, registered in the office of the Additional District Registrar, Bengaluru Urban District (Unit-1) for relinquishing the property for Parks & Open space and Roads in the Property bearing Sy.No's.17, 18/1, 18/2, 18/3, 18/4, 18/5 of Chikkakanahalli Village and 14/4 of Chikkanayakanahalli Village.

Subsequently, the above mentioned all adjacent properties has got amalgamated by /s. DSR Infrastructure Pvt Ltd represented by its GPA holder M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy, M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy, Sri.Mandadi Rohan, s/o. M.Venkat Krishna Reddy represented by its GPA holder M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy, Smt.Sakamma.M, W/o. Late Nagaraj represented by its GPA holder M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy, Sri.Aswtha Narayanaswamy, S/o. Late Chikkaramaiah Reddy @ Ramaiah Reddy represented by its GPA holder M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy and Sri.Venkataswamy Reddy.C.R, S/o. Late Chikkaramaiah Reddy @ Ramaiah Reddy represented by its GPA holder M/s.DSR Infra Projects represented by its Partner Sri.K.S.Satyanarayana Reddy vide Amalgamation Deed, dated 02.07.2021, registered as Document No.BNS-1-02594/2021-22, Book I, stored in C.D.No.BNSD1289, registered in the office of the Sub-Registrar, Shivajinagar (Banasavadi), Bengaluru.