

Ref. : 25.08.2021  
Bangalore.

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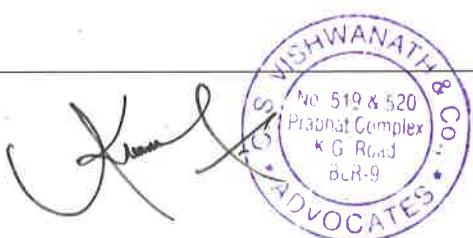
To,

M/s Trinayani Realtors Private Limited  
Bangalore.

Sirs,

Sub:-	<p>Legal scrutiny report regarding the title of M/s Trinayani Realtors Private Limited in respect of ;</p> <ul style="list-style-type: none"><li>a) Undeveloped converted land bearing Sy no.39/2 measuring 1 acre 02 guntas (converted for transport and communication purpose vide official memorandum dated 05.02.2013 bearing no.ALN(DE)SR:67/2010-11 issued by the office of Special Deputy Commissioner, Bangalore and later modified for residential purpose vide change of land usage certificate dated 14.03.2016 issued by BIAAPA, Devanahalli)</li><li>b) Undeveloped converted land bearing Sy no.41/1 measuring 1 acre 38 guntas (converted transport and communication purpose vide official memorandum dated 05.02.2013 bearing no.ALN(DE)SR:67/2010-11 issued by the office of Special Deputy Commissioner, Bangalore and later modified for residential purpose vide change of land usage certificate dated 14.03.2016 issued by BIAAPA, Devanahalli)</li><li>c) Undeveloped converted land being western portion of Sy no.43 measuring 2 acres 26 guntas (converted for transportation purpose vide official memorandum dated 08.04.2010 bearing no.ALN (DE)SR:154/2006-07 issued by the office of Special Deputy Commissioner, Bangalore and later modified for residential purpose vide change of land usage certificate dated 14.03.2016 issued by BIAAPA, Devanahalli)</li><li>d) Undeveloped converted land being western portion of Sy no.75/1 (earlier portion of Sy no.75) measuring 1 acre 27 guntas (converted for transportation purpose vide official memorandum dated 08.04.2010 bearing no.ALN (DE)SR:154/2006-07 issued by the office of Special Deputy Commissioner, Bangalore and later modified for residential purpose vide change of land usage certificate dated 14.03.2016 issued by BIAAPA, Devanahalli)</li></ul>
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	<p>e) Undeveloped converted land being eastern portion of Sy.no.44 measuring 3 acres (converted for transportation purpose vide official memorandum dated 26.11.2008 bearing no.ALN(DE))SR: 08/2008-09 by the Deputy Commissioner, Bangalore District, Bangalore and later modified for residential purpose vide change of land usage certificate dated 14.03.2016 issued by BIAAPA, Devanahalli) situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bangalore District</p>
Total Extent :	11 acres 13 guntas

### I DESCRIPTION OF PROPERTY :

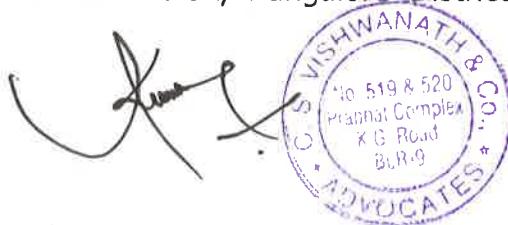
#### Item-I

All that piece and parcel of undeveloped converted land bearing Sy no.39/2 measuring 1 acre 02 guntas (converted for transport and communication purpose vide official memorandum dated 05.02.2013 bearing no.ALN(DE)SR:67/2010-11 issued by the office of Special Deputy Commissioner, Bangalore and later modified for residential purpose vide change of land usage certificate dated 14.03.2016 issued by BIAAPA, Devanahalli) situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bangalore District and bounded on follows:-

On the East by	:	Land bearing Sy no.41/1
West by	:	Remaining portion of land in Same Sy no.39/2
North by	:	Land bearing Sy no.39/1
South by	:	Land bearing Sy no.40

#### Item-II

All that piece and parcel of undeveloped converted land bearing Sy no.41/1 measuring 1 acre 38 guntas (converted for transport and communication purpose vide official memorandum dated 05.02.2013 bearing no.ALN(DE)SR:67/2010-11 issued by the office of Special Deputy Commissioner, Bangalore and later modified for residential purpose vide change of land usage certificate dated 14.03.2016 issued by BIAAPA, Devanahalli) situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bangalore District and bounded on follows:-



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On the East by	:	Land in Sy no.41/2 belonging to International Airport
West by	:	Land bearing Sy no.39/1 and Sy no.39/2
North by	:	Land bearing Sy no.43
South by	:	Land bearing Sy no.40

**Item-III**

All that piece and parcel of undeveloped converted land being western portion of Sy no.43 measuring 2 acres 26 guntas (converted for transportation purpose vide official memorandum dated 08.04.2010 bearing no.ALN (DE)SR:154/2006-07 issued by the office of Special Deputy Commissioner, Bangalore and later modified for residential purpose vide change of land usage certificate dated 14.03.2016 issued by BIAAPA, Devanahalli) situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bangalore District and bounded on follows:-

On the East by	:	Portion of Sy no.43 acquired by Karnataka Industrial Areas Development Board (KIADB)
West by	:	Land bearing Sy no.44
North by	:	Land bearing Sy no.75/1 and 1
South by	:	Land bearing Sy no.39/1 and 41/1

**Item-IV**

All that piece and parcel of undeveloped converted land being western portion of Sy no.75/1 (earlier portion of Sy no.75) measuring 1 acre 27 guntas (converted for transportation purpose vide official memorandum dated 08.04.2010 bearing no.ALN (DE)SR:154/2006-07 issued by the office of Special Deputy Commissioner, Bangalore and later modified for residential purpose vide change of land usage certificate dated 14.03.2016 issued by BIAAPA, Devanahalli) situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bangalore District and bounded on follows:-

On the East by	:	Portion of Sy no.75/1 belonging to D.V. Lakshman Rao
West by	:	Land bearing Sy no.75/2
North by	:	Portion of land in same Sy no.75/1 acquired for widening of NH 7
South by	:	Land bearing Sy no.44 and Sy no.43

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Item-V

All that piece and parcel of undeveloped converted land being Eastern portion of Sy.no.44 measuring 3 acres (converted for transportation purpose vide official memorandum dated 26.11.2008 bearing no.ALN (DH))SR: 08/2008-09 by the Deputy Commissioner, Bangalore District, Bangalore later modified for residential purpose vide change of land usage certificate dated 14.03.2016 issued by BIAAPA, Devanahalli) situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk Bangalore District and bounded on follows:-

On the East by	:	Land in Sy no.43
West by	:	Remaining portion of land in sam Sy no.44 belonging to M/s Infosys Technologies Limited
North by	:	Land in Sy no.75
South by	:	Land in the same Sy no.38

## II LIST OF DOCUMENTS SCRUTINISED (all photo-copies):

### In respect of land bearing Sy.nos.39/2 & 41/1:

1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1991-92, 1993-94 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 issued by the office of Tahsildar, Devanahalli Taluk in respect of land bearing Sy.no.39, subsequently Sy no.39/2 of Udayagiri Village, Kasaba Hobli, Devanahalli Taluk.
2. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1991-92, 1993-94 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, issued by the office of Tahsildar, Devanahalli Taluk in respect of land bearing Sy.no.41, subsequently Sy no.41/1 of Udayagiri Village, Kasaba Hobli, Devanahalli Taluk.
3. Copy of Record of Rights.
4. Mutation register bearing MR no.3/2007-08 issued by the office of Village Accountant, Devanahalli Taluk.
5. Copy of IHR no.87/1993-94 issued by the office of Tahsildar, Devanahalli Taluk.
6. Mutation register bearing no.9/2007-08 issued by the office of Village Accountant, Devanahalli Taluk.



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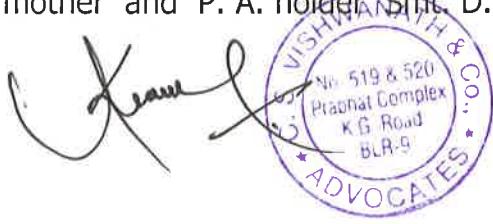
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7. Mutation register bearing no.2/2010-11 issued by the office of Village Accountant, Devanahalli Taluk.
8. Certified copy of Partition Deed dated 13.08.1058 executed amongst Sri.D.Venkateshaiah, Sri.D.Srinivasaiah since, demised by his legal heirs Smt.D.S.Chayamma, D.S.Kathyayani, D.S.Indira, D.S.Ravikumar, D.S.Sashi Kumar, D.S.Subba Rao, D.S.Ashwini Kumar, D.S.Gopalakrishna, D.Raghuram, minors rep by their mother together with Sri.D.V.Rama Rao, Sri.D.V.Lakshmana Rao and Sri.V.Krishnamurthy and registered as document no.2299, in Book-I, Volume-741, in pages 1-24 at the office of Sub-Registrar, Devanahalli.
9. Copy of order dated 08.02.1960 passed by the Special Deputy Commissioner for Inam Abolition, Bangalore in case no.4/1959-60.
10. Certified copy of lease deed dated 06.11.1965 entered into between Sri.D.Venkateshaiah of the one part and Shri.R.M.Gokuldas registered as document no.2409/1965-66, at Book-I, Volume-945 at pages 232 to 238 at the office of Sub-Registrar, Devanahalli.
11. Genealogical tree of the family of Sri.Venkatasubbarao issued by the office of Village Accountant, Devanahalli Taluk.
12. Copy of Karnataka Revision Settlement Akarband.
13. General Power of Attorney dated 26.07.1984 executed by Smt.Seethamma, Sri.D.V.Manjunath, Sri.D.V.Balasubramanyam, Smt.D.V.sharada, Smt.D.V.Lakshmi, Smt.D.V.Nalini, Kum.D.V.Savitha, minor rep by her mother and natural guardian in favour of Sri.C.H.Hanumantharaya and registered as document no.28/1984-85, in Book-IV, Volume-20, at pages 94 to 99 at the office of Sub-Registrar, Devanahalli.
14. Agreement of sale dated 15.09.1993 entered into between Smt.Seethamma, Sri.D.V.Manjunath, Sri.D.V.Balasubramanayam, Smt.D.V.Sharada, Smt.D.V.Lakshmi, Smt.D.V.Nalini and Smt.Savitha rep by their GPA holder Sri.C.H.Hanumantharayappa of the one part and Sri.H.Yeshwanth Shenoy of the other part.
15. Copy of order passed by the Land Tribunal in case no.LRF no.2/1974-75.
16. Copy of Plaintiff filed before the Court of the Munsiff at Devanahalli in O.S.No.493/1995.
17. Copy of order dated 20.06.2003 passed by the Court of Asst. Commissioner, Devanahalli in LRF SR:29/2000-01.
18. Copy of written statement filed in O.S.no.1077/2001.
19. Copy of amended plaint filed in O.S.No.1077/2001.
20. Copy of Award dated 17.10.2001 issued by BIAAPA.
21. Copy of order dated 30.01.2006 passed by the Court of Civil Judge (Sr. Division), Devanahalli in O.S.no.1540/2006 (old O.S. no.1077/2001).
22. Copy of compromise decree drawn in O.S.no.1540/2006 (old O.S. no.1077/2001).



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23. Copy of compromise decree drawn in O.S.no.2090/2006.
24. Copy of orders passed in O.S.no.2090/2006.
25. Copy of Memorandum of Compromise Petition filed before the Court of Civil Judge (Sr. Dvn), Bangalore Rural District at Devanahalli in O.S.no.2090/2006.
26. Copy of Judgement passed in O.S. no.981/1995.
27. Copy of Judgement passed in case bearing RFA no.642/2006.
28. Copy of Decree of Appellate Court drawn in RFA no.642/2006.
29. Copy of Order dated 16.03.2013 passed in LRF SR:162/2011-12 passed by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore.
30. Official memorandum dated 05.02.2013 bearing no.ALN(DHT)SR 67/2010-11 issued by the office of Commissioner, Bangalore Rural District, Bangalore for the conversion of land bearing Sy.no.39/2 measuring 1 acre 02 guntas and Sy.no.41/1 measuring 1 acre 38 guntas totally measuring 3 acres of Udayagiri Village, Kasaba Hobli, Devanahalli Taluk from agriculture of Transport and Communication purpose.
31. Deed of absolute sale and conveyance dated 24.12.2007 executed by Smt.Seethamma, Sri.D.V.Manjunath, Sri.D.V.Balasumbramanyam, Smt.D.V.Sharadha rep by their GPA holder Sri.C.H.Hanumantharaya, Kum.Shruthi.S AND Smt.D.V.Lakshmi, Sri.Siddharth Rodrigues, Smt.D.V.Nalini, Smt.D.V.Savitha, Kum.Surabhi and Master Sumukh, minors rep by their father and natural guardian Sri.K.Panduranga rep by their GPA holder Sri.C.H.Hanumantharaya in favour of Sri.H.Yeshwanth Shenoy and registered as document no.5613/2007-08, in Book-I and stored in CD no.DNHD144 at the office of Sub-Registrar, Devanahalli.
32. Endorsement dated 03.03.2016 issued by BIAAPA.
33. Certified copy of Release-cum-Settlement deed dated 16.03.2013 executed by Shri.D.S.Ravikumar, Shri.S.R.Tejas, Shri.S.R.Bharath, Shri.D.S.Shashikumar. Master Sadgun Srinivas, rep by his father and GPA holder D.S.Shashi Kumar, Shri.D.S.Venkatasubbarao, Ms.NAmratha Subba Rao rep by his father and GPA holder Shri.D.S.Venkatasubba Rao, Manasa Subba Rao rep by his father and GPA holder Shri.D.S.Venkatasubbarai, Shri.D.S.Ashwinikumar, Shri.D.S.Gopalakrishna, Smt.G.Sahana rep by her father and GPA holder Shri D.S.Goplakrishna, Sri.G.Suhaskrishna rep by his father and GPA holder Sri.d.S.Gopalakrishna, Shri.D.S.Raghura, Smt.R.Kavyaram, Sri.R.Rahul Kowshik rep by his father and GPA holder Shri.D.S.Raghuram, Shri.H.R.Shankar Rao, Shri.Ashok Shankar, Ms.Rama rep by her father and GPA holder Shri.H.R.Shankar Rao, Ms.Roopa rep by her father and GPA holder Shri.H.R.Shankar Rao, Smt.D.S.Indira, Sri.Gurudutt Mysore Lingashastry, Sri.M.L.Sreeharsha in favour of Sri.d.V.Manjunath, Shri.D.V.Balasumbramanyam, Smt.D.V.Sharada, Kumari Shruthi. S rep by her mother and P. A. holder Smt. D. V. Sharada,



. Smt.Lakshmi Rodrigue, Sri.Siddharth Rodrigues, Kumari D.V.Nalini, Smt.D.V.Savitha, Surabhi.P, minor rep by her mother and guardian D.V.Savitha and Sumukha.P, minor rep by his mother and Guardian D.V.Savitha and registered as document no.08505/2012-13 in Book-I and stored in CD no.DNHD 313 at the office of Sub-Registrar, Devanahalli.

34. Endorsement dated 02.07.2015 issued by the office of Tahsildar, Devanahalli Taluk.

35. Endorsement dated 04.03.2016 issued by Bangalore Metro Rail Corporation Limited.

36. Endorsement dated 09.03.2016 issued by KHB.

37. E-Katha (Form-11B) dated 14.08.2017 issued by the office of Akkeshwara Village Panchayath, Devanahalli Block in favour of Sri.Yeshwanth Shenoy (62/39/2)

38. E-Katha (Form-11B) dated 14.08.2017 issued by the office of Akkeshwara Village Panchayath, Devanahalli Block in favour of Sri.Yeshwanth Shenoy (63/41/1)

39. Copy of police complaint dated 13.08.2018 lodged at Crime Branch, Bangalore City Police.

40. Copy of declaratory affidavit dated 27.12.2019 executed by Sri.Yeshwanth Shenoy (Notarized)

41. Deed of absolute sale dated 07.12.2018 executed by Sri.Yeshwanth Shenoy in favour of M/s Trinayani Realtors Private Limited rep by its authorized signatory Sri.Ashwin Sancheti and registered as document no.9161/2018-19 in Book-I and stored in CD no.DNHD685 at the office of Sub-Registrar, Devanahalli.(Sy.no.41/1 measuring 1 acre 38 guntas)

42. Deed of absolute sale dated 07.12.2018 executed by Sri.Yeshwanth Shenoy in favour of M/s Trinayani Realtors Private Limited rep by its authorized signatory Sri.Ashwin Sancheti and registered as document no.9166/2018-19 in Book-I and stored in CD no.DNHD685 at the office of Sub-Registrar, Devanahalli.(Sy.no.39/2 measuring 1 acre 02 guntas)

43. Acknowledgement of receipt of sale dated 03.06.2019 executed by Sri.Yeshwanth Shenoy in favour of M/s Trionayani Realtors Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj and registered as document no.1948/2019-20 in Book-I and stored in CD no.DNHD786 at the office of Sub-Registrar, Devanahalli.(Sy.no.41/1 measuring 1 acre 38 guntas)

44. E-Katha (Form-11B) dated 14.08.2017 issued by the office of Akkeshwara Village Panchayath, Devanahalli Block in favour of M/s Trinayani Realtors Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj (62/39/2)

45. Endorsement dated 17.02.2017 bearing no.RD0038366060449 issued by the office of Tahsildar, Devanahalli Taluk, Bangalore Rural District.

46. Copy of Karnataka Gazette Notifications/s.



47. Copy of Karnataka Revision Settlement Akarband (Sy.nos.39 & 41)

48. Copy of karda.

49. Copy of Hissa Mojini

50. Copy of Atlas.

51. Copy of Village MAP.

52. Copy of tippani

53. Copy of tippani Uttaru

54. Encumbrance certificates:-

- a. Dated 09.03.2016 for the period 01.04.1960 to 31.03.2004 depicting the entries of lease deed dated 08.11.1965 (doc nos.2409 & 2410) Sy.no.39.
- b. Dated 15.12.2016 for the period 01.04.2004 to 17.03.2005 (Sy no.39).
- c. Dated 15.12.2016 for the period 18.03.2005 to 15.12.2016 depicting the entry of sale deed dated 04.09.2012 (doc no.3281) and 24.12.2007 (doc no.5613/2007-08) (39/2).
- d. Dated 02.05.2017 for the period 01.12.2016 to 02.05.2017 (Sy no.39/2).
- e. Dated 22.11.2019 for the period 01.04.2017 to 21.11.2019 (Sy no.39/2).
- f. Dated 22.11.2019 for the period 01.04.2017 to 21.11.2019 depicting the entry of sale deed dated 07.12.2018 (doc no.9166) (Sy no.39/2).
- g. Dated 31.12.2020 for the period 01.11.2019 to 29.12.2020 (Sy no.39/2).
- h. Dated 17.06.2021 for the period 30.12.2020 to 17.06.2021 depicting the entry of relinquishment deed dated 04.03.2021 (doc no.9687)-39/2
- i. Dated 09.03.2016 for the period 01.04.1960 to 31.03.2004 depicting the entries of lease deed dated 08.11.1965 (doc nos.2409 & 2410) (Sy no.41).
- j. Dated 15.12.2016 for the period 01.04.2004 to 15.03.2005 (Sy no.41).
- k. Dated 15.12.2016 for the period 16.03.2005 to 31.03.2011 (Sy no.41/1).
- l. Dated 24.05.2012 for the period 01.04.2011 to 31.03.2012 (Sy no.41/1).
- m. Dated 15.12.2016 for the period 01.04.2012 to 15.12.2016 depicting the entry of release deed dated 16.03.2013 (doc no.8505) (Sy no.41/1).
- n. Dated 02.05.2017 for the period 01.12.2016 to 02.05.2017 (Sy no.41/1).
- o. Dated 22.11.2019 for the period 01.04.2017 to 21.11.2019 (Sy no.41/1).
- p. Dated 21.11.2019 for the period 01.04.2017 to 21.11.2019 depicting the entry of receipt dated 03.06.2019 (doc no.1948), sale deed dated 07.12.2018 (doc no.9161) (Sy no.41/1).

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- q. Dated 31.12.2020 for the period 01.11.2019 to 29.12.2020 (Sy no.41/1).
- r. Dated 17.06.2021 for the period 30.12.2020 to 17.06.2021 depicting the entry of relinquishment deed dated 04.03.2021 (doc no.9687)-41/1

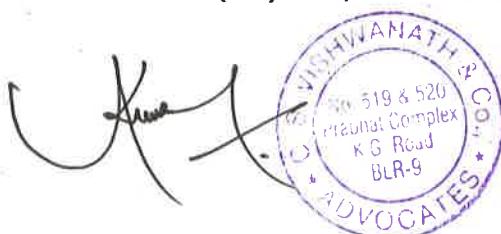
In respect of land bearing Sy.no.43 & 75/1:

- 1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1982-83, 1978-79 to 1982-83, 1983-84 to 1992-93, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 issued by the office of Tahsildar, Devanahalli Taluk in respect of land bearing Sy.no.43 of Udayagiri Village, Devanahalli Taluk.
- 2. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, issued by the office of Tahsildar, Devanahalli Taluk in respect of land bearing Sy.no.75 subsequently Sy no.75/1 of Udayagiri Village, Devanahalli Taluk.
- 3. Copy of order dated 08.02.1960 passed in case bearing no.7/1959-60 issued by the office of Special Deputy Commissioners for Inam Abolition, Bangalore.
- 4. Endorsement dated 07.03.1980 issued by the office of Special Deputy Commissioners for Inam Abolition, Bangalore.
- 5. Mutation register bearing MR no.5/2004-05 issued by the office of Village Accountant, Devanahalli Taluk.
- 6. Copy of IHC bearing no.2/1994-95 issued by the office of Tahsildar, Devanahalli Taluk.
- 7. Mutation register bearing MR no.3/2002-03 issued by Village Accountant, Devanahalli.
- 8. Genealogical tree of the family of Sri.Venkatasubbarao (father-in-law of Smt.Nagarathnamma) issued by the office of Village Accountant, Devanahalli Taluk.
- 9. Copy of Form no.VIII in the name of Sri.D.V.Rama Rao.
- 10. Copy of mortgage deed dated 31.08.1964 executed by Sri.D.V.Lakshman Rao, Sri.D.V.Ramarao and Smt.D.S.Chayamma (doc.no.585/1964-65).
- 11. Certified copy of lease deed dated 06.11.1965 executed by Sri.D.V.Rama Rao in favour of Sri.R.M.Gokuldas (doc.no.2408/1965-66).

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12. Copy of order bearing LRF no.2/1974-75 issued by the office of Land Tribunal, Devanahalli.
13. Copy of Hukkum for IHR 991 passed by the office of Shersistedar, Devanahalli.
14. Agreement of sale dated 18.08.1995 entered into between Smt.Naga Rathnamma, Sri.R.Srinath and Smt.R.Geetha Murthy of the one part and Sri.H.Yeshwanth Shenoy of the other part, registered as document no.2503/1995-96, in Book-I, Volume-1628 at pages 10 to15 at the office of Sub-Registrar, Devanahalli.
15. Agreement of sale dated 18.08.1995 entered into between Smt.Naga Rathnamma, Sri.R.Srinath and Smt.R.Geetha Murthy of the one part and Sri.H.Yeshwanth Shenoy of the other part registered as document no.2504/1995-96, in Book-I, Volume-1628 at pages 16to 21 at the office of Sub-Registrar, Devanahalli.
16. Agreement of sale dated 18.08.1995 entered into between Smt.Naga Rathnamma, Sri.R.Srinath and Smt.R.Geetha Murthy of the one part and Sri.H.Yeshwanth Shenoy of the other part registered as document no.2505/1995-96, in Book-I, Volume-1628 at pages 22 to 27 at the office of Sub-Registrar, Devanahalli.
17. Agreement of sale dated 18.08.1995 entered into between Smt.Naga Rathnamma, Sri.R.Srinath and Smt.R.Geetha Murthy of the one part and Sri.H.Yeshwanth Shenoy of the other part registered as document no.2506/1995-96, in Book-I, Volume-1628 at pages 28 to 33 at the office of Sub-Registrar, Devanahalli.
18. Agreement of sale dated 18.08.1995 entered into between Smt.Naga Rathnamma, Sri.R.Srinath and Smt.R.Geetha Murthy of the one part and Sri.H.Yeshwanth Shenoy of the other part registered as document no.2507/1995-96, in Book-I, Volume-1628 at pages 34 to 39 at the office of Sub-Registrar, Devanahalli.
19. General Power of Attorney dated 18.08.1995 executed by Smt.Naga Rathnamma, Sri.R.Srinath and Smt.R.Geetha Murthy in favour of Sri.R.Venkatesh, registered as document no.261/1995-96, in Book-IV, in ages 194 to 199 at the office of Sub-Registrar, Devanahalli.
20. Copy of order dated 20.06.2003 passed by the Court of Asst. Commissioner, Doddaballapura Sub-Division, Bangalore in case bearing no.LRF:SR(DE)27/2000-01.
21. Copy of Award dated 17.10.2001 passed by the Special Land Acquisition officer, BIAAPA, Bangalore.
22. Copy of order passed by the Court of Asst. Commissioner, Doddaballapura Sub-division, Bangalore in case no. LRF:S(DE):174/2002-03 & 176/2003-04.

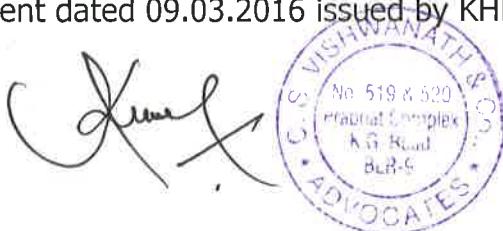


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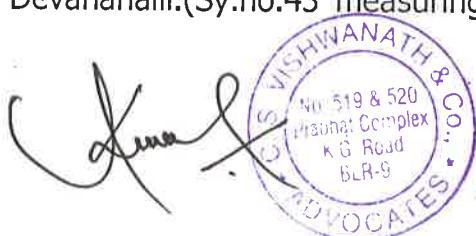
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23. Deed of nomination and assignment dated 09.02.2004 executed by Sri.H.Yeshwant Shenoy in favour of Sri.A.Ramakrishna.
24. Deed of sale dated 14.10.2004 executed by Smt.R.Nagarathnamma, Sri.R.Srinath and Smt.R.Geetha Murthy rep by their GPA holder Sri.R.Venkatesh in favour of Sri.A.Ramakrishna, registered as document no.4687/2004-05, in Book-I and stored in CD no.DNHD37 at the office of Sub-Registrar, Devanahalli.
25. Intimation letter dated 17.01.2007 issued by the office of Commissioner, Bangalore Rural District.
26. No due letter dated 23.01.2007 issued by the office of Devanahalli Taluk, Sahakara Krishi and Grameena Abhivruddhi Bank Niyamitha.
27. Copy of order dated 07.08.2009 passed by the Court of Asst. Commissioner, Doddaballapura Sub-division, Bangalore in case bearing no.RA(DE):229/2007-08.
28. Copy of memorandum filed before the Asst. Commissioner, Doddaballapur, Sub-Division, Bangalore in case bearing no.RA(DH):229/2007-08.
29. Copy of order dated 13.08.2012 passed by the Court of Asst. Commissioner, Doddaballapura Sub-division, Bangalore in case LRF:SR(DE):128, 154, 156/2008-09.
30. Endorsement dated 05.04.2010 issued by the office of Assistant Commissioner, Doddaballapur Sub-Division, Bangalore.
31. Official memorandum dated 08.04.2010 bearing no.ALN (De)SR.154/06-07 issued by the office of Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of land bearing Sy.no.43 measuring 2 acres 26 guntas and Sy.no.75/1 measuring 2 acres of Udayagiri Village, Devanahalli Taluk, Bangalore Rural District from agriculture to non-agricultural transport purpose.
32. Copy of Notification dated 17.09.2010 issued by the Ministry of Road Transport and Highways.
33. E-katha (form-11B) dated 16.05.2015 issued by the office of Akkeshwara Village Panchayath, Devanahalli Block in favour of Sri.A.Ramakrishna.(59/75).
34. Letter dated 04.03.2016 given by Bangalore Metro Rail Corporation Limited.
35. Endorsement dated 03.03.2016 issued by BIAAPA.
36. Endorsement dated 05.03.2016 issued by the office of Special Land Acquisition officer, Bangalore.
37. Copy of memorandum of Appeal under Sec 118(2) of Karnataka Land Reforms Act in Appeal no.158/2017.
38. Judgement dated 03.06.2019 passed by the Karnataka Appellate Tribunal at Bangalore in appeal no.158/2017
39. Copy of endorsement dated 09.03.2016 issued by KHB.

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40. Deed of Rectification dated 03.06.2016 executed by Smt.Nagarathnamma, Sri.Srinath and Smt.Geetha Murthy rep by their GPA holder Sri.R.Venkatesh in favour of Sri.A.Ramakrishna, registered as document no.1888/2016-17, in Book-I, stored in CD no.DNHD598 at the office of Sub-Registrar, Devanahalli.
41. Endorsement dated 01.03.2017 bearing no.RD0038366060855 issued by the office of Tahsildar, Devanahalli Taluk, Bangalore Rural Taluk.
42. E-katha (in form-11B) dated 23.09.2017 issued by the office of Akkeshwara Village Panchayath, Devanahalli Block in favour of Sri.A.Ramakrishna.(60/43).
43. Copy of lost article report dated 13.08.2018 lodged in Crime Branch Bengaluru City Police, Bangalore.
44. Copy of paper publication dated 14.08.2018 in "Kannada Prabha" Kannada News Paper.
45. Copy of paper publication 14.08.2018 in English News paper.
46. Copy of declaratory affidavit dated 10.08.2018 (27.12.2019) executed by Sri.A.Ramakrishna.(Notarized)
47. Deed of absolute sale dated 07.12.2018 executed by Sri.A.Ramakrishna in favour of M/s Trinayani Realtors Private Limited rep by its authorized signatory Sri.Ashwin Sancheti, registered as document no.9165/2018-19, in Book-I and stored in CD no.DNHD685 at the office of Sub-Registrar, Devanahalli.(Sy.no.43 measuring 2 acres 26 guntas)
48. Deed of absolute sale dated 07.12.2018 executed by Sri.A.Ramakrishna in favour of M/s Trinayani Realtors Private Limited rep by its authorized signatory Sri.Ashwin Sancheti, registered as document no.375/2018-19, in Book-I and stored in CD no.DNHD685 at the office of Sub-Registrar, Devanahalli.(Sy.no.75/1 (earlier portion of Sy.no.75) measuring 1 acre 27 guntas)
49. Order dated 16.03.2019 issued by the District Registrar of Stamps, Bangalore Rural District.
50. Acknowledgement of receipt of sale price dated 03.06.2019 executed by Sri.A.Ramakrishna in favour of M/s Trinayani Realtors Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj, registered as document no.1947/2018-19, in Book-I and stored in CD no.DNHD786 at the office of Sub-Registrar, Devanahalli.(Sy.no.75/1 (earlier portion of Sy.no.75) measuring 1 acre 27 guntas)
51. Acknowledgement of receipt of sale price dated 03.06.2019 executed by Sri.A.Ramakrishna in favour of M/s Trinayani Realtors Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj, registered as document no.1942/2018-19, in Book-I and stored in CD no.DNHD786 at the office of Sub-Registrar, Devanahalli.(Sy.no.43 measuring 2 acres 26 guntas)
52. Land conversion sketch



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53. Copy of settlement akarbandh.

54. Copy of karda/s

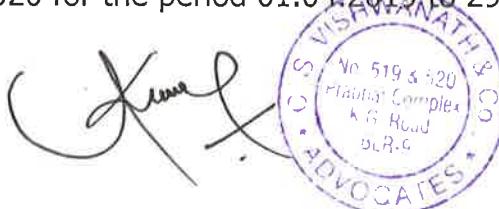
55. Copy of Atlas.

56. Copy of tippani.

57. Encumbrance certificates:

- Dated 09.03.2016 for the period 01.04.1960 to 31.03.2004 depicting the entries of lease deed dated 08.11.1965 (doc no.2408), agreements of sale dated 07.02.1997 (doc nos.2503, 2504, 2505, 2506, 2507) (Sy.no.43)
- Dated 15.12.2016 for the period 01.04.2004 to 15.12.2016 depicting the entry of rectification deed dated 03.06.2016 (doc no.1888) and sale deed dated 11.02.2005 (doc no.4687) (Sy.no.43)
- Dated 02.05.2017 for the period 01.12.2016 to 02.05.2017 (Sy.no.43)
- Dated 21.11.2019 for the period 01.04.2017 to 21.11.2019.(43)
- Dated 22.11.2019 for the period 01.04.2017 to 21.11.2019 depicting the entry of receipt dated 03.06.2019 (doc no.1952) and sale deed dated 07.12.2018 (doc no.9165) (Sy no.43)
- Dated 31.12.2020 for the period 01.11.2019 to 29.12.2020.(43)
- Dated 17.06.2021 for the period 30.12.2020 to 17.06.2021 depicting the entry of relinquishment deed dated 04.03.2021 (doc no.9687)-43
- Dated 20.12.2016 for the period 01.04.1960 to 31.03.2004 depicting the entries of mortgage deed dated 19.05.1964 (doc no.585), lease deed dated 08.11.1965 (doc nos.2407, 2408 & 2410), agreements of sale dated 07.02.1997 (doc nos.2503, 2504, 2505, 2506, 2507) .(Sy.no.75)
- Dated 15.12.2016 for the period 01.04.2004 to 15.12.2016 depicting the entries of rectification deed dated 03.06.2016 (doc no.1888), sale deeds dated 24.07.2008 (doc no.2225) and 11.02.2005 (doc no.4687) (Sy.no.75)
- Dated 15.12.2016 for the period 10.01.2008 to 15.12.2016.(Sy.no.75)
- Dated 02.05.2017 for the period 01.12.2016 to 02.05.2017 (Sy.no.75)
- Dated 02.05.2017 for the period 01.02.2016 to 02.05.2017(Sy.no.75/1)
- Dated 21.11.2019 for the period 01.04.2017 to 21.11.2019 depicting the entry of receipt dated 03.06.2019 (doc no.1951) and sale deed dated 07.12.2018 (doc no.375) (Sy.no.75)
- Dated 22.11.2019 for the period 01.04.2015 to 21.11.2019 depicting the entry of receipt dated 03.06.2019 (doc no.1951) and sale deed dated 07.12.2018 (doc no.375)(59/75)
- Dated 31.12.2020 for the period 01.11.2019 to 29.12.2020 (59/75)
- Dated 21.11.2019 for the period 01.04.2017 to 21.11.2019.(Western portion of Sy.no.75/1)
- Dated 31.12.2020 for the period 01.04.2019 to 29.12.2020(75/1)

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r. Dated 17.06.2021 for the period 30.12.2020 to 17.06.2021 depicting the entry of relinquishment deed dated 04.03.2021 (doc no.9687) 75/1

In respect of land bearing Sy.no.44:

1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 2001-02 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, issued by the office of Tahsildar, Devanahalli Taluk in respect of land bearing Sy.no.44 of Udayagiri Village, Kasaba Hobli, Devanahalli Taluk.
2. Form No.VIII in the name of Smt.Chayamma.
3. Mutation register bearing M.R no.3/2006-07 issued by the office of Village Accountant, Devanahalli Taluk.
4. Mutation register bearing M.R no.7/2007-08 issued by the office of Village Accountant, Devanahalli Taluk.
5. Genealogical tree of the family of Sri.Venkatasubbarao and his son Sri.Srinivasaiah (husband of Smt.Chayamma) issued by the office of Village Accountant, Devanahalli Taluk.
6. Copy of order dated 08.02.1960 passed in case no.8/1959-60 by the office of Special Deputy Commissioner for Inam Abolition, Bangalore.
7. Endorsement dated 02.03.1960 (07.03.1960) issued by the office of Special Deputy Commissioner for Inam Abolition, Bangalore.
8. Certified copy of lease dated 06.11.1965 entered into between, Smt.D.S.Chayamma, Smt.D.S.Kathyayini, Sri.D.S.Ravikumar, Smt.D.S.Indira , D.S.Sasikumar, D.S.Subba Rao, D.S.Ashwin Kumar, D.S.Gopala Krishna and D.S.Raghuram, minors rep by their natural guardian and mother Smt.D.S.Chayamma of the one part and Shri.R.M.Gokuldas of the other part and registered as document no.2410/1965-66, at Book-I, Volume-946 at pages 117 to 123 at the office of Sub-Registrar, Devanahalli.
9. Copy of Judgement/Order passed in O.S.no.981/1995.
10. Copy of plaint filed in O.S.no.981/1995.
11. Order dated 23.01.2003 passed in case no.LRF CR: 1, 2, 3/1999-2000 (LRF (DH)957, 958, 959/1998-99) by the office of Asst. Commissioner, Doddaballapura Sub-Division, Devanahalli.
12. Order dated 29.10.1981 passed by the office of Land Tribunal in case no.LRF2/1974-75.
13. Copy of order passed by the Karnataka Appellate Tribunal, Bangalore in Appeal no.1209/2003.
14. Memo for withdrawal filed in CRP no.1058/2004.
15. Copy of order passed in CRP no.1058/2004.

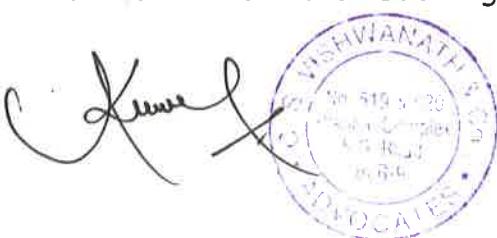


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16. Copy of compromise petition filed in RFA no.642/2004.
17. Copy of judgment dated 19.09.2006 passed by the High Court of Karnataka, Bangalore in RFA no.642/2006.
18. The copy of order passed by the High Court of Karnataka in Writ Petition no.24194/2005.
19. Death certificate dated 15.10.2005 of Smt.D.S.Chayamma.
20. Sale deed dated 14.09.2006 executed by Sri.D.S.Gopalakrishna, Smt.D.S.Kathyayani, Sri.D.S.Ravikumar. Smt.D.S.Indira, Sri.D.S.Sashikumar, Sri.D.S.Subbarao, Sri.D.S.Ashwin Kumar and Sri.D.S.Raghuram in favour of Sri.A.Ramakrishna and registered as document no.04203/2007-8, in Book-I and stored in CD no.DNHD139 at the office of Sub-Registrar, Devanahalli.
21. Certified copy of sale deed dated 24.07.2008 executed by Sri.H.r.Shankar Rao. Smt.Rama Diskhit, Sri.Ashok Shankar and Smt.Roopa Mahesh rep by their GPA holder Sri.K.Suresh Kamath, Sri.D.S.Ravikumar, Smt.Uma, Sri.Tejas, Sri.Tejas, Sri.Bharat, Smt.D.S.Indira @ Indira Shastry, Sri.D.S.Shashikumar, Smt.Sharadha, Sri.D.S.Venkata Subbarao, Smt.Gayathri, Ms.Namratha, Sri.D.S.AShwini Kumar, Sri.D.S.Gopala Krishna, Smt.Vasundara, Ms.Sahana, Sri.D.S.Raghuram, Smt.Veena rep by their GPA holder Sri.K.Suresh Kamath together with Sri.K.Suresh as confirming party no.1 AND Sri.H.G.Sandesh as confirming party no.2 in favour of M/s Infosys Technologies Limited rep by Sri.U.Ramadas Kamath and registered as document no.2225/2008-09 in Book-I and stored in CD no.DNHD 159 at the office of Sub-Registrar, Devanahalli in respect of Sy no.44 measuring 2 acres 38 guntas (for reference purpose only).
22. Official memorandum dated 26.11.2008 bearing no.ALN(De)SR.08/2008-09 issued by the office of Deputy Commissioner, Bangalore Rural District regarding conversion land bearing Sy.no.44 measuring 3 acres of Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District from agriculture to transport purpose.
23. Endorsement dated 05.01.2010 bearing no.205/09-10 issued by the office of Asst. Commissioner, Doddaballapura Sub-Division, Bangalore
24. Endorsement dated 03.03.2016 bearing no.BIAAPA/TP2/RTI/55/2015-16 issued by BIAAPA.
25. Endorsement dated 01.03.2017 bearing no.RD0038366060856 issued by the office of Tahsildar, Devanahalli Taluk.
26. E-katha (Form-11B) dated 23.09.2017 issued by the office of Akkeshwara Village Panchayath, Devanahalli Block in favour of Sri.A.Ramakrishna.
27. Deed of Declaration dated 13.08.2018 executed by Sri.A.Ramakrishna and M/s Infosys Technologies Limited rep by its authorized Signatory Sri.Venkatesh Naik and registered as document no.4354/2018-19 in Book-I and stored in CD no.DNHD674 at the office of Sub-Registrar, Devanahalli, Bangalore Rural District.

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28. Deed of Absolute Sale dated 07.12.2018 executed by Sri.A.Ramakrishna in favour of M/s Trinayani Realtors Private Limited rep by its Authorized Signatory Sri.Ashwin Sancheti and registered as document no.987/2019-20 in Book-I and stored in CD no.DNHD762 at the office of Sub-Registrar, Devanahalli.

29. Copy of order dated 27.02.2019 passed by the District Registrar for Stamps, Bangalore Rural District, Bangalore.

30. Acknowledgement of receipt for sale price dated 03.06.2019 executed by Sri.A.Ramakrishna in favour of M/s Trinayani Realtors Private Limited rep by its Authorized Signatory Sri.Surendra Kumar Bajaj and registered as document no.1951/2019-20 in Book-I and stored in CD no.DNHD786 at the office of Sub-Registrar, Devanahalli.

31. Copy of sketch.

32. Copy of Settlement Akarbandh.

33. Copy of karda.

34. Copy of tippani.

35. Encumbrance certificates:

- Dated 09.03.2016 for the period 01.04.1960 to 31.03.2004 depicting the entry of lease deed dated 08.11.1965 (doc no.2410).
- Dated 15.12.2016 for the period 01.04.2004 to 15.12.2016 depicting the entries of sale deed dated 24.07.2008 (doc no.2225) and 19.09.2006 (doc no.4203).
- Dated 02.05.2017 for the period 01.12.2016 to 02.05.2017.
- Dated 21.11.2019 for the period 01.04.2017 to 21.11.2019 depicting the entries of receipt dated 03.06.2019 (doc no.1947), sale deed dated 07.12.2008 (doc no.987), Deed of declaration dated 13.08.2018 (doc no.4354).
- Dated 31.12.2020 for the period 01.11.2019 to 29.12.2020.
- Dated 04.01.2021 for the period 01.04.2017 to 21.11.2019.
- Dated 17.06.2021 for the period 30.12.2020 to 17.06.2021 depicting the entry of relinquishment deed dated 04.03.2021 (doc no.9687)

Common Documents:

- Endorsement dated 01.02.2013 bearing no.LRF(DE)CR(Him)455/2012-13 issued by the office of Assistant Commissioner, Doddaballapur Sub-Division, Bangalore.
- Endorsement dated 28.12.2010 bearing no.2265 issued by KIADB.
- Endorsement dated 17(21).01.2013 bearing no.6882/2012-13 issued by KIADB.
- Endorsement dated 14.03.2016 bearing no.4841 issued by BIAAPA.

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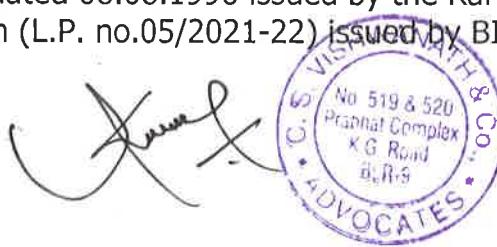


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5. Intimation letter dated 15.02.2016 issued by BIAAPA demanding a payment of Rs.8,64,000/- towards phodi fee and land conversion fee in respect of Sy no.39/2, 41/1, 43, 44 & 75/1 of Udayagiri Village from transport to residential purpose.
6. Land Lease Deed dated 30.04.2005 entered into between Karnataka State Industrial Investment and Development Corporation Limited of the one part and Bangalore International Airport Limited of the other part, registered as doc no.729/2005-06, in Book-I, stored in C.D. no.DNHD48, at the office of Sub-Registrar, Devanahalli (reference purpose)
7. Copy of NOC dated 07.02.2021 issued by the office of Airports Authority of India.
8. E-Katha (Form-11B) dated 28.06.2019 issued by the office of Akkeshwara Village Panchayath, Devanahalli Block in favour of M/s Trinayani Realtors Private Limited rep by its authorized signatory Sri.Ashwin Sancheti (62/39/2)
9. Tax paid receipt dated 02.07.2019 for the period 2018-19 and 2019-20 (62/39/2)
10. E-Katha (Form-11B) dated 28.06.2019 issued by the office of Akkeshwara Village Panchayath, Devanahalli Block in favour of M/s Trinayani Realtors Private Limited rep by its authorized signatory Sri.Ashwin Sancheti (63/41/1)
11. Tax paid receipt dated 02.07.2019 for the period 2018-19 and 2019-20 (63/41/1)
12. E-Katha (Form-11B) dated 28.06.2019 issued by the office of Akkeshwara Village Panchayath, Devanahalli Block in favour of M/s Trinayani Realtors Private Limited rep by its authorized signatory Sri.Ashwin Sancheti (60/43)
13. Tax paid receipt dated 02.07.2019 for the period 2018-19 and 2019-20 (60/43)
14. E-Katha (Form-11B) dated 28.06.2019 issued by the office of Akkeshwara Village Panchayath, Devanahalli Block in favour of M/s Trinayani Realtors Private Limited rep by its authorized signatory Sri.Ashwin Sancheti (59/75)
15. Tax paid receipt dated 02.07.2019 for the period 2018-19 and 2019-20 (59/75)
16. E-Katha (Form-11B) dated 28.06.2019 issued by the office of Akkeshwara Village Panchayath, Devanahalli Block in favour of M/s Trinayani Realtors Private Limited rep by its authorized signatory Sri.Ashwin Sancheti (61/44)
17. Tax paid receipt dated 02.07.2019 for the period 2018-19 and 2019-20 (61/44)
18. Relinquishment deed dated 04.03.2021 executed by M/s Trinayani Realtors Pvt. Ltd., in favour of BIAAPA, registered as doc no.9687/2020-21, in Book-I, stored in C.D. no.DNHD1225, at the office of Senior Sub-Registrar, Devanahalli.
19. Copy of notification dated 08.08.1996 issued by the Karnataka Gazette.
20. Copy of sanction plan (L.P. no.05/2021-22) issued by BIAPPA.

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## 21. Encumbrance certificates :

- a) Dated 17.06.2021 for the period 30.12.2020 to 17.06.2021 depicting the entries of Relinquishment deed dated 04.03.2021 (doc no.9687) in respect of Sy no.75/1.
- b) Dated 17.06.2021 for the period 30.12.2020 to 17.06.2021 depicting the entries of Relinquishment deed dated 04.03.2021 (doc no.9687) in respect of Sy no.44.
- c) Dated 17.06.2021 for the period 30.12.2020 to 17.06.2021 depicting the entries of Relinquishment deed dated 04.03.2021 (doc no.9687) in respect of Sy no.43.
- d) Dated 17.06.2021 for the period 30.12.2020 to 17.06.2021 depicting the entries of Relinquishment deed dated 04.03.2021 (doc no.9687) in respect of Sy no.41.
- e) Dated 17.06.2021 for the period 30.12.2020 to 17.06.2021 depicting the entries of Relinquishment deed dated 04.03.2021 (doc no.9687) in respect of Sy no.39/2.

## III SOURCE OF TITLE :

In respect of land bearing Sy.nos.39/2 & 41/1:

On perusal of documents produced for scrutiny, it is noticed that Sri.D.Venkatesiah (rep by D.V.Lakshmana Rao) was conferred occupancy rights in respect of land bearing Sy nos.39 measuring 1 acre 31 guntas and Sy no.41 measuring 2 acres 02 guntas situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk in terms of an order passed by the Special Deputy Commissioner for Inam Abolition, Bangalore vide order dated 08.02.1960 in case no.4/1959-60.

The copy of Partition Deed dated 13.08.1958 (document no.2299) executed amongst Sri.D.Venkateshaiah, legal heirs of Late Sri.D.Srinivasaiah, namely Smt.D.S.Chayamma, D.S.Kathyayani, D.S.Indira, D.S.Ravikumar, D.S.Sashi Kumar, D.S.Subba Rao, D.S.Ashwini Kumar, D.S.Gopalakrishna, D.Raghuram, minors rep by their mother, Sri.D.V.Rama Rao, Sri.D.V.Lakshmana Rao and Sri.V.Krishnamurthy for division of land situated at Udayagiri Village is given for perusal.

The said Sri.D.Venkateshaiah executed a Lease Deed dated 06.11.1965 (document no.2409/1965-66) in favour of Sri.R.M.Gokuldar for a lease period of 30 years in respect of land bearing Sy no.39 measuring 2 acres and Sy no.41 measuring 2 acres 02 guntas among other lands situated at Udayagiri Village.

The case bearing LRF No.2/74-75 filed by Sri.M.D.Gokuldas and others against Sri.D.Venkateshaiah and others before the Court of Land Tribunal, Devanahalli Taluk, Devanahalli seeking occupancy rights in respect of land bearing Sy nos.39 and 41 among other lands situated at Udayagiri Village came to be dismissed in terms of an order dated 29.10.1981.

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After the demise of Sri.Venkateshaiah, the katha in respect of land bearing Sy no.39 measuring 1 acre 31 guntas and Sy no.41 measuring 2 acres 02 guntas of Udayagiri Village was transferred to the name of his wife Smt.Seethamma as noticed from the IHR no.87/1993-94 issued by the office of Tahsildar, Devanahalli Taluk.

The said Smt.Seethamma W/o Late Sri.Venkateshaiah together with her children Sri.D.V.Manjunath, Sri.D.V.Balasubramanyam, Smt.D.V.Sharada, Smt.D.V.Lakshmi, Smt.D.V.Nalini, Kum.D.V.Savitha, minor rep by her mother and natural guardian Smt.Seethamma executed a General Power of Attorney dated 26.07.1984 (document no.28/1984-85) in favour of Sri.C.H.Hanumantharaya, empowering the attorney to do various acts, deeds and things , with power of alienation of land bearing Sy no.39 measuring 2 acres including 09 guntas of kharab land, cultivable land measuring 1 acre 31 guntas and Sy no.41 measuring 2 acres 02 guntas of Udayagiri Village among other properties.

The copy of genealogical tree of the family of Sri.Venkatasubbarao issued by the office of Village Accountant, Devanahalli Taluk is in conformity to what is stated above.

Thereafter, Smt.Seethamma, Sri.D.V.Manjunath, Sri.D.V.Balasubramanayam, Smt.D.V.Sharada, Smt.D.V.Lakshmi, Smt.D.V.Nalini and Smt.Savitha rep by their GPA holder Sri.C.H.Hanumantharayappa entered into an Agreement of Sale dated 15.09.1993 with Sri.H.Yeshwanth Shenoy for sale of land bearing Sy no.39 measuring 1 acre 02 guntas and Sy no.41 (P) measuring 1 acre 38 guntas of Udayagiri Village.

The proceedings initiated by the Government against Smt.Seethamma W/o Late Sri.B.Venkateshaiah under Section 79 A of KLR Act in case bearing LRF:SR:29:2000-01 before the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bangalore in respect of land bearing Sy no.39 and 41 among other survey numbers of Udayagiri Village came to be dropped in terms of an order dated 20.06.2003 passed by the Assistant Commissioner.

The case bearing O.S. no.981/1995 filed by Smt.D.S.Chayamma and others (legal heirs of Late Sri.D.Sreenivasaiah) against Sri.R.M.Gokuldas and another before the Court of Civil Judge Rural District, Bangalore for delivering the vacant possession of land bearing Sy no.39 (part) measuring 1 acre 02 guntas and Sy no.41 (part) measuring 1 acre 38 guntas of Udayagiri Village and for other reliefs came to be decreed in terms of Judgment dated 03.11.2005 directing the defendants to deliver the vacant physical possession of suit schedule properties to the plaintiffs.

Aggrieved by the Judgement passed in the above case, Sri.R.M.Gokuldas filed an appeal bearing RFA no.642/2006 against Smt.D.S.Chayamma (since dead rep by her LRs) before the High Court of Karnataka challenging the judgement and



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decree passed in O.S. no.981/1985 and the said appeal came to be disposed of in terms of Judgement dated 19.09.2006 in terms of compromise petition filed by the parties. The copy of Decree of Appellate Court drawn in the said Appeal is produced.

The case bearing O.S. no.1540/2006 (earlier O.S. no.1077/2001, old O.S. no.493/2005) filed by Smt.Seethamma and others against Sri.R.M.Gokuldas before the Court of Civil Judge (Sr. Dvn.,) and JMFC, Devanahalli seeking delivery of possession of land bearing Sy no.39 (part) measuring 1 acre 02 guntas and Sy no.41 (part) measuring 1 acre 38 guntas of Udayagiri Village came to be decreed vide order dated 22.07.2006 in terms of compromise petition filed by the parties. The copy of compromise decree drawn in the said case is produced. In terms of the compromise, the defendant handed over the peaceful possession of suit schedule properties to the plaintiffs and thereby admitted the ownership of Plaintiffs' in respect of suit schedule properties.

The case bearing O.S. no.2090/2006 filed by Sri.H.Yeshwanth Shenoy against Smt.Seethamma and others before the Court of Civil Judge (Sr. Dvn.,) and JMFC, Devanahalli for specific performance in respect land bearing Sy no.39 measuring 1 acre 02 guntas and Sy no.41 measuring 1 acre 38 guntas of Udayagiri Village came to be allowed vide order dated 18.12.2006 in terms of compromise petition filed by the parties with the defendant/s undertaking to execute sale deeds in favour of plaintiff in respect of suit schedule properties. The copy of compromise decree drawn in the said case is produced.

Subsequently, Smt.Seethamma, Sri.D.V.Manjunath, Sri.D.V.Balasubramanyam, Smt.D.V.Sharadha rep by their GPA holder Sri.C.H.Hanumantharaya, Kum.Shruthi.S AND Smt.D.V.Lakshmi rep by her GPA holder Sri.C.H.Hanumantharaya, Sri.Siddharth Rodrigues, AND Smt.D.V.Nalini & Smt.D.V.Savitha rep by their GPA holder Sri.C.H.Hanumantharaya, Kum.Surabhi and Master.Sumukh minors rep by their father and natural guardian Sri.K.Panduranga sold and conveyed land bearing Sy no.39/2 measuring 1 acre 02 guntas and Sy no.41/1 measuring 1 acre 38 guntas situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk in favour of Sri.H.Yeshwanth Shenoy in terms of a Deed of Absolute Sale and Conveyance dated 24.12.2007 (document no.5613/2007-08). The factum of sale transaction finds mention in the mutation register bearing no.9/2007-08 issued by the office of Village Accountant, Devanahalli Taluk.

The copy of mutation register bearing MR no.3/2007-08 issued by the office of Village Accountant, Devanahalli Taluk reflects the phodi of land in Sy no.39 as Sy no.39/1 measuring 1 acre 32 guntas in the name of Smt.Kathyayani & others and Sy no.39/2 measuring 1 acre 31 guntas in the name of Smt.Seethamma AND phodi of Sy no.41 as Sy no.41/1 measuring 1 acre 38 guntas and Sy no.41/2 measuring 2 acres 06 guntas of Udayagiri Village.



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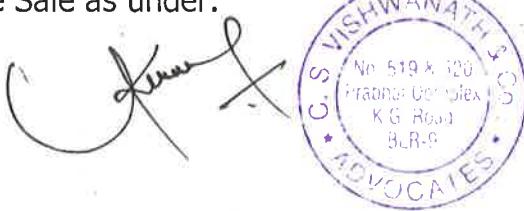
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The proceedings initiated by the Government against Sri.H.Yeshwantha Shenoy under Section 79 (A) of KLR Act in respect of land bearing Sy no.39/2 measuring 1 acre 02 guntas and Sy no.41/1 measuring 1 acre 38 guntas of Udayagiri Village came to be dropped in terms of an order 16.03.2013 passed by the Assistant Commissioner, Doddaballapur Sub-Division, Bangalore in case bearing no.LRF SR:162/2011-12.

The land bearing Sy.no.39/2 measuring 1 acre 02 guntas and Sy.no.41/1 measuring 1 acre 38 guntas of Udayagiri Village were converted from agriculture to Transport and Communication purpose vide official memorandum dated 05.02.2013 bearing no.ALN (DHT)SR.67/2010-11 issued by the office of Commissioner, Bangalore Rural District, Bangalore.

Thereafter, the legal heirs of Late Sri.D.Srinivasaiah (brother of Late Sri.D.Venkateshaiah) viz., Sri.D.S.Ravikumar, Sri.S.R.Tejas, Sri.S.R.Bharath, Sri.D.S.Shashikumar. Master.Sadgun Srinivas, rep by his father and GPA holder D.S.Shashi Kumar, Sri.D.S.Venkatasubbarao, Ms.Namratha Subba Rao rep by his father and GPA holder Sri.D.S.Venkatasubba Rao, Manasa Subba Rao rep by his father and GPA holder Sri.D.S.Venkatasubbarao, Sri.D.S.Ashwinikumar, Sri.D.S.Gopalakrishna, Smt.G.Sahana rep by her father and GPA holder Sri. D.S.Gopalakrishna, Sri.G.Suhaskrishna rep by his father and GPA holder Sri.D.S.Gopalakrishna, Shri.D.S.Raghuram, Smt.R.Kavyaram, Sri.R.RahulKowshik rep by his father and GPA holder Shri.D.S.Raghuram, Shri.H.R.Shankar Rao, Shri.Ashok Shankar rep by his father and GPA holder Shri.H.R.Shankar Rao, Ms.Rama rep by her father and GPA holder Shri.H.R.Shankar Rao, Ms.Roopa rep by her father and GPA holder Shri.H.R.Shankar Rao, Smt.D.S.Indira, Sri.Gurudutt Mysore Lingashastry rep by his mother and GPA holder Smt.D.S.Indira, Sri.M.L.Sreeharsha rep by his mother and GPA holder Smt.D.S.Indira released their right, title, claim and interest over land bearing Sy no.41/1 measuring 1 acre 38 guntas situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk in favour of Sri.D.V.Manjunath, Sri.D.V.Balasubramanyam, Smt.D.V.Sharada, Kumari.Shruthi.S rep by her mother and P.A.holder Smt.D.V.Sharada, Smt.Lakshmi Rodrigue, Sri.Siddharth Rodrigues, Kumari.D.V.Nalini, Smt.D.V.Savitha, Surabhi.P, minor rep by her mother and guardian Smt.D.V.Savitha and Sumukha.P, minor rep by his mother and Guardian Smt.D.V.Savitha under a Release-Cum-Settlement Deed dated 16.03.2013 (document no.08505/2012-13).

The aforesaid Sri.Yeshwanth Shenoy for a valuable consideration, sold and conveyed land bearing Sy no.41/1 measuring 1 acre 38 guntas and Sy no.39/2 measuring 1 acre 02 guntas situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bangalore District in favour of M/s Trinayani Realtors Private Limited rep by its authorized signatory Sri.Ashwin Sancheti in terms of two separate Deed/s of Absolute Sale as under:



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- a) Deed of Absolute Sale dated 07.12.2018 and registered as document no.9161/2018-19 at the office of Sub-Registrar, Devanahalli in respect of Sy.no.41/1 measuring 1 acre 38 guntas.
- b) Deed of Absolute Sale dated 07.12.2018 and registered document no.9166/2018-19 at the office of Sub-Registrar, Devanahalli in respect of Sy.no.39/2 measuring 1 acre 02 guntas.

Further, Sri.Yeshwanth Shenoy also executed an Acknowledgement of Receipt of Sale Price dated 03.06.2019 (document no.1948/2019-20) confirming the receipt of entire sale consideration of Rs.3,21,75,000/- from M/s Trinayani Realtors Private Limited towards sale of Sy.no.41/1 measuring 1 acre 38 guntas situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bangalore District.

The office of Akkeshwara Village Panchayath, Devanahalli has issued a E-Katha (Form-11B) dated 14.08.2017 in favour of M/s Trinayani Realtors Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of property no.62/39/2.

The office of Tahsildar, Devanahalli Taluk has issued an endorsement dated 02.07.2015 confirming non-availability of records for issue of endorsement and Form 8 in respect of Sy nos.39/2 and 41/1 of Udayagiri Village, Devanahalli Taluk.

The office of BIAAPA issued an endorsement dated 03.03.2016 bearing no.BIAAPA/TP2/RTI/56/2015-16 confirming that there is no land acquisition proceedings in respect of land bearing Sy no.39/2 and 41/1 of Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.

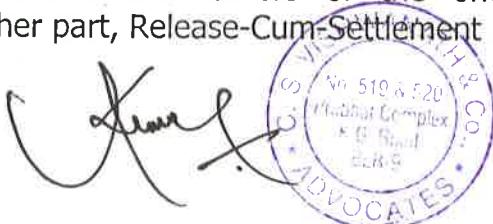
The office of BIAAPA has issued change of land usage certificate dated 14.03 2016 confirming the change of land usage from Transportation and Communication to Residential purpose in respect of land bearing Sy nos.39/2, 41/1, 43, 44 and 75/1 of Udayagiri Village, Kasaba Hobli, Devanahalli Taluk.

The Gazette Notification dated 08.08.1996 issued by KIADB, Bangalore confirms the acquisition portion of land bearing 41 of Udayagiri Village, Kasaba Hobli, Devanahalli Taluk.

The office of Bangalore Metro Rail Corporation Limited has issued an Endorsement dated 04.03.2016 confirming that no information is available with regard to notification/acquisition of land bearing Sy no.39/2 and 41/1 of Udayagiri Village, Devanahalli Taluk.

The office of Karnataka Housing Board has issued an endorsement dated 09.03.2016 confirming that land bearing Sy no.39/2 and 41/1 of Udayagiri Village, Devanahalli Taluk have not been notified for acquisition.

It is pertinent to mention that original agreement of sale dated 15.09.1993 entered into between Smt.Seethamma and others of the one part and Sri.H.Yeshwanth Shenoy of the other part, Release-Cum-Settlement Deed dated



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16.03.2013 (doc no.8505) and GPA dated 28.07.1984 (doc no.28) were lost and in this connection, a police complaint was lodged on 18.08.2018 at Crime Branch, Bangalore City Police.

The said Sri.Yeshwanth Shenoy also executed a declaratory affidavit dated 27.12.2019 (Notarized) confirming that he was unable to trace the file containing the aforesaid original documents, besides confirming that he has not mortgaged the documents with any financial institution/bank.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1991-92, 1993-94 to 2001-02 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 reflects the names of erstwhile owner/s as kathedars and occupants in respect of land bearing Sy.no.39 and Sy no.39/2 of Udayagiri Village, Devanahalli Taluk issued by the office of Tahsildar, Devanahalli Taluk.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1991-92, 1993-94 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, reflects the names of erstwhile owner/s as kathedars and occupants issued by the office of Tahsildar, Devanahalli Taluk in respect of land bearing Sy.no.41 and Sy no.41/1 of Udayagiri Village, Devanahalli Taluk.

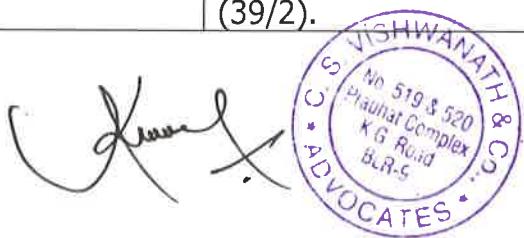
The office of Tahsildar, Devanahalli Taluk, Bangalore Rural District has issued a nil Tenancy Endorsement dated 17.02.2017 bearing no.RD0038366060449 in respect of Sy no.39/2 of Udayagiri Village.

The copies of Karnataka Revision Settlement Akarband, Karda, HissaMojini, Atlas, Village Map, Tippani confirming the change of Sy no.39 to 39/2 and Sy no.41 to 41/1 issued by ADLR/Tahsildar are produced.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1	Dated 09.03.2016 for the period 01.04.1960 to 31.03.2004	depicting the entries of lease deed dated 08.11.1965 (doc nos.2409 & 2410) Sy.no.39.
2	Dated 15.12.2016 for the period 18.03.2005 to 15.12.2016	depicting the entry of sale deed dated 04.09.2012 (doc no.3281) and 24.12.2007 (doc no.5613/2007-08) (39/2).

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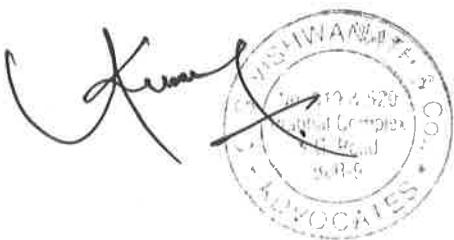
3	Dated 22.11.2019 for the period 01.04.2017 to 21.11.2019	depicting the entry of sale deed dated 07.12.2018 (doc no.9166) (Sy no.39/2).
4	Dated 17.06.2021 for the period 30.12.2020 to 17.06.2021	depicting the entry of relinquishment deed dated 04.03.2021 (doc no.9687)-39/2
5	Dated 09.03.2016 for the period 01.04.1960 to 31.03.2004	depicting the entries of lease deed dated 08.11.1965 (doc nos.2409 & 2410) (Sy no.41).
6	Dated 15.12.2016 for the period 01.04.2012 to 15.12.2016	depicting the entry of release deed dated 16.03.2013 (doc no.8505) (Sy no.41/1).
7	Dated 21.11.2019 for the period 01.04.2017 to 21.11.2019	depicting the entry of receipt dated 03.06.2019 (doc no.1948), sale deed dated 07.12.2018 (doc no.9161) (Sy no.41/1).
8	Dated 17.06.2021 for the period 30.12.2020 to 17.06.2021	depicting the entry of relinquishment deed dated 04.03.2021 (doc no.9687)-41/1

In respect of Sy no.43 and 75/1 :

The land bearing Sy no.43 measuring 3 acres 34 guntas and Sy no.75 measuring 2 acres situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk was owned by one Sri.D.V.Rama Rao rep by Sri.D.V.Lakshmana Rao, he having acquired the same in terms of an order dated 08.02.1960 passed by the Special Deputy Commissioner for Inam Abolition, Bangalore in case no.7/1959-60. Further, the office of Special Deputy Commissioner for Inam Abolition issued an Endorsement dated 07.03.1980 in the name of Sri.D.V.Rama Rao.

The copy of Partition Deed dated 13.08.1958 (document no.2299) executed amongst Sri.D.Venkateshaiah, legal heirs of Late Sri.D.Srinivasaiah namely, Smt.D.S.Chayamma, D.S.Kathyayani, D.S.Indira, D.S.Ravikumar, D.S.Sashi Kumar, D.S.Subba Rao, D.S.Ashwini Kumar, D.S.Gopalakrishna, D.Raghuram, minors rep by their mother, Sri.D.V.Rama Rao, Sri.D.V.Lakshmana Rao and Sri.V.Krishnamurthy for division of land situated at Udayagiri Village is given for perusal.

The said Sri.D.V.Rama Rao executed a Lease Deed dated 06.11.1965 (document no.2408/1965-66) in favour of Sri.R.M.Gokuldas for a lease period of 30 years in respect of land bearing Sy no.43 measuring 3 acres 34 guntas and Sy no.75 measuring 2 acres among other lands situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk.



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The case bearing LRF No.2/74-75 filed by Sri.M.D.Gokuldas and others against Sri.D.Venkateshaiah and others before the Court of Land Tribunal, Devanahalli Taluk, Devanahalli seeking occupancy rights in respect of land bearing Sy nos.43 and 75 among other lands situated at Udayagiri Village came to be dismissed in terms of an order dated 29.10.1981.

After the demise of Sri.D.V.Rama Rao, katha in respect of land bearing Sy no.43 measuring 3 acres 34 guntas and Sy no.75 measuring 2 acres among other lands of Udayagiri Village was transferred to the name of his wife Smt.R.Nagarathnammma in terms of IHC bearing no.2/1994-95 issued by the office of Tahsildar, Devanahalli.

The land measuring 1 acre 08 guntas in Sy no.43 of Udayagiri Village was acquired by KIADB as noticed from the copies of Gazette Notification and copy of Award. The factum of acquisition is reflected in the mutation register bearing MR NO.3/2002-03 issued by the Village Accountant, Devanahalli.

The copy of genealogical tree of the family of Late Sri.Venkatasubbarao and his son Late Sri.Rama Rao issued by the office of Village Accountant, Devanahalli Taluk reflects that Sri.Ramarao died, leaving behind his wife Smt.Nagarathnammma and children Sri.Srinath and Smt.Geetha Murthy to succeed to his estate.

The copy of mortgage deed dated 31.08.1964 executed by Sri.D.V.Lakshman Rao, Sri.D.V.Ramarao and Smt.D.S.Chayamma (doc.no.585/1964-65) in respect of Sy no.75 measuring 5 acres 10 guntas is produced. However the relevant discharge deed is not made available and the same is time barred.

Later on, Smt.Nagarathnammma, Sri.R.Srinath and Smt.R.Geetha Murthy entered into 5 different Agreement/s of Sale all dated 18.08.1995 (doc nos.2503/1995-96, 2504/1995-96, 2505/1995-96, 2506/1995-96, 2507/1995-96) with Sri.H.Yeshwanth Shenoy for sale of land bearing Sy no.7 measuring 4 acres, Sy no.8 measuring 4 acres, Sy no.9 measuring 4 acres 32 guntas, Sy no.42 measuring 4 acres 02 guntas, Sy no.43 measuring 4 acres 8 guntas, Sy no.75 measuring 2 acres and Sy no.76 measuring 1 acre 02 guntas situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk.

Further, Smt.Nagarathnammma, Sri.R.Srinath and Smt.R.Geetha Murthy executed a General Power of Attorney dated 18.08.1995 (document no.261/1995-96) in favour of Sri.R.Venkatesh and Sri.S.Raghunath, empowering the attorney/s either jointly and severally to do various acts, deeds and things with power of alienation of land bearing Sy no.7 measuring 4 acres, Sy no.8 measuring 4 acres, Sy no.9 measuring 4 acres 32 guntas, Sy no.42 measuring 4 acres 02 guntas, Sy no.43 measuring 4 acres 8 guntas, Sy no.75 measuring 2 acres and Sy no.76 measuring 1 acre 02 guntas situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk.



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The proceedings initiated by the Government against Smt.R.Nagarathnamma under Section 79 (A) of KLR Act in respect of land bearing Sy no.43 measuring 3 acres 34 guntas and Sy no.75 measuring 2 acres among others survey numbers of Udayagiri Village came to be dropped in terms of an order dated 20.06.2003 passed by the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bangalore in case no.LRF:SR(DE) 27/2000-01.

The agreement holder Sri.H.Yeshwant Shenoy executed a Deed of Nomination and Assignment dated 09.02.2004 for assigning all his rights over land bearing Sy no.43 and 75 among other properties of Udayagiri Village acquired in terms of Agreement/s of Sale dated 18.08.1995 in favour of Sri.A.Ramakrishna.

Subsequently, Smt.R.Nagarathnamma, Sri.R.Srinath and Smt.R.Geetha Murthy rep by their GPA holder Sri.R.Venkatesh sold and conveyed land bearing Sy no.43. (P) measuring 2 acres 26 guntas and Sy no.75 (P) measuring 2 acres 10 guntas situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk in favour of Sri.A.Ramakrishna in terms of a Deed of Sale dated 14.10.2004 (document no.4687/2004-05). The factum of sale is reflected in the mutation register bearing MR no.5/2004-05 issued by the office of Village Accountant, Devanahalli Taluk.

The proceedings initiated by the Government against Sri.H.Yeshwanth Shenoy under Section 79 (A) (B) and 80 of KLR Act in respect of land bearing Sy nos.43 and 75 among other survey numbers of Udayagiri Village came to be allowed in terms of an order dated 17.04.2008 passed by the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bangalore in case bearing LRF:SR(D)174 &175/2002-03 forfeiting land bearing Sy nos.43 and 75 among other survey numbers of Udayagiri Village under the ownership of Sri.H.Yeshwanth Shenoy to the Government.

The order dated 17.04.2008 passed by the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bangalore in case bearing LRF:SR(D)174 &175/2002-03 came to be set aside in terms of Judgement dated 03.06.2019 passed by the Karnataka Appellate Tribunal in Appeal no.158/2017.

The inadvertent errors that had crept in the sale deed dated 14.10.2004 (document no.4687/2004-05) with regard to wrong mention of certain boundaries came to be rectified in terms of a Deed of Rectification dated 03.06.2016 (document no.1888/2016-17) executed by Smt.Nagarathnamma, Sri.Srinath and Smt.Geetha Murthy rep by their GPA holder Sri.R.Venkatesh in favour of Sri.A.Ramakrishna.

The land bearing Sy no.48 measuring 1 acre 08 guntas of Udayagiri Village was acquired for the formation of National Highway as evidenced from the copy of Karnataka Gazette Notification dated 06.08.1996 and Copy of Award dated 17.10.2001 issued by the Special Land Acquisition officer, BIAAPA, Bangalore.



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The land measuring 5900 Sq., Ft., in Sy no.75 of Udayagiri Village was acquired for National Highway as noticed from the copy of notification dated 17.09.2010 and Acquisition Order (I-Theerpu) dated 17.08.2011 issued by the Land Acquisition officer, National Highway Authority.

The case bearing RA(DH) no.229/2007-08 filed by Sri.A.Ramakrishna against The Tahsildar and others before the Court of Assistant Commissioner, Doddaballapura Sub-division, Bangalore in case bearing no.RA(DE):229/2007-08 challenging the order dated 23.07.2007 passed by the Tahsildar, Devanahalli Taluk effecting the mutation register bearing MR no.4/2006-07 in the names of Respondents 2 to 9 came to be dismissed in terms of an order dated 07.08.2009.

The proceedings initiated by the Government against Sri.A.Ramakrishna under Section 79(A) & (B) of KLR Act in case bearing no.LRF:SR(DE):128, 154, 156/2008-09 before the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bangalore in respect of land bearing Sy no.43 measuring 2 acres 26 guntas of Udayagiri Village among other survey numbers came to be dropped in terms of an order dated 13.08.2012.

The land bearing Sy.no.43 measuring 2 acres 26 guntas and Sy.no.75/1 measuring 2 acres of Udayagiri Village are converted from agriculture to non-agricultural transportation purpose vide official memorandum dated 08.04.2010 bearing no.ALN (De)SR.154/06-07 issued by the office of Deputy Commissioner, Bangalore Rural District, Bangalore and later modified for residential purpose vide change of land usage certificate dated 14.03.2016 issued by BIAAPA, Devanahalli.

The office of Devanahalli Taluk, Sahakara Krushi and Grameena Abhivruddhi Bank Niyamitha issued a No Due letter dated 23.01.2007 confirming no outstanding loan in respect of Sy no.75 of Udayagiri Village.

It is pertinent to mention that original agreements of sale all dated 18.08.1995 (doc nos.2503, 2504, 2505, 2506 & 2507), General Power of Attorney dated 18.08.1995 (doc no.261) and Deed of Nomination and Assignment dated 09.02.2004 were lost and in this connection, a police complaint was lodged on 13.08.2018 at Crime Branch Bengaluru City Police, Bangalore. Further, a public notice was caused on 14.08.2018 in 'Kannada Prabha' and English newspaper (name not legible) by Sri.A.Ramakrishna.

Subsequently, Sri.A.Ramakrishna for a valuable consideration, sold and conveyed the aforesaid land bearing Sy no.43 and 75 situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk in favour of M/s Trinayani Realtors Private Limited rep by its authorized signatory Sri.AshwinSancheti in terms of following sale deeds :

- a) Deed of Absolute Sale dated 07.12.2018 and registered as document no.9165/2018-19, at the office of Sub-Registrar, Devanahalli in respect of land bearing Sy.no.43 measuring 2 acres 26 guntas.



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b) Deed of Absolute Sale dated 07.12.2018 and registered as document no.375/2018-19, at the office of Sub-Registrar, Devanahalli in respect of land bearing Sy.no.75/1 (earlier portion of Sy.no.75) measuring 1 acre 27 guntas.

Further, Sri.A.Ramakrishna executed two separate Acknowledgements of Receipt of Sale Price both dated 03.06.2019 (document no.1947/2018-19 & 1942/2018-19) confirming the receipt of entire sale consideration of Rs.6,25,00,000/- in respect of Sy.no.75/1 (earlier portion of Sy.no.75) measuring 1 acre 27 guntas of Udayagiri Village and Rs.4,45,50,000/- in respect of sy.no.43 measuring 2 acres 26 guntas of Udayagiri Village.

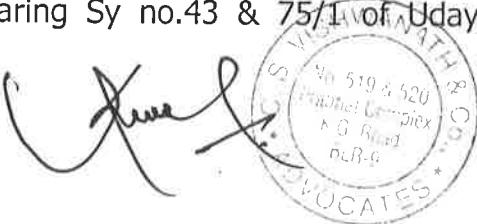
The undervaluation proceedings initiated in respect of land bearing Sy no.75/1 (old Sy no.75) measuring 1 acre 27 guntas of Udayagiri Village against M/s Trinayani Realtors Private Limited in case bearing no.DUS/45A/DVL/42/2018-19 before the District Registrar, Bangalore Rural District, Bangalore came to be dropped in terms of an order dated 16.03.2019 with a direction to pay deficit stamp duty and registration charges of Rs.9,31,940/- within 90 days from the date of order.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1982-83, 1978-79 to 1982-83, 1983-84 to 1992-93, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 issued by the office of Tahsildar/Village Accountant, Devanahalli Taluk reflects the names of erstwhile owners as kathedars and occupants in respect of land bearing Sy.no.43 of Udayagiri Village, Kasaba Hobli, Devanahalli Taluk.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, issued by the office of Tahsildar/Village Accountant, Devanahalli Taluk reflects the names of erstwhile owner/s as kathedars and occupants in respect of land bearing Sy.no.75 and subsequent Sy.no.75/1 of Udayagiri Village, Kasaba Hobli, Devanahalli Taluk

The office of Asst. Commissioner, Doddaballapura Sub-Division, Bangalore has issued an Endorsement dated 05.01.2010 bearing no.205/09-10 confirming that no cases have been filed under the purview of PTCL Act in respect of land bearing Sy nos.39, 41, 43, 44 & 75 of Udayagiri Village, Devanahalli Taluk.

The office of Bangalore Metro Rail Corporation Limited has issued a Letter dated 04.03.2016 confirming that no information is available with regard to notification/acquisition of land bearing Sy no.43 & 75/1 of Udayagiri Village, Devanahalli Taluk.



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The office of BIAAPA has issued an endorsement dated 03.03.2016 confirming that land bearing Sy nos.43 & 75/1 of Udayagiri Village, Devanahalli Taluk have not been notified for acquisition.

The office of Special Land Acquisition, Bangalore has issued an endorsement dated 05.03.2016 confirming that portions of land bearing Sy no.75 measuring 800 Sq. Mtrs., and 5900 Sq. Mtrs., has been notified under notifications dated 22.07.2003 and 17.09.2010 bearing nos.SOK829 (E) and SK2314(E) .

The office of Karnataka Housing Board has issued an endorsement dated 09.03.2016 confirming that land bearing Sy nos.43 and 75/1 of Udayagiri Village have not been notified for acquisition.

The office of Tahsildar, Devanahalli Taluk, Bangalore Rural Taluk has issued a nil tenancy endorsement dated 01.03.2017 bearing no.RD0038366060855 in respect of Sy no.75/1 of Udayagiri Village.

The copies of Karnataka Revision Settlement Akarband, Karda, HissaMojini, Atlas, Village Map, Tippanni issued by the ADLR/Tahsildar in respect of Sy no.43 and 75 (new Sy no.75/1) are produced.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1	Dated 09.03.2016 for the period 01.04.1960 to 31.03.2004	depicting the entries of lease deed dated 08.11.1965 (doc no.2408), agreements of sale dated 07.02.1997 (doc nos.2503, 2504, 2505, 2506, 2507) (Sy.no.43)
2	Dated 15.12.2016 for the period 01.04.2004 to 15.12.2016	depicting the entry of rectification deed dated 03.06.2016 (doc no.1888) and sale deed dated 11.02.2005 (doc no.4687) (Sy.no.43)
3	Dated 22.11.2019 for the period 01.04.2017 to 21.11.2019	depicting the entry of receipt dated 03.06.2019 (doc no.1952) and sale deed dated 07.12.2018 (doc no.9165) (Sy no.43)
4	Dated 17.06.2021 for the period 30.12.2020 to 17.06.2021	depicting the entry of relinquishment deed dated 04.03.2021 (doc no.9687)-43

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5	Dated 20.12.2016 for the period 01.04.1960 to 31.03.2004	depicting the entries of mortgage deed dated 19.05.1964 (doc no.585), lease deed dated 08.11.1965 (doc nos.2407, 2408 & 2410), agreements of sale dated 07.02.1997 (doc nos.2503, 2504, 2505, 2506, 2507) .(Sy.no.75)
6	Dated 15.12.2016 for the period 01.04.2004 to 15.12.2016	depicting the entries of rectification deed dated 03.06.2016 (doc no.1888), sale deeds dated 24.07.2008 (doc no.2225) and 11.02.2005 (doc no.4687) (Sy.no.75)
7.	Dated 21.11.2019 for the period 01.04.2017 to 21.11.2019	depicting the entry of receipt dated 03.06.2019 (doc no.1951) and sale deed dated 07.12.2018 (doc no.375) (Sy.no.75)
8	Dated 22.11.2019 for the period 01.04.2015 to 21.11.2019	depicting the entry of receipt dated 03.06.2019 (doc no.1951) and sale deed dated 07.12.2018 (doc no.375)
9	Dated 17.06.2021 for the period 30.12.2020 to 17.06.2021	depicting the entry of relinquishment deed dated 04.03.2021 (doc no.9687) 75/1

In respect of land bearing Sy.no.44:

The land bearing Sy no.44 measuring 5 acres 38 guntas situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk was owned by one Smt.Chayamma rep by Sri.D.V.Lakshmana Rao, she having acquired the same in terms of an order dated 08.02.1960 passed by the Special Deputy Commissioner for Inam Abolition, Bangalore in case no.8/1959-60. Further, the office of Special Deputy Commissioner for Inam Abolition issued an Endorsement dated 07.03.1980 in the name of Smt.Chayamma.

The copy of Partition Deed dated 13.08.1958 (document no.2299) executed amongst Sri.D.Venkateshaiah, legal heirs of Late Sri.D.Srinivasaiah, namely Smt.D.S.Chayamma, D.S.Kathyayani, D.S.Indira, D.S.Ravikumar, D.S.Sashi Kumar, D.S.Subba Rao, D.S.Ashwini Kumar, D.S.Gopalakrishna, D.Raghuram, minors rep by their mother, Sri.D.V.Rama Rao, Sri.D.V.Lakshmana Rao and Sri.V.Krishnamurthy for division of land situated at Udayagiri Village is given for perusal.

The said Smt.D.S.Chayamma, Smt.D.S.Kathyayini, Sri.D.S.Ravikumar, Smt.D.S.Indira, and minor children of Smt.D.S.Chayamma viz., D.S.Sasikumar, D.S.Subba Rao, D.S.Ashwin Kumar, D.S.Gopala Krishna and D.S.Raghuram rep



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by their natural guardian and mother Smt.D.S.Chayamma executed a Lease Deed dated 06.11.1965 (doc no.2410/1965-66) Sri.R.M.Gokuldas for a lease period of 30 years in respect of Sy no.44 measuring 5 acres 28 guntas among other lands situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk.

The case bearing LRF No.2/74-75 filed by Sri.M.D.Gokuldas and others against Sri.D.Venkateshaiah and others before the Court of Land Tribunal, Devanahalli Taluk, Devanahalli seeking occupancy rights in respect of land bearing Sy no.44 among other lands situated at Udayagiri Village came to be dismissed in terms of an order dated 29.10.1981.

The said Smt.Chayamma died on 25.03.2005 and her husband Sri.Srinivasaiah also died, leaving behind their surviving children Smt.Kathyayini, Sri.Ravikumar, Smt.Indira, Sri.Shashikumar, Sri.Subbarao, Sri.Ashwin Kumar, Sri.Gopalakrishna and Sri.Raghuram to succeed to their estate as evidenced from the genealogical tree of the family of Late Sri.Venkata Subbarao and his son Late Sri.Srinivasaiah (husband of Late Smt.Chayamma) issued by the office of Village Accountant, Devanahalli Taluk. It is also noticed that Sri.Arunkumar (son of Smt.Chayamma and Late Sri.Srinivasaiah) is also died.

After the demise of Smt.Chayamma, katha in respect of land bearing Sy no.44 measuring 5 acres 28 guntas of Udayagiri Village was transferred to the joint names of her children viz., Sri.D.S.Gopalaiah, Smt.D.S.Kathyayini, Sri.D.S.Ravikumar, Smt.D.S.Indira, Sri.D.S.Shashikumar, Sri.D.S.Subbarao, Sri.D.S.Ashwin Kumar and Sri.D.S.Raghuram in terms of mutation register bearing MR no.3/2006-07 issued by the Village Accountant, Devanahalli Taluk.

The case bearing O.S. no.981/1995 filed by Smt.D.S.Chayamma and others against Sri.R.M.Gokuldas and another before the Court of Civil Judge, Bangalore Rural District, Bangalore seeking delivery of possession in respect of land bearing Sy no.44 measuring 5 acres 28 guntas among other survey numbers of Udayagiri Village came to be decreed in terms of an order dated 03.11.2005 with a direction to the defendants to quit and deliver the vacant physical possession of the suit schedule properties to the plaintiffs within one month from the date of order. The copy of decree drawn in the said case is produced.

The appeal in C.R.P. no.1058/2004 filed by Sri.R.M.Gokuldas and another against Smt.D.S.Chayamma and others before the High Court of Karnataka came to be dismissed in terms of an order dated 07.01.2005 pursuant to filing a memo for withdrawal by the parties.

The case bearing no.LRF CR: 1, 2, 3/1999-2000 & LRF (DH)957, 958, 959/1998-99 filed by Sri.R.M.Gokuldas against Smt.Chayamma and others before the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore seeking occupancy rights in respect of land bearing Sy no.44 among other survey numbers of Udayagiri Village came to be dismissed in terms of an order dated 23.01.2003.



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The Appeal bearing no.1209/2003 filed by Sri.R.M.Gokuldas against the Assistant Commissioner, Smt.Chayamma and others before the Karnataka Appellate Tribunal challenging the order dated 23.01.2003 in case bearing no.LRF CR: 1, 2, 3/1999-2000& LRF (DH)957, 958, 959/1998-99 came to be dismissed in terms of an order dated 25.06.2004.

The case bearing Writ Petition no.24194/2005 filed by Sri.R.M.Gokuldas against Smt.D.S.Chayamma and others before the High Court of Karnataka came to be dismissed in terms of an order dated 08.11.2005 having become infructuous as the learned trial judge had proceeded to dispose of the suit bearing O.S. no.981/1995 by pronouncing the Judgement.

The Regular First Appeal no.642/2006 filed by Sri.R.M.Gokuldas against Smt.D.S.Chayamma and others against the judgement and decree passed in O.S. no.981/1995 came to be disposed of in terms of an order dated 19.09.2006.

Thereafter, Sri.D.S.Gopalakrishna, Smt.D.S.Kathyayani, Sri.D.S.Ravikumar. Smt.D.S.Indira, Sri.D.S.Sashikumar, Sri.D.S.Subbarao, Sri.D.S.Ashwin Kumar and Sri.D.S.Raghuram sold and conveyed land bearing Sy no.44 measuring 3 acres situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District in favour of Sri.A.Ramakrishna in terms of a Deed of Sale dated 14.09.2006 (document no.04203/2007-8). The factum of sale is reflected in the mutation register bearing M.R no.7/2007-08 issued by the office of Village Accountant, Devanahalli Taluk.

The land bearing Sy.no.44 measuring 3 acres of Udayagiri Village, KasabaHobli, Devanahalli Taluk, Bangalore Rural District was converted from agriculture to transportation purpose vide official memorandum dated 26.11.2008 bearing no.ALN(De)SR.08/2008-09 issued by the office of Deputy Commissioner, Bangalore Rural District and later modified for residential purpose vide change of land usage certificate dated 14.03.2016 issued by BIAAPA, Devanahalli.

The aforesaid Sri.A.Ramakrishna along with adjacent land owner M/s Infosys Technologies Limited rep by its authorized Signatory Sri.Venkatesh Naik executed a Deed of Declaration dated 13.08.2018 (document no.4354/2018-19) confirming the ownership of their respective portions viz., land bearing Sy no.44 being the eastern portion of land bearing Sy no.44 measuring 3 acres owned by Sri.A.Ramakrishna AND the western portion of Sy no.44 measuring 2 acres 28 guntas owned by M/s Infosys Technologies Limited.

Subsequently, Sri.A.Ramakrishna for a valuable consideration, sold and conveyed the land bearing Sy no.44 measuring 3 acres situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bangalore District in favour of M/s Trinayani Realtors Private Limited rep by its authorized Signatory Sri.Ashwin Sancheti, in terms of a Deed of Absolute Sale dated 07.12.2018 and registered as document no.987/2019-20, at the office of Sub-Registrar, Devanahalli.



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Further, Sri.A.Ramakrishna executed an Acknowledgement of Receipt for Sale Price dated 03.06.2019 (document no.1951/2019-20) in favour of M/s Trinayani Realtors Private Limited rep by its Authorized Signatory Sri.Surendra Kumar Bajaj confirming the receipt of entire sale consideration of Rs.4,45,50,000/- towards sale of land bearing Sy no.44 measuring 3 acres situated at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bangalore District.

The undervaluation proceedings initiated in respect of land bearing Sy no.44 measuring 3 acres of Udayagiri Village against M/s Trinayani Realtors Private Limited in case bearing no.DUS/45A/DVL/43/2018-19 before the District Registrar, Bangalore Rural District, Bangalore came to be dropped in terms of an order dated 27.02.2019 with a direction to pay deficit stamp duty and registration changes of Rs.25,81,390/- within 90 days from the date of order.

The office of Asst. Commissioner, Doddaballapura Sub-Division, Bangalore has issued an endorsement dated 05.01.2010 bearing no.205/09-10 confirming that no cases have been registered under the purview of PTCL Act in respect of land bearing Sy nos.39, 41, 43, 44 & 75 of Udayagiri Village, Devanahalli Taluk.

The office of BIAAPA has issued an Endorsement dated 03.03.2016 bearing no.BIAAPA/TP2/RTI/55/2015-16 confirming that land bearing Sy no.44 of Udayagiri Village has not been notified for acquisition.

The office of Tahsildar, Devanahalli Taluk has issued a nil tenancy endorsement dated 01.03.2017 bearing no.RD0038366060856 in respect of Sy no.44 measuring 3 acres of Udayagiri Village.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 2001-02 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, issued by the office of Tahsildar/Village Accountant, Devanahalli Taluk reflects the names of erstwhile owners as kathedars and occupants in respect of land bearing Sy.no.44 of Udayagiri Village, Kasaba Hobli, Devanahalli Taluk.

The copies of sketch, Settlement Akarbandh, karda and tippani in respect of Sy no.44 issued by the ADLR/Tahsildar mentions the extent, location, shape and its assessment to tax.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1	Dated 09.03.2016 for the period 01.04.1960 to 31.03.2004	depicting the entry of lease deed dated 08.11.1965 (doc no.2410).

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2	Dated 15.12.2016 for the period 01.04.2004 to 15.12.2016	depicting the entries of sale deed dated 24.07.2008 (doc no.2225) and 19.09.2006 (doc no.4203).
3	Dated 21.11.2019 for the period 01.04.2017 to 21.11.2019	depicting the entries of receipt dated 03.06.2019 (doc no.1947), sale deed dated 07.12.2008 (doc no.987), Deed of declaration dated 13.08.2018 (doc no.4354).
4	Dated 17.06.2021 for the period 30.12.2020 to 17.06.2021	depicting the entry of relinquishment deed dated 04.03.2021 (doc no.9687)

Common documents :

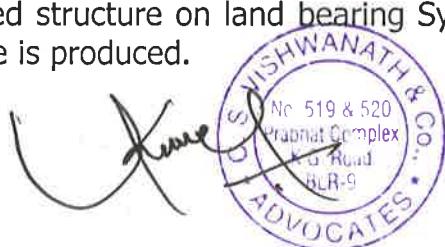
The office of KIADB has issued an Endorsement dated 17(21).01.2013 bearing no.6882/2012-13 confirming that land bearing Sy nos.39, 41, 43, 44 & 75 of Udayagiri Village, Devanahalli Taluk have not been notified for acquisition under notifications dated 17.01.2006 bearing no.CI 461 SPQ2005 and dated 20.05.2006 bearing no.CI 157 SPQ 2006.

The office of KIADB has issued an Endorsement dated 28.12.2010 bearing no.2265 confirming land bearing Sy no.41 measuring 2 acres 06 guntas and Sy no.43 measuring 1 acre 08 guntas of Udayagiri Village were notified for acquisition under final notification dated 08.08.1996 bearing no.CI200 SPQ94 apart from confirming land bearing Sy no.39/2, 44 and 75 of Udayagiri Village were not notified for acquisition.

The office of Assistant Commissioner, Doddaballapur Sub-Division, Bangalore has issued an endorsement dated 01.02.2013 bearing no.LRF(DE)CR(Him)455/2012-13 confirming the registration of case nos.LRFSR174/2002-03 and LRF176/2003-04 in respect of land bearing Sy no.43 measuring 2 acres 26 guntas , besides confirming dropping of the proceedings initiated in respect of Sy no.43 measuring 2 acres 26 guntas in case no.LRFSR128, 154, 156/2008-09. It is further mentioned that no other cases are filed under Section 79 A & B of KLR Act in respect of Sy no.39/2, 41/1, 44, 75/1 of Udayagiri Village.

The office of BIAAPA has issued an Endorsement dated 14.03.2016 bearing no.4841 confirming the change of land usage from transport and communication to residential purpose in respect of Sy nos.39/2 measuring 1 acre 02 guntas, Sy no.41/1 measuring 1 acre 38 guntas, Sy no.43 measuring 2 acres 26 guntas, Sy no.44 measuring 3 acres and Sy no.75/1 measuring 2 acres of Udayagiri Village.

The copy of NOC dated 07.02.2021 issued by the office of Airports Authority of India for construction of proposed structure on land bearing Sy nos.39/2, 41/1, 43, 44 & 75/1 of Udayagiri Village is produced.



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The copy of sanction plan dated 05.08.2021 bearing L.P. no.05/2021-22 issued by BIAPPA is produced.

The office of Anneshwara Village Panchayath has issued separate Form 11B all dated 28.06.2019 in the name of M/s Trinayani Realtors Private Limited in respect of property bearing nos.61/44, 60/43, 59/75, 63/41/1,

The land owner M/s Trinayani Realtors Pvt. Ltd., has executed a Relinquishment deed dated 04.03.2021 (doc no.9687/2020-21) relinquishing an extent of land measuring 8389.39 Sq. Mtrs., for park and open space, 2092.05 Sq. Mtrs., for public services and 159.02 Sq. Mtrs., for proposed road widening in favour of BIAAPA.

#### IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of subject properties at Item-I to Item-V supra in favour of M/s Trinayani Realtors Private Limited.

#### V OPINION:

On the basis of documents perused & information furnished, SUBJECT TO THE PRODUCTION AND VERIFICATION OF FOLLOWING DOCUMENTS :

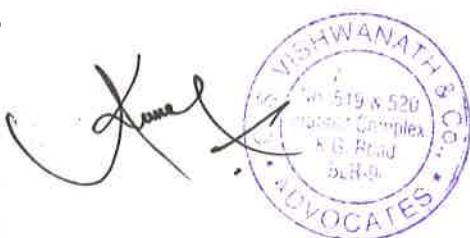
1. NIL ENCUMBRANCE CERTIFICATE FROM 17.06.2021 TILL DATE FOR ALL PORTIONS,
2. NIL CHARGE CERTIFICATE ISSUED BY ROC IN FAVOUR OF M/S TRINAYANI REALTORS PRIVATE LIMITED,
3. TAX PAID RECEIPT FOR THE PERIOD 2020-21,
4. RERA CERTIFICATE,

We are of the opinion that the title of M/s Trinayani Realtors Private Limited in respect of properties described at Item-I to Item-V supra is legally valid, clear and marketable.

#### NOTE :

1. ALL THE ORIGINAL DOCUMENTS OF TITLE HAVE BEEN VERIFIED BY SRI.VIJAYKUMAR OF THIS OFFICE AND DOCUMENTS ARE FOUND TO BE IN ORDER.
2. COPIES OF DOCUMENTS PERUSED AND VERIFIED HEREIN ARE BONA-FIDE BELIEVED TO BE GENUINE.

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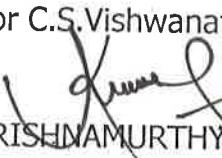


3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you,

For C.S.Vishwanath & Co.

  
KRISHNAMURTHY  
Advocate.



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