

Ref. : 22.03.2024  
Bangalore.

G

To,

M/s Sattva Resi Private Limited,  
Bangalore.

Sirs,

Sub:-	Legal scrutiny report regarding the title of M/s Bhavani Enterprises rep by its partners Smt.R.Deshapande, Sri.Prasad R. Deshpande rep by their GPA holder Sri.Prashant Deshpande represented by its GPA holder M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal in respect of residentially converted land bearing a) Sy no.179 measuring 36 guntas bearing E-katha no.150200300100820039 b) Sy no.182/1 measuring 1 acre 09 guntas bearing E-katha no.150200300100820040 AND c) Sy no.182/2 measuring 05 guntas bearing E-katha no.150200300100800260 2 acres bearing E-katha no.150200300100820041 & 1 acre 17 ½ guntas bearing E-katha no.150200300100800141 (converted vide official memorandum dated 29.12.2012 bearing no.ALN(S.U)SR (K)51/12-13 AND 07.02.2004 bearing No.BDS.ALN.SR(S)/257/2003-04 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, presently bearing Kaggalipura V.P. Katha no.1848/179/ 182/1 182/2, PID no.150200300100326063, within the revenue jurisdiction of Kaggalipura Grama Panchayath, Bangalore.
Total Extent :	5 acres 27.08 guntas

I DESCRIPTION OF PROPERTY :

All that piece and parcel of residentially converted land bearing a) Sy no.179 measuring 36 guntas bearing E-katha no.150200300100820039 b) Sy no.182/1 measuring 1 acre 09 guntas bearing E-katha no.150200300100820040 AND Sy no.182/2 measuring 05 guntas bearing E-katha no.150200300100800260 2 acres bearing E-katha no.150200300100820041 & 1 acre 17 ½ guntas bearing E-katha no.150200300100800141 (converted vide official memorandum dated 29.12.2012 bearing no.ALN(S.U)SR (K)51/12-13 AND 07.02.2004 bearing

*Em*



No.BDS.ALN.SR(S)/257/2003-04 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, presently bearing Kaggalipura V.P. Katha no.1848/179/ 182/1 182/2, PID no.150200300100326063 within the revenue jurisdiction of Kaggalipura Grama Panchayath, Bangalore in all measuring 5 acres 27.08 guntas and bounded as follows:-

On the East by	:	Remaining portion of Sy no.182/2
West by	:	Remaining portion of survey no.179, Survey no.178 and Government Channel
North by	:	Land bearing Survey no.180 and Road
South by	:	Land bearing Survey no.178, 184 and 183

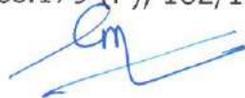
## II LIST OF DOCUMENTS SCRUTINISED (all photo-copies):

### In respect of Sy no.179

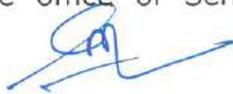
1. RTC/s for the period 1970-1971 to 1974-1975, 1975-1976 to 1979-1980, 1980-1981 to 1985-1986, 1986-87 to 1991-1992, 1992-1993 to 1996-1997, 1997-1998 to 2001-2002, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-17, 2017-2018, in respect of Sy no.179, Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore issued by the office of Tahsildar, Bangalore South Taluk, Bangalore
2. Mutation register bearing M.R.no.75/1982-1983 issued by office of Tahsildar, Bangalore South Taluk.
3. Mutation register bearing M.R. no.60/1993-1994 issued by office of Tahsildar, Bangalore South Taluk.
4. Mutation register bearing M.R. no.100/1991-1992 issued by the office Tahsildar Bangalore South Taluk.
5. Mutation register bearing M.R. No.168/2007-2008 issued by office of Village Accountant, Bangalore South Taluk.
6. Mutation register bearing M.R. No.T37/2012-2013 issued by office of Village Accountant, Bangalore South Taluk
7. Endorsement dated 11.08.1959 issued by Special Deputy Commissioner for Abolition of Inams, Bangalore favouring Sri.Venkatappa S/o Sri.Venkataramana Setty
8. Order sheet dated 06.08.1958 passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in case no.101
9. Copy of register no.VIII.



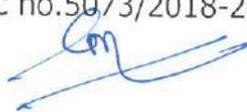
10. Certified copy of Sale deed dated 17.11.1971 executed by Sri.Venkataramaiah and others in favour of Sri.Nanjappa and registered as doc no.4964/1971-72, in Book-I, Volume-912, entered in pages 55 to 58, at the office of Sub-Registrar, Bangalore South Taluk, Bangalore.
11. Certified copy of Sale deed dated 11.06.1993 executed by Sri.Nanjappa and others in favour of Smt.Y.Sulochana, registered as doc no.2399/1993-94, in Book-I, Volume-754, entered in pages 151 to 159, at the office of Sub-Registrar, Kengeri, Bangalore.
12. Gift deed dated 23.01.2008 executed by Smt.Y.Sulochana (W/o Sri.Y.Ramachandra Naidu) in favour of Sri.R.Ashok Kumar (S/o Sri.Y.Ramachandra Naidu), registered as doc no.1094/2008-09, in Book-I, stored in C.D. no.BSKD23, at the office of Senior Sub-Registrar, Banashankari, Bangalore.
13. Joint Development Agreement dated 30.03.2011 entered into between Sri.Ashok Kumar (S/o Sri.Ramachandra Naidu) of the one part and M/s Cornerstone Ventures Private Limited Rep. by it's authorised signatory Mr.Mahesh Ramdas of the other part, registered as doc no.9348/2010-2011, in Book I, stored in C.D.no.BSKD108, at the office of Senior Sub-Registrar, Banashankari, Bangalore.
14. General Power of Attorney dated 31.03.2011 executed by Sri.R.Ashok Kumar (S/o Sri.Ramachandra Naidu) in favour of M/s Cornerstone Ventures Private Limited Rep. by it's authorised signatory Mr.Mahesh Ramdas, registered as doc no.356/2010-2011, in Book IV, stored in C.D.no.BSKD108, at the office of Senior Sub-Registrar, Banashankari, Bangalore.
15. Official memorandum dated 29.12.2012 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 1 acre 33 guntas of land in Sy no.179, 1 acre 09 guntas in Sy no.182/1 and 5 guntas in Sy no.182/2 at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore from agriculture to non-agricultural residential purpose.
16. Mortgage Deed dated 02.04.2016 executed by a) M/s Cornerstone Properties Private Limited rep by its authorised signatory Sri.Suresh R, b) Sri. B.P.Kumar Babu (S/o Sri.M.Prabhakar Reddy), c) Ms.Kumudha Kumar Babu (W/o Sri.B.P.Kumar Babu), d) M/s Cornerstone Ventures Private Limited rep by its authorised signatory Sri.R.Suresh, e) Sri.R.Ashok Kumar in favour of PNB Housing Finance Limited, registered as doc no.43/2016-2017, in Book I, stored in C.D.No.HLSD130, at the office of Senior Sub-Registrar, Ulsoor, Bangalore.
17. Mutation register bearing MR no.150/2007-08 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
18. Public notice dated 29.04.2023 caused in 'Vijaya Karnataka' with regard to acquisition of land in Sy nos.179 (P), 182/1 & 182/2 (P) of Kaggalipura.



19. Notice dated 22.04.2017 bearing no.NHAI/SLAO/BNG/KAG/AWD/79,80,82/12-13 issued by office of Special Land Acquisition officer, National Highway Authority of India
20. Final award notice dated 22.04.2017 bearing no.NHAI/SLAO/BNG/AWD/82/12-13 issued by office of Special Land Acquisition officer, National Highway Authority of India
21. Release Deed dated 11.07.2018 executed by PNB Housing Finance Limited in favour of a) M/s Cornerstone Properties Private Limited rep by its authorised signatory Sri.Suresh R, b) Sri. B.P.Kumar Babu (S/o Sri.M.Prabhakar Reddy), c) Ms.Kumudha Kumar Babu (W/o Sri.B.P.Kumar Babu), d) M/s Cornerstone Ventures Private Limited rep by its authorised signatory Sri.R.Suresh, e) Sri.R.Ashok Kumar, registered as doc no.4832/2018-2019, in Book I, stored in C.D.no.BSKD446, at the office of Senior Sub-Registrar, Banashankari, Bangalore.
22. Special Power of Attorney dated 11.07.2018 executed by Sri.B.P.Kumar Babu in favour of Sri.Suresh R. (notarised) with regard to registration of discharge deed of mortgage deed dated 02.04.2016 (doc no.43/2016-17).
23. No due certificate dated 03.07.2018 issued by PNB Housing Finance Ltd.,
24. Deed of Amendment to the Joint Development Agreement dated 19.07.2018 entered into between Sri R.Ashok Kumar (S/o Mr.Ramachandra Naidu) of the one part and M/S.Cornerstone Ventures Private Limited Rep.by it's Authorised Signatory Mr.Suresh R. as Developer of the other part, registered as doc.no.2728/2018-2019, in Book I, stored in C.D.no.CMPD202, at the office of Senior Sub-Registrar, Chamarajapet, Bangalore.
25. Deed of Amendment to General Power of Attorney dated 30.03.2011 executed by Sri.R.Ashok Kumar (S/o Sri.Ramachandra Naidu) in favour of M/s Cornerstone Ventures Private Limited Rep.by it's Authorised Signatory Mr.Suresh R., registered as doc.no.163/2018-2019, in Book IV, stored in C.D.no.CMPD202, at the office of Senior Sub-Registrar, Chamarajapet, Bangalore.
26. Deed of Sale dated 20.07.2018 executed by Mr.R.Ashok Kumar in favour of M/s Bhavani Enterprises Rep. by it's Authorised Signatory Mr.Harikumar, registered as doc no.5073/2018-2019, in Book I, stored in C.D.no.BSKD447, at the office of Senior Sub-Registrar, Chamarajapet, Bangalore.
27. Deed of Rectification dated 21.08.2018 executed by Sri.R.Ashok Kumar in favour of M/s Bhavani Enterprises, rep. by its Authorised Signatory Sri.Harikumar, registered as doc no.6871/2018-2019, in Book I, stored in C.D.no.BSKD451, at the office of Senior Sub-Registrar, Banashankari, Bangalore.



28. Development Management Agreement dated 22.10.2018 entered into between M/s Bhavani Enterprises, Rep. by its Partner Sri.Prashant R.Deshpande and M/s Emerald Haven Realty Limited Rep. by its Chief Executive Officer Sri.V.Ganesh, registered as doc no.9585/2018-2019, in Book I, Stored in C.D.no.BSKD457, at the office of Senior Sub-Registrar, Banashankari, Bangalore.
29. General Power of Attorney dated 22.10.2018 executed by M/s Bhavani Enterprises, Rep. by its Partner Sri.Prashant R.Despande in favour of Emerald Haven Realty Limited, Rep by its Chief Executive officer Sri.V.Ganesh, registered as doc no.314/2018-2019, in Book I, stored in C.D.no.BSKD457, at the office of Senior Sub-Registrar, Banashankari, Bangalore.
30. Notice dated 22.04.2017 bearing no.NHAI/SLAO/BNG/KAG/AWD/79,80,82/12-13 issued by office of Special Land Acquisition officer, National Highway Authority of India
31. Endorsement dated 05.03.2013 bearing no.RK/CR/7073/2012-13 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.
32. Endorsement dated 04.10.2012 bearing no.LRD/NTC/CR/915/2012-13 issued by the office of Tahsildar Bangalore South Taluk.
33. Endorsement dated 07.09.2012 bearing no.LRF/PTCL/CR/141/12-13 issued by the office of Tahsildar Bangalore south Taluk .
34. Copy of settlement akarbhandh.
35. Copy of Village Map.
36. Copy of original tippani.
37. Copy of alienation sketch.
38. Encumbrance certificates:
  - a. Dated 28.01.2013 for the period 01.04.1950 to 01.02.1957 (in form 16).
  - b. Dated 30.01.2013 for the period 15.02.1957 to 31.05.1989 depicting the entry of sale deed dated 01.12.1971 (doc no.4964).
  - c. Dated 12.02.2014 for the period 01.06.1989 to 31.03.2004 depicting entry of sale deed dated 11.06.1993 (doc no.2399/1993-1994).
  - d. Dated 01.04.2016 for the period 01.07.2015 to 01.04.2016 (in form 16)
  - e. Dated 20.03.2018 for the period 01.04.2014 to 01.08.2015 (in form 16)
  - f. Dated 14.02.2014 for the period 01.04.2004 to 12.02.2014 depicting entries of Joint development Agreement dated 31.03.2011 (doc no.9348/2010-2011) and gift deed 23.01.2008 (doc no.1094/2008-2009).
  - g. Dated 29.10.2018 for the period 01.04.2016 to 27.10.2018 depicting entries of Joint development agreement dated 22.10.2018 (doc no.9585/2018-2019), Rectification deed (doc no.6871/2018-2019), sale deeds 20.07.2018 (doc no.5073/2018-2019).

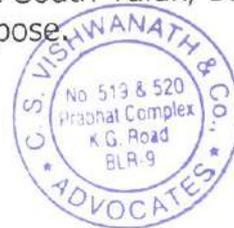




- h. Dated 17.02.2024 for the period 01.04.2004 to 15.02.2024 depicting the entries of cancellation deed dated 22.08.2022 (doc no.6585), Joint development agreement dated 22.10.2018 (doc no.9585), Rectification deed dated 29.08.2018 (doc no.6871), sale deed dated 20.07.2018 (doc no.5073), Joint development agreement dated 31.03.2011 (doc no.9348)

In respect of Sy no.182/1 :

1. RTC/s for the period 1970-71 to 1974-75, 1975-76 to 1979-80, 1980-81 to 1985-86, 1986-87 to 1991-92, 1992-93 to 1995-96, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, in respect of Sy no.182 and 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, in respect of Sy no.182/1 Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore
2. Endorsement issued by the office of Special Deputy Commissioner for Abolition of Inams, Bangalore in favour of Smt.Hanumakka.
3. Certified copy of sale deed dated 20.04.1962 executed by Sri.Nanjappa and Sri.Hombalappa in favour of Sri.Putta Rangappa registered as doc no.476/1962-63, in Book-I, Volume-307, entered in pages 245 to 247, at the office of Sub-Registrar, Bangalore South.
4. Absolute sale deed dated 12.08.1985 executed by Sri.Puttarangaiah (S/o late Sri.Rangappa), together with his children Sri.Venkatachalapathi, Sri.Narayanappa, Sri.Rangaswamy, Sri.Gangadhar in favour of Smt.Pushpavathi (W/o Sri.B.S.Ranoji Rao) and her daughter Smt.B.R.Umadevi rep by GPA holder Sri.A.V.Lokendra Rao registered as doc no.1734/1985-1986, at the office of Senior Sub-Registrar, Bangalore South Taluk, Bangalore.
5. Deed of Release dated 09.05.1987 executed by Smt.Pushpavathi (W/o Sri.B.S.Ranoji Rao) in favour of Smt.B.R.Umadevi (D/o Sri.B.S.Ranoji Rao) registered as doc no.972/1987-1988, I Book-I, entered in pages 139-143, at the office of Senior Sub-Registrar, Bangalore South Taluk, Bangalore.
6. Sale deed dated 11.12.2002 executed by Smt.B.R.Umadevi (D/o Sri.B.S.Ranoji Rao) in favour of Smt.Leela Rajanna (W/o Sri.Rajanna), registered as doc no.16335/2002-2003, in Book I, stored in C.D. no.109, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
7. Official memorandum dated 07.02.2004 bearing no.BDIS.ALN.SR (S) :357/2003-04 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 4 acres of land in Sy no.182/2 at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore from agriculture to non-agricultural residential purpose.



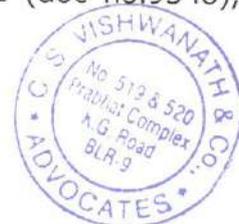
8. Absolute Sale Deed dated 13.11.2006 executed by Smt.Leela Rajanna (W/o Sri.Rajanna) in favour of Sri.Ramachandra Naidu Y. (S/o Late Sri. Yellappa Naidu), registered as doc.no.29241/2006-2007, in Book I, stored in C.D.No.KEND346, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
9. Gift deed dated 23.01.2008 executed by Sri.Y.Ramachandra Naidu (S/o Late Sri.Y.Yellappa Naidu) in favour of Sri.R.Ashok Kumar (S/o Sri.Y.Ramachandra Naidu), registered as doc. No.5786/2007-2008, in Book I, stored in C.D.no.BSKD16, at the office of Senior Sub-Registrar, Banashankari, Bangalore.
10. Gift deed dated 23.01.2008 executed by Smt.Y.Sulochana (W/o Sri.Y.Ramachandra Naidu) in favour of Sri.R.Ashok Kumar, registered as doc.no.1094/2008-2009, in Book I, Stored in C.D.No.BSDK23, at the office of Senior Sub-Registrar, Banashankari, Bangalore.
11. Memorandum dated 05.05.2008 executed by executed by a) M/s Cornerstone Property Investment Private Limited rep. by its Director Sri.B.P.Kumar Babu, b) M/s Cornerstone Properties Private Limited Rep. by it's Director Sir.B.P.Kumar Babu, c) Sri.B.P.Kumar Babu (S/o Sri.Y.Ramachandra Naidu), d) Smt.Kumudha Kumar Babu (W/o. Sri.B.P.Kumar Babu), e) Sri.Ashok Kumar (S/o Sri.Y.Ramachandra Naidu), f) Sri.R.Manjuth (S/o Sri.Late.Ramakrishnappa), g) Sri.B.P.Ramesh (S/o. M.Prabhakar Reddy) in favour of Vijaya Bank , registered s doc.no.488/2008-2009, in Book I, Stored in C.D.No.MDPD21, at the office of Senior Sub-Registrar, Mahadevapura, Bangalore.
12. Discharge deed dated 11.05.2009 executed by Vijaya Bank in favour of M/s Cornerstone Property Investment Private Limited rep by its Director Sri.B.P.Kumar Babu, M/S.Cornerstone Properties Private Limited Rep.by it's Director Sri.B.P.Kumar Babu, Sri.B.P.Kumar Babu (S/o Sri.Y.Ramachandra Naidu), Smt.Kumudha Kumar Babu (W/o. Sri.B.P.Kumar Babu), Sri.Ashok Kumar (S/o Sri.Y.Ramachandra Naidu), Sri.R.Manjuth (S/o Sri.Late.Ramakrishnappa), Sir.B.P.Ramesh (S/o. M.Prabhakar Reddy), registered as doc.no.396/2009-2010, in Book I, stored in C.D.No.MDPD37, at the office of Senior Sub-Registrar, Mahadevapura, Bangalore.
13. Joint Development agreement dated 30.03.2011 entered into between Sri.R.Ashok Kumar of the one part and M/s Cornerstone Ventures Pvt. Ltd., rep by its authorised signatory Sri.Mahesh Ramdas of the other part, registered as doc no.9348/2010-11, in Book-I, stored in C.D. no.BSKD 108, at the office of Senior Sub-Registrar, Banashankari, Bangalore.
14. General Power of Attorney dated 30.03.2011 executed by Sri.R.Ashok Kumar in favour of M/s Cornerstone Ventures Pvt. Ltd., registered as doc no.356/2010-11, in Book-IV, stored in C.D. no.BSKD108, at the office of Senior Sub-Registrar, Banashankari, Bangalore.



15. Special Power of Attorney dated 26.12.2011 executed by Sri.R.Ashok Kumar, M/s Cornerstone Ventures Pvt. Ltd., rep by its director Sri.B.P.Kumar Babu, Smt.Kumudha Kumar Babu and Smt.Haritha Reddy Jakka in favour of Sri.Kiran Poonacha (notarised)
16. Memorandum of deposit of title deed dated 26.12.2011 executed by Sri.R.Ashok Kumar, M/s Cornerstone Ventures Pvt. Ltd., rep by its Director and authorised signatory Sri.B.P.Kumar Babu, Smt.Kumudha Kumar Babu in favour of Oriental Bank of Commerce, registered as doc no.1904/2011-12, in Book-I stored in C.D. no.SHVD136, at the office of Senior Sub-Registrar, Shivajinagar, Bangalore.
17. Official memorandum dated 29.12.2012 bearing no.ALN(SU)SR(Ka)51/12-13 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 1 acre 33 guntas in Sy no.179, 1 acre 9 guntas in Sy no.182/1 and 5 guntas in Sy no.182/2, Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District, from agriculture to non-agricultural residential purpose.
18. Deed of discharge dated 31.03.2016 executed by Oriental Bank of Commerce in favour of Sri.R.Ashok Kumar and M/s Cornerstone Ventures Pvt. Ltd., rep by its Director and authorised signatory Sri.Mahesh Ramdas, registered as doc no.25/2016-17, in Book-I, stored in C.D. no.BSKD352, at the office of Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
19. Orders dated 05.05.2015 passed by the Court of Asst. Commissioner, Bangalore South Sub-division, Bangalore in case no.RA (S) 45/2014-15.
20. Deed of Release (mortgage) executed by PNB Housing Finance Ltd., rep by its authorised representative Sri.Siddesh Kumar N. In favour of M/s Cornerstone Properties Pvt. Ltd., rep by its authorised signatory Sri.Suresh R, Sri.B.P.Kumar Babu and Sri.R.Ashok Kumar, registered as doc no.4832/2018-19, in Book-I, stored in C.D. no.BSKD446, at the office of Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
21. Special power of attorney dated 11.07.2018 executed by Sri.B.P.Kumar Babu in favour of Sri.Suresh R. (notarised).
22. Deed of Amendment to Joint development agreement dated 19.07.2018 entered into between Sri.R.Ashok Kumar of the one part and M/s Cornerstone Ventures Pvt. Ltd., rep by its authorised signatory Sri.Suresh R. Of the other part, registered as doc no.2728/2018-19, in Book-I, stored in C.D. no.CMPD202, at the office of Senior Sub-Registrar, Basavanagudi (chamarajpet), Bangalore.
23. Deed of Amendment to General Power of Attorney dated 19.07.2018 executed by Sri.R.Ashok Kumar in favour of M/s Cornerstone Ventures Pvt. Ltd., rep by its authorised signatory Sri.Suresh R. registered as doc no.163/2018-19, in Book-I, stored in C.D. no.CMPD202, at the office of Senior Sub-Registrar, Basavanagudi (Chamarajpet), Bangalore.



24. Sale deed dated 20.07.2018 executed by Sri.R.Ashok Kumar in favour of M/s Bhavani Enterprises rep by its authorised signatory Sri.Harikumar, registered as doc no.5078/2018-19, in Book-I, stored in C.D. no.BSKD447, at the office of Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
25. Rectification deed dated 21.08.2018 executed by Sri.R.Ashok Kumar in favour of M/s Bhavani Enterprises rep by its authorised signatory Sri.Harikumar, registered as doc no.6868/2018-19, in Book-I, stored in C.D. no.BSKD451, at the office of Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
26. Development Management Agreement dated 22.10.2018 entered into between M/s Bhavani Enterprises rep by its Partner Sri.Prashant R.Deshpande of the one part and M/s Emerald Haven Realty Ltd., rep by its Chief Executive Officer Sri.V.Ganesh, of the other part, registered as doc no.9585/2018-19, in Book-I, stored in C.D. no.BSKD457, at the office of Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
27. General Power of Attorney dated 22.10.2018 executed by M/s Bhavani Enterprises rep by its Partner Sri.Prashant R.Deshpande in favour of M/s Emerald Haven Realty Ltd., rep by its Chief Executive Officer Sri.V.Ganesh, registered as doc no.314/2018-19, in Book-IV, stored in C.D. no.BSKD457, at the office of Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
28. Copy of settlement Akarband.
29. Copy of Hissa survey
30. Copy of Atlas.
31. Copy of Hissa Survey Tippani.
32. Copy of Original Tippani.
33. Copy of village map.
34. Encumbrance certificates :
  - a) Dated 22.03.2018 for the period 15.02.1957 to 31.03.1969 depicting the entry of sale deed dated 24.04.1962 (doc no.476).
  - b) Dated 30.01.2013 for the period 15.02.1957 to 31.05.1989.
  - c) Dated 05.08.2006 for the period 01.04.1969 to 31.05.1989 depicting the entries of sale deed dated 12.08.1985 (doc no.1734) and relinquishment deed dated 11.05.1987 (doc no.972).
  - d) Dated 11.07.2006 for the period 01.06.1989 to 31.03.2005 depicting the entry of sale deed dated 11.12.2002 (doc no.16335).
  - e) Dated 16.03.2018 for the period 01.06.1989 to 31.03.2004 depicting the entry of sale deed dated 11.06.1993 (doc no.2399).
  - f) Dated 17.03.2018 for the period 01.04.2004 to 30.10.2014 depicting the entries of development agreement dated 31.03.2011 (doc no.9348), gift deed dated 23.01.2008 (doc no.1094),



- g) Dated 31.10.2018 for the period 01.04.2004 to 27.10.2018 depicting the entries of development agreement/s dated 22.10.2018 (doc nos.9590 & 9585), rectification deed dated 29.08.2018 (doc no.6868), Sale deeds dated 26.07.2018 (doc no.5324), 20.07.2018 (doc no.5078), discharge deed dated 11.07.2018 (doc no.4832), MOTD dated 02.04.2016 (doc no.43), Discharge deed dated 31.03.2016 (doc no.25), discharge deed dated 01.03.2016 (doc no.14121), sale deeds dated 06.12.2014 (doc no.958), 05.07.2013 (doc no.3937), MOTD/s 27.12.2011 (doc no.1904), 23.06.2011 (doc no.2313), development agreement dated 31.03.2011 (doc no.9348), discharge deeds dated 21.05.2009 (doc no.16) & 11.05.2009 (doc no.396), sale deeds dated 21.01.2009 (doc nos.5388, 5387), gift deed dated 21.01.2009 (doc no.5389), exchange deed dated 24.10.2008 (doc no.3943), MOTD/s dated 28.06.2008 (doc no.48), 02.05.2008 (doc no.488), gift deed dated 23.01.2008 (doc no.5786), sale deeds dated 31.05.2007 (doc nos.1311 & 1312), sale deed dated 13.11.2006 (doc no.29241),
- h) Dated 26.09.2017 for the period 01.11.2014 to 25.09.2017 depicting the entry of MOTD dated 02.04.2016 (doc no.43).
- i) Dated 27.02.2024 for the period 01.04.2004 to 13.02.2024 depicting the entries of cancellation deed dated 22.08.2022 (doc no.6585), Joint development agreement dated 22.10.2018 (doc no.9585), rectification deed dated 29.08.2018 (doc no.6868), sale deed dated 20.07.2018 (doc no.5078) & DTD dated 02.04.2016 (doc no.43).

In respect of Sy no.182/2 :

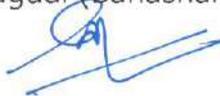
1. RTC/s for the period 1970-71 to 1979-80, 1975-76 to 1985-86, 1986-87 to 1989-90, 1990-91 to 1991-92, 1992-93 to 2000-01, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, in respect of Sy no.182 and subsequent 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18 in respect of Sy no.182/2 Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore
2. Endorsement dated 23.08.1959 issued by the office of Special Deputy Commissioner for abolition of Inams, Bangalore in favour of Sri.Puttarangaiah in case no.159.
3. Order dated 14.08.1958 passed by the Special Deputy Commissioner for abolition of Inams, Bangalore in favour of Sri.Puttarangaiah in case no.159.
4. Mutation register bearing MR no.113/1982-83 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.
5. Copy of Register no.VIII issued by the office of Village Accountant, Bangalore South Taluk.



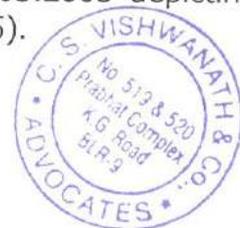
6. Endorsement dated 23.08.1959 issued by the office of Special Deputy Commissioner for abolition of Inams, Bangalore in favour of Smt.Hanumakka in case no.255.
7. Order dated 14.08.1958 passed by the Special Deputy Commissioner for abolition of Inams, Bangalore in favour of Smt.Hanumakka in case no.255.
8. Mutation register bearing MR no.154/1982-83 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.
9. Mutation register bearing MR no.13/1982-83 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.
10. IHC register bearing no.15/1991-92 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore
11. Mutation register bearing MR no.23/1987-88 issued by the office of Tahsildar, Bangalore South Taluk.
12. Absolute Sale deed dated 12.08.1985 executed by Sri.Puttarangaiah (S/o late Sri.Rangappa) together with his sons Sri.P.Venkatachalapathi, Sri.P.Narayanappa, Sri.P.Rangaswamy and Sri.P.Gangadhar in favour of Smt.Pushpavathi (W/o Sri.B.S.Ranoji Rao) and her daughter Smt.B.R.Uma Devi rep GPA holder Sri.A.V.Lokendra Rao, registered as doc no.1734/1985-86, in Book-I, Volume2312, entered in pages 221 to 231, at the office of Sub-Registrar, Bangalore South Taluk, Bangalore.
13. Release deed dated 09.05.1987 executed by Smt.Pushpavathi in favour of Smt.B.R.Umadevi, registered as doc no.972/1987-88, in Book-I, Volume-2591, entered in pages 139 to 143, at the office of Sub-Registrar, Bangalore South Taluk, Bangalore.
14. Mutation register bearing MR no.7/1985-86 issued by the office of Village Accountant, Kaggalipura.
15. Sale deed dated 11.12.2002 executed by Smt.B.R.Umadevi in favour of Smt.Leela Rajanna (W/o Sri.Rajanna), registered as doc no.16335/2002-03, in Book-I, stored in C.D. no.109, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
16. Mutation register bearing MR no.186/2002-03 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
17. Endorsement dated 05.12.2003 bearing no.LRF :37/2003-04 issued by the office of Asst. Commissioner, Bangalore South Sub-division, Bangalore
18. Official memorandum dated 07.02.2004 bearing no.BDIS.ALN:SR (S): 357/2003-04 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 4 acres of land in Sy no.182/2 Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore from agriculture to non-agricultural residential purpose
19. Absolute Sale deed dated 13.11.2006 executed by Smt.Leela Rajanna in favour of Sri.Ramachandra Naidu Y (S/o Late Sri.Yellappa Naidu), registered as doc no.29241/2006-07, in Book-I, stored in C.D. no.KEND346, at the office of Senior Sub-Registrar, Kengeri, Bangalore.



20. Sale deed dated 30.05.2007 executed by Smt. Leela Rajanna in favour of M/s Reachout Marketing Pvt. Ltd., rep by Sri.D.Subramanian, Managing Director, registered as doc no.1311/2007-08, in Book-I, stored in C.D. no.BSKD4, at the office of Senior Sub-Registrar, Banashankari, Bangalore.
21. Sale deed dated 30.05.2007 executed by Smt. Leela Rajanna in favour of Smt. Jaya Subramanian (W/o Sri.D.Subramanian), Smt. Radha Narayanan (W/o Sri.P.Narayanan), Smt. Shanthi Madhukar (W/o Sri.A.Madhukar), Smt. Archana Srinivasan (W/o Sri.S.Srinivasan), registered as doc no.1312/2007-08, in Book-I, stored in C.D. no.BSKD4, at the office of Senior Sub-Registrar, Banashankari, Bangalore.
22. Exchange Deed dated 24.10.2008 entered into between Smt. Leela Rajanna of the one part and Smt. Jaya Subramanian, Smt. Radha Narayanan, Smt. Shanthi Mudhukar and Smt. Archana Srinivasan of the other part, registered as doc no.3943/2008-09, in Book-I, stored in C.D. no.BSKD31, at the office of Senior Sub-Registrar, Banashankari, Bangalore.
23. Absolute Sale Deed dated 21.01.2009 executed by Smt. Leela Rajanna together with Sri. Ashok Kumar as confirming party in favour of Sri. B.P. Kumar Babu rep by his SPA holder Sri. Mahesh Ramdas, registered as doc no.5387/2008-09, in Book-I, stored in C.D. no.BSKD35, at the office of Senior Sub-Registrar, Banashankari, Bangalore.
24. Absolute Sale Deed dated 21.01.2009 executed by M/s Reachout Marketing Pvt. Ltd., Smt. Jaya Subramanian, Smt. Radha Narayanan, Smt. Shanthi Madhukar, Smt. Archana Srinivasa together with Sri. R. Ashok Kumar as confirming party in favour of Sri. B.P. Kumar Babu (S/o Sri. Prabhakar Reddy) rep by his SPA holder Sri. Mamesh Ramdas, registered as doc no.5388/2008-09, in Book-I, at the office of Sub-Registrar, Banashankari, Bangalore.
25. Memorandum of deposit of title deeds by the borrower dated 22.06.2011 executed by Sri. B.P. Kumar Babu in favour of Vijaya Bank, registered as doc no.2313/2011-12, in Book-I, stored in C.D. no.BSKD118, at the office of Senior Sub-Registrar, Banashankari, Bangalore.
26. Special Power of Attorney dated 27.02.2016 entered into between Sri. B.P. Kumar Babu of the one part and Sri. Shivayogi S. Motagi of the other part (notarised).
27. Discharge deed dated 25.02.2016 executed by Vijaya Bank in favour of Sri. B.P. Kumar Babu, registered as doc no.14121/2015-16, in Book-I, stored in C.D. no.BSKD345, at the office of Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
28. Sale deed dated 18.07.2018 executed by Sri. B.P. Kumar Babu in favour of Sri. Prakash Nayak (S/o Sri. Ramachandra), registered as doc no.5324/2018-19, in Book-I, stored in C.D. no.BSKD447, at the office of Sub-Registrar, Basavanagudi (Banashankari), Bangalore.



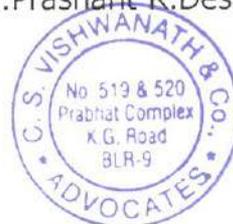
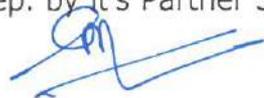
29. Development Management Agreement dated 22.10.2018 entered into between Sri.Prakash Nayak rep by his GPA holder Sri.Luther Swarna of the one part and M/s Emerald Haven Realty Ltd., rep by its Chief Executive Officer Sri.V.Ganesh of the other part, registered as doc no.9590/2018-19, in Book-I, stored in C.D. no.BSKD457, at the office of Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
30. General Power of Attorney dated 17.10.2018 executed by Sri.Prakash Nayak in favour of Sri.Luther Swarna, registered as doc no.178/2018-19, in Book-IV, stored in C.D. no.HBND141, at the office of Addl. Sub-Registrar, Hubli North, Dharwad District.
31. Special Power of Attorney dated 28.01.2021 executed by Sri.Prakash Nayak in favour of Sri.Luther Swarna, registered as doc no.205/2020-21, in Book-I, stored in C.D. no.HBND666, at the office of Addl. Sub-Registrar, Hubli North, Dharwad District.
32. Agreement of cancellation dated 16.03.2022 entered into between M/s Emerald Haven Realty Ltd., rep by its authorised signatory Sri.M.S.Srinivasa Narayan of the one part and Sri.Prakash Nayak rep by his GPA holder Sri.Luther Swarna of the other part, registered as doc no.13438/2021-22, in Book-I, stored in C.D. no.BSKD1265, at the office of Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
33. Sale deed dated 16.03.2022 executed by Sri.Prakash Nayak in favour of M/s Bhavani Enterprises rep by its authorised partner Sri.Prashant Raghunath Deshpande, registered as doc no.13463/2021-22, in Book-I, stored in C.D. no.BSKD1265, at the office of Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
34. Endorsement dated 04.10.2012 bearing no.LRF/NTC/CR/915/2012-13 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore
35. Copy of settlement akarbandh.
36. Copy of Hissa Survey Pakka book.
37. Copy of Atlas.
38. Copy of Hissa Survey tippani.
39. Copy of original tippani.
40. Copy of village map.
41. Encumbrance certificates:
  - a) Dated 22.03.2018 for the period 15.02.1957 to 31.03.1969 depicting the entries of Sale deed dated 24.04.1962 (doc no.476).
  - b) Dated 05.08.2006 for the period 01.04.1969 to 31.05.1989 depicting the entries of sale deed dated 12.08.1985 (doc no.1734) and relinquishment deed dated 11.05.1987 (doc no.977).
  - c) Dated 11.12.2006 for the period 01.06.1989 to 31.03.2005 depicting the entries of sale deed dated 11.12.2002 (doc no.16335).



- d) Dated 31.10.2018 for the period 01.04.2004 to 27.10.2018 depicting the entries of development agreements dated 22.10.2018 (doc nos.9590 & 9585), Rectification deed dated 29.08.2018 (doc no.6868), sale deeds dated 26.07.2018 (doc no.5324), 20.07.2018 (doc no.5078), discharge deed dated 11.07.2018 (doc no.4832), MOTD dated 02.04.2016 (doc no.43), Discharge deed dated 01.03.2016 (doc no.14121), Sale deeds dated 06.12.2014 (doc no.10958), 05.07.2013 (doc no.3937), MOTD/s dated 27.12.2011 (doc no.1904) & 23.06.2011 (doc no.2313), development agreement dated 31.03.2011 (doc no.9348), discharge deeds dated 21.05.2009 (doc no.16), 11.05.2009 (doc no.396), Sale deeds dated 21.01.2009 (doc no.5388), 21.01.2009 (doc no.5387), Gift deed dated 21.01.2009 (doc no.5389), exchange deed dated 24.10.2008 (doc no.3943), MOTD/s dated 28.06.2008 (doc no.48), 02.05.2008 (doc no.488), gift deed dated 23.01.2008 (doc no.5786), Sale deeds dated 31.05.2007 (doc nos.1311 & 1312) & sale deed dated 13.11.2006 (doc no.29241).
- e) Dated 20.06.2022 for the period 01.04.2018 to 20.06.2022 depicting the entries of Sale deed dated 16.03.2022 (doc no.13463), cancellation deed dated 16.03.2022 (doc no.13438), Development agreement dated 22.10.2018 (doc no.9590), Sale deed dated 26.07.2018 (doc no.5324),
- f) Dated 27.02.2024 for the period 01.04.2004 to 15.02.2024 depicting the entries of cancellation deed dated 22.08.2022 (doc no.6585), Sale deed dated 16.03.2022 (doc no.13463), Cancellation deed dated 16.03.2022 (doc no.13438), Joint development agreements dated 22.10.2018 (doc no.9590 & 9585), Rectification deed dated 29.08.2018 (doc no.6868), Sale deed dated 26.07.2018 (doc no.5324) & 20.07.2018 (5078), DTD dated 02.04.2016 (doc no.43), Discharge deed/s dated 31.03.2016 (doc no.25) & 01.03.2016 (doc no.14121), DTD/s dated 27.12.2011 (doc no.1904) & 23.06.2011 (doc no.2313), Joint development agreement dated 31.03.2011 (doc no.9348), Discharge deed/s dated 21.05.2009 (doc no.16) & 11.05.2009 (doc no.396), Sale deed/s dated 21.01.2009 (doc no.5388) & 21.01.2009 (doc no.5387), gift deed dated 21.01.2009 (doc no.5389), exchange deed dated 24.10.2008 (doc no.3943), DTD/s dated 28.06.2008 (doc no.48) & 02.05.2008 (doc no.488), Gift deed dated 23.01.2008 (doc no.5786), sale deeds dated 31.05.2007 (2 nos.) and 13.11.2006 (doc no.1311, 1312 & 29241)

Common documents :

1. Cancellation of Development Management Agreement dated 17.08.2022 entered into between M/s Emerald Haven Realty Limited rep by its authorised signatory Sri.M.S.Srinivasa Narayanan of the one part and M/s Bhavani Enterprises , Rep. by it's Partner Sri.Prashant R.Deshpande of the



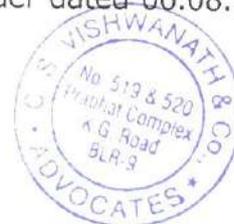
- other part, registered as doc no.6585/2022-23, in Book-I, stored in C.D. no.BSKD1384, at the office of Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
2. Cancellation of General Power of Attorney dated 17.08.2022 executed by M/s Emerald Haven Realty Limited rep by its authorised signatory Sri.M.S.Srinivasa Narayanan in favour of M/s Bhavani Enterprises , Rep. by it's Partner Sri.Prashant R.Deshpande registered as doc no.321/2022-23 in Book-IV, stored in C.D. no.BSKD1384, at the office of Sub-Registrar, Basavanagudi (Banashankari), Bangalore
  3. Development agreement dated 29.08.2023 entered into between M/s Bhavani Enterprises rep by its partners Smt.R.Deshapande, Sri.Prasad R. Deshpande rep by their GPA holder Sri.Prashant Deshpande of the one part and M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal of the other part, registered as doc no.4653/2023-24, in Book-I, at the office of Senior Sub-Registrar, Basavanagudi (Sarjapura), Bangalore.
  4. General Power of Attorney dated 29.08.2023 executed by M/s Bhavani Enterprises rep by its partners Smt.R.Deshapande, Sri.Prasad R. Deshpande rep by their GPA holder Sri.Prashant Deshpande in favour of M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal, registered as doc no.285/2023-24, in Book-IV, at the office of Senior Sub-Registrar, Basavanagudi (Sarjapura), Bangalore
  5. Katha in form no.9 dated 12.03.2024 issued by the office of Kaggalipura Village Panchayath in favour of M/s Bhavani Enterprises rep by its authorised signatory Prashanth Raghunath Deshpande in respect of V.P property no.1848/179 182/1 182/2, PID no.150200300100326063 measuring 19180.44 Sq. Mtrs.,.
  6. Katha in form no.11A dated 12.03.2024 issued by the office of Kaggalipura Village Panchayath in favour of M/s Bhavani Enterprises rep by its authorised signatory Prashanth Raghunath Deshpande in respect of V.P property no.1848/179 182/1 182/2, PID no.150200300100326063 measuring 19180.44 Sq. Mtrs.,.

III SOURCE OF TITLE :

In respect of Sy no.179 :

On perusal of documents produced for scrutiny, it is noticed that one Sri.Venkatappa S/o Sri.Venkataramana Setty was conferred occupancy rights over land bearing Sy no.179 measuring 1 acre 33 guntas along with land bearing Sy no.241 measuring 3 acres 33 guntas, Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore by the Special Deputy Commissioner for Abolition of Inams, Bangalore vide Order dated 06.08.1958





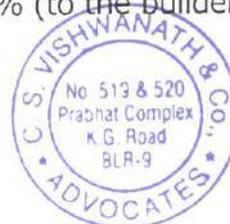
passed in case no.101. Further, an Endorsement dated 11.08.1959 was issued the office of Special Deputy Commissioner for Abolition of Inams, Bangalore favouring Sri.Venkatappa S/o Sri.Venkataramana Setty in respect of Sy no.179 measuring 1 acre 33 guntas along with land bearing Sy no.241 measuring 3 acres 33 guntas. The copy of register no.VIII issued by the office of Tahsildar reflects the name of Sri.Venkatappa S/o Sri.Venkataramana Setty as khadim in respect of Sy no.179 measuring 1 acre 33 guntas along with land bearing Sy no.241 measuring 3 acres 33 guntas.

Subsequently, Sri.Venkataramaiah (probably the other name of Venkatappa) together with his brothers Sri.V.Lingappa, Sri.Seenappa and Sri.V.Govinda sold aforesaid land in Sy no.179 measuring 1 acre 33 guntas in favour of Sri.Nanjappa under a Sale deed dated 17.11.1971 (doc no.4964/1971-72).

The said Sri.Nanjappa (S/o late Hanumakka) together with his sons Sri.Veerajjappa, Sri.Mallanna, Sri.Kotappa, Sri.Mylarappa and Sri.N.Krishnappa sold the aforesaid land in Sy no.179 along with Sy no.182 measuring 3 acres 07 guntas in favour of Smt.Y.Sulochana vide a Sale deed dated 11.06.1993 (doc no.2399/1993-94). The sale transaction is reflected in the Mutation register bearing M.R. no.60/1993-1994 issued by office of Tahsildar, Bangalore South Taluk.

The said Smt.Y.Sulochana (W/o Sri.Y.Ramachandra Naidu) out of natural love and affection of her son Sri.R.Ashok Kumar (S/o Sri.Y.Ramachandra Naidu) gifted land bearing Sy no.179 measuring 1 acre 33 guntas, Sy no.182/1 measuring 1 acre 9 guntas and Sy no.182/2 measuring 5 guntas by virtue of a Gift deed dated 23.01.2008 (doc no.1094/2008-09). The factum of gift is reflected in the Mutation register bearing M.R. No.168/2007-2008 issued by office of Village Accountant, Bangalore South Taluk, Bangalore.

The aforesaid Sri.Ashok Kumar (S/o Sri.Ramachandra Naidu) entered into a Joint Development Agreement dated 30.03.2011 with M/s Cornerstone Ventures Private Limited Rep. by its authorised signatory Mr.Mahesh Ramdas (doc no.9348/2010-2011) for beneficial development of land bearing Sy no.179 measuring 1 acre 33 guntas and Sy no.182, new Sy no.182/1 measuring 1 acre 9 guntas and Sy no.182/2 measuring 5 guntas along with other lands in Sy no.175 measuring 30 guntas, 174/3 measuring 4 guntas, 174/4 measuring 2 acres 12 guntas, 174/5 measuring 27 guntas, 174/7 measuring 17 guntas and 182/2 measuring 2 acres under mutually beneficial terms. The parties to the said JDA agreed to share the undivided share in land in the ratio of 70 % (to the owner) : 30 % (to the builder).



In-furtherance to the said JDA, Sri.R.Ashok Kumar (S/o Sri.Ramachandra Naidu) also executed a General Power of Attorney dated 31.03.2011 (doc no.356/2010-2011) in favour of M/s Cornerstone Ventures Private Limited Rep. by it's authorised signatory Mr.Mahesh Ramdas, empowering the attorney to do various acts, deeds and things with power of alienation of developers' share of entitlement.

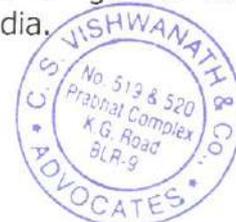
The inadvertent errors that had crept in the JDA and GPA came to be rectified in terms of Deed of Amendment to Joint development agreement dated 19.07.2018 (doc no.2728/2018-19) and Deed of Amendment to General Power of Attorney dated 19.07.2018 (doc no.163/2018-19) thereby confining the development to an extent of 4 acres 18.25 guntas in Sy nos.175, 174/3, 174/7, 174/8 only.

The land measuring 1 acre 33 guntas of land in Sy no.179, 1 acre 09 guntas in Sy no.182/1 and 5 guntas in Sy no.182/2 are converted from agriculture to non-agricultural residential purpose vide Official memorandum dated 29.12.2012 bearing no.ALN.N.(SU).SR (Ka)51/2012-13 issued by the office of Deputy Commissioner, Bangalore District, Bangalore. The factum of conversion of depicted in the Mutation register bearing M.R. No.T37/2012-2013 issued by office of Village Accountant, Bangalore South Taluk.

The Mortgage Deed dated 02.04.2016 (doc no.43/2016-2017) executed by Sri.R.Ashok Kumar together with a) M/s Cornerstone Properties Private Limited rep by its authorised signatory Sri.Suresh R, b) Sri. B.P.Kumar Babu (s/o Sri.M.Prabhakar Reddy), c) Ms.Kumudha Kumar Babu (W/o Sri.B.P.Kumar Babu), d) M/s Cornerstone Ventures Private Limited rep by its authorised signatory Sri.R.Suresh, in favour of PNB Housing Finance Limited with regard to mortgage of subject property among other properties were discharged in terms of a Release Deed dated 11.07.2018 (doc no.4832/2018-2019).

Further, copy of No due certificate dated 03.07.2018 issued by PNH Housing Finance Ltd., confirming repayment of loan against mortgage of land measuring 47849 Sq. Mtrs., at Sy nos.170, 174/5, 174/6, 174/7, 175, 178/1, 179, 182/1 & 182/2 of Kaggalipura Village among other properties.

Thereafter, Sri R.Ashok Kumar (s/o Mr.Ramachandra Naidu) entered into a Deed of Amendment to the Joint Development Agreement dated 19.07.2018 (doc.no.2728/2018-2019) with M/s Cornerstone Ventures Private Limited Rep.by it's Authorised Signatory Mr.Suresh R. for reducing the development of land only to an extent of 4 acres 18.25 guntas in Sy nos.175, 174/3, 174/4, 174/5, 174/7, 174/6 & 174/5 as against 10 acres 17 guntas owing to acquisition of land by National Highway Authority of India.



In this connection, a Deed of Amendment to General Power of Attorney dated 30.03.2011 (doc.no.163/2018-2019) was also executed by Sri.R.Ashok Kumar (s/o.Sri.Ramachandra Naidu) in favour of M/s Cornerstone Ventures Private Limited Rep.by it's Authorised Signatory Mr.Suresh R, empowering the attorney with rights only to an extent of 4 acres 18.25 guntas in Sy nos.175, 174/3, 174/4, 174/5, 174/7, 174/6 & 174/5 of Kaggalipura Village.

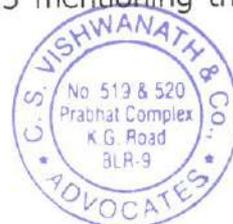
Thereafter, Mr.R.Ashok Kumar sold and conveyed land bearing Sy no.179 measuring 1 acre 23 guntas in favour of M/s Bhavani Enterprises Rep. by it's Authorised Signatory Mr.Harikumar in terms of a Deed of Sale dated 20.07.2018 and registered as doc no.5073/2018-2019, at the office of Senior Sub-Register ,Chamarajapet, Bangalore. The inadvertent errors that were crept in the aforesaid sale deed with regard to wrong mention of survey number in the recitals and incorporation of property details with Kaggalipura Grama Panchayath katha no.136/3/179/182/1/182/2 in page no.4 came to be rectified and incorporated vide a Deed of Rectification dated 21.08.2018 (doc no.6871/2018-2019).

The owner M/s Bhavani Enterprises rep by its Partner Sri.Prashant R.Deshpande entered into a Development Management Agreement dated 22.10.2018 (doc no.9585/2018-2019) with M/s Emerald Haven Realty Limited, Rep. by it's Chief Executive Officer Sri.V.Ganesh for the beneficial development of land bearing Sy no.179 measuring 1 acre 23 guntas, Sy no.182/1 measuring 1 acre 09 guntas, Sy no.182/2 measuring 5 guntas, Sy no.182/2 measuring 2 acres under symbiotic terms. The parties to the said JDA agreed to share the revenue in the ratio 38 % (to the owner) : 62 % (to the builder).

In furtherance to the said JDA, M/s Bhavani Enterprises, Rep. by it' Partner Sri.Prashant R.Despande executed a General Power of Attorney dated 22.10.2018 (doc no.314/2018-2019) in favour of Emerald Haven Realty Limited, Rep by its Chief Executive officer Sri.V.Ganesh, empowering the attorney to do various acts, deeds and things with power of alienation.

The aforesaid Joint development agreement and General Power of Attorney/s were cancelled in terms of Cancellation of Development Management Agreement dated 17.08.2022 (doc no.6585/2022-23) and Cancellation of General Power of Attorney dated 17.08.2022 (doc no.321/2022-23).

The office of Special Land Acquisition officer, National Highway Authority of India has issued a notice dated 22.04.2017 bearing no.NHAI/SLAO/BNG/KAG/AWD/ 79,80,82/12-13 mentioning that a portion of



land in Sy no.176 measuring 765 Sq. Mtrs., among other properties were notified for acquisition for road widening/bypass road formation in Tamilnadu/Karnataka Border Bangalore Division.

Further, the office of Special Land Acquisition officer, National Highway Authority of India passed a Final award notice dated 22.04.2017 bearing no.NHAI/SLAO/BNG/AWD/82/12-13 awarding compensation of Rs.71,85,730/- towards acquisition of land in Sy no.179 measuring 765 Sq. Mtrs.,

The office of Tahsildar Bangalore South Taluk has issued a Nil tenancy Endorsement dated 04.10.2012 bearing no.LRD/NTC/CR/915/2012-13 in respect of Sy nos.179, 182/1 & 2 of Kaggalipura Village.

The office of Tahsildar Bangalore south Taluk has issued an Endorsement dated 07.09.2012 bearing no.LRF/PTCL/CR/141/12-13 confirming that no case has been filed under the purview of PTCL Act and 79A & B of KLR Act in respect of Sy nos.179, 182/1 & 2 of Kaggalipura Village.

The copies of RTC/s for the period 1970-1971 to 1974-1975, 1975-1976 to 1979-1980, 1980-1981 to 1985-1986, 1986-87 to 1991-1992, 1992-1993 to 1996-1997, 1997-1998 to 2001-2002, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2017-2018 reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.179, Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore issued by the office of Tahsildar, Bangalore South Taluk, Bangalore

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

Sl. No.	Period of E.C.	Nature & Nomenclature
1	Dated 30.01.2013 for the period 15.02.1957 to 31.05.1989	depicting the entry of sale deed dated 01.12.1971 (doc no.4964).
2	Dated 12.02.2014 for the period 01.06.1989 to 31.03.2004	depicting entry of sale deed dated 11.06.1993 (doc no.2399/1993-1994).
3	Dated 14.02.2014 for the period 01.04.2004 to 12.02.2014	depicting entries of Joint development Agreement dated 31.03.2011 (doc no.9348/2010-2011) and gift deed 23.01.2008 (doc no.1094/2008-2009)



4	Dated 29.10.2018 for the period 01.04.2016 to 27.10.2018	depicting entries of Joint development agreement dated 22.10.2018 (doc no.9585/2018-2019), Rectification deed (doc no.6871/2018-2019), sale deeds 20.07.2018 (doc no.5073/2018-2019).
5.	Dated 17.02.2024 for the period 01.04.2004 to 15.02.2024	depicting the entries of cancellation deed dated 22.08.2022 (doc no.6585), Joint development agreement dated 22.10.2018 (doc no.9585), Rectification deed dated 29.08.2018 (doc no.6871), sale deed dated 20.07.2018 (doc no.5073), Joint development agreement dated 31.03.2011 (doc no.9348)

In respect of Sy no.182/1 :

Whereas one Sri.Puttarangaiah S/o Sri.Rangappa was conferred occupancy rights over land bearing Sy no.182 measuring 4 acres at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore by the Special Deputy Commissioner for Abolition of Inams, Bangalore vide Order dated 14.08.1958 in case no.159/1958-59. Further, an endorsement dated 11.08.1959 was also issued in favour of Sri.Puttarangaiah in respect of Sy no.182 by the Special Deputy Commissioner for abolition of Inams, Bangalore. The said fact is corroborated in the Mutation register bearing MR no.13/1982-83 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.

Similarly, Smt.Hanumakka W/o Sri.Eerajiappa was conferred occupancy rights over land bearing Sy no.182 measuring 1 acre 30 guntas at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore by the Special Deputy Commissioner for abolition of Inams, Bangalore vide order dated 14.08.1958 in case no.159/1958-59. Further, an endorsement dated 23.08.1959 was also issued in favour of Smt.Hanumakka in respect of Sy no.182 by the Special Deputy Commissioner for abolition of Inams, Bangalore. The said fact is reflected in the mutation register bearing MR no.154/1982-83 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore




After the demise of Smt.Hanumakka, the katha in respect of Sy no.182 measuring 1 acre 30 guntas was transfer to the name of one of her sons Sri.Nanjappa vide IHC register bearing no.15/1991-92 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.

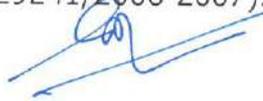
Pursuant to the death of Smt.Hanumakka, her sons Sri.Nanjappa and Sri.Hombalappa sold land measuring 15 guntas in favour of Sri.Puttarangaiah vide a Sale deed dated 20.04.1962 (doc no.476/1962-63).

The aforesaid Sri.Puttarangaiah together with his children Sri.Venkatachalapathi, Sri.Narayanappa, Sri.Rangaswamy, Sri.Gangadhar sold the aforesaid land in Sy no.182 measuring 4 acres (excluding kharab land) in favour of Smt.Pushpavathi (W/o Sri.B.S.Ranoji Rao) and her daughter Smt.B.R.Umadevi rep by GPA holder Sri.A.V.Lokendra Rao in terms of an Absolute sale deed dated 12.08.1985 (doc no.1734/1985-1986). It is pertinent to mention that Smt.Gundamma (W/o Sri.Puttarangaiah) has signed the said sale deed as consenting witness. The factum of sale is reflected in the Mutation register bearing MR no.7/1985-86 issued by the office of Village Accountant, Kaggalipura.

The said Smt.Pushpavathi (W/o Sri.B.S.Ranoji Rao) released her right, title and interest over the aforesaid land in Sy no.182 measuring 4 acres (excluding kharab land) vide a Deed of Release dated 09.05.1987 in favour of Smt.B.R.Umadevi (D/o Sri.B.S.Ranoji Rao) (doc no.972/1987-1988). The factum of sale is corroborated in the Mutation register bearing MR no.23/1987-88 issued by the office of Tahsildar, Bangalore South Taluk.

Later on, Smt.B.R.Umadevi (D/o Sri.B.S.Ranoji Rao) sold and conveyed the aforesaid land in Sy no.182/2 measuring 4 acres and 9 guntas of kharab land in favour of Smt.Leela Rajanna (W/o Sri.Rajanna) in terms of a Sale deed dated 11.12.2002 (doc no.16335/2002-2003). It is pertinent to mention that the daughter of Smt.B.R.Umadevi viz., Ms.A.L. Deepa and Ms.A.L.Sapna have signed the sale deed as consenting witnesses. The sale transaction is mentioned in the Mutation register bearing MR no.186/2002-03 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.

Thereafter, Smt.Leela Rajanna (W/o Sri.Rajanna) together with her husband Sri.Rajanna as consenting witness sold a portion of aforesaid land in Sy no.182, new Sy no.182/2 measuring 2 acres in favour of Sri.Ramachandra Naidu Y. (S/o Late Sri. Yellappa Naidu) in terms of an Absolute Sale Deed dated 13.11.2006 (doc.no.29241/2006-2007).



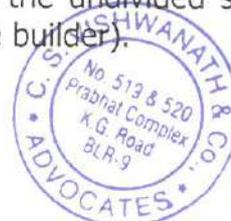
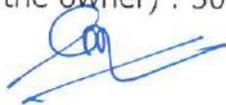
The said Sri.Y.Ramachandra Naidu (S/o Late Sri.Y.Yellappa Naidu) out of natural love and affection for his son Sri.R.Ashok Kumar gifted the aforesaid land in Sy no.182/2 measuring 2 acres out of 4 acres by virtue of a Gift deed dated 23.01.2008 (doc. No.5786/2007-2008).

The said Smt.Y.Sulochana (W/o Sri.Y.Ramachandra Naidu) out of natural love and affection of her son Sri.R.Ashok Kumar (S/o Sri.Y.Ramachandra Naidu) gifted land bearing Sy no.179 measuring 1 acre 33 guntas, Sy no.182/1 measuring 1 acre 9 guntas and Sy no.182/2 measuring 5 guntas by virtue of a Gift deed dated 23.01.2008 (doc no.1094/2008-09). The factum of gift is reflected in the Mutation register bearing M.R. No.168/2007-2008 issued by office of Village Accountant, Bangalore south Taluk.

As per the phodi order dated 31.03.2008 bearing no.RRT (1) CR 886/07-08, Mutation register bearing MR no.150/2007-08 was issued by the office of Village Accountant, Bangalore South Taluk, Bangalore depicting phodi of land in Sy no.182 measuring 5 acres 39 guntas (9 guntas kharab) as 182/1 measuring 1 acre 9 guntas in the name of Smt.Y.Sulochana and Sy no.182/2 measuring 16 guntas in the name of Sri.Nanjappa, 4 acres in the name of Smt.Leela Rajanna and 5 guntas in the name of Smt.Y.Sulochana.

The mortgage created in respect of Sy no.182/2 measuring 2 acres amongst other properties vide a Memorandum dated 05.05.2008 (doc.no.488/2008-2009) executed by a) M/s Cornerstone Property Investment Private Limited rep. by its Director Sri.B.P.Kumar Babu, b) M/s Cornerstone Properties Private Limited Rep. by its Director Sir.B.P.Kumar Babu, c) Sri.B.P.Kumar Babu (S/o Sri.Y.Ramachandra Naidu), d) Smt.Kumudha Kumar Babu (W/o. Sri.B.P.Kumar Babu), e) Sri.Ashok Kumar (S/o Sri.Y.Ramachandra Naidu), f) Sri.R.Manjunath (S/o Sri.Late.Ramakrishnappa), g) Sri.B.P.Ramesh (S/o. M.Prabhakar Reddy) in favour of Vijaya Bank was discharged in terms of a Discharge deed dated 11.05.2009 (doc.no.396/2009-2010).

The aforesaid Sri.Ashok Kumar (S/o Sri.Ramachandra Naidu) entered into a Joint Development Agreement dated 30.03.2011 with M/s Cornerstone Ventures Private Limited Rep. by its authorised signatory Mr.Mahesh Ramdas (doc no.9348/2010-2011) for beneficial development of land bearing Sy no.179 measuring 1 acre 33 guntas and Sy no.182, new Sy no.182/1 measuring 1 acre 9 guntas and Sy no.182/2 measuring 5 guntas along with other lands in Sy no.175 measuring 30 guntas, 174/3 measuring 4 guntas, 174/4 measuring 2 acres 12 guntas, 174/5 measuring 27 guntas, 174/7 measuring 17 guntas and 182/2 measuring 2 acres under mutually beneficial terms. The parties to the said JDA agreed to share the undivided share in land in the ratio of 70 % (to the owner) : 30 % (to the builder).



In-furtherance to the said JDA, Sri.R.Ashok Kumar (S/o Sri.Ramachandra Naidu) also executed a General Power of Attorney dated 31.03.2011 (doc no.356/2010-2011) in favour of M/s Cornerstone Ventures Private Limited Rep. by it's authorised signatory Mr.Mahesh Ramdas, empowering the attorney to do various acts, deeds and things with power of alienation of developers.

The copy of Special Power of Attorney dated 26.12.2011 (notarised) executed by Sri.R.Ashok Kumar, M/s Cornerstone Ventures Pvt. Ltd., rep by its director Sri.B.P.Kumar Babu, Smt.Kumudha Kumar Babu and Smt.Haritha Reddy Jakka in favour of Sri.Kiran Poonacha with regard to execution of mortgage deed in respect of Sy no.182/2 measuring 2 acres among other properties is given for perusal.

The Memorandum of deposit of title deed dated 26.12.2011 (doc no.1904/2011-12) executed by Sri.R.Ashok Kumar, M/s Cornerstone Ventures Pvt. Ltd., rep by its Director and authorised signatory Sri.B.P.Kumar Babu, Smt.Kumudha Kumar Babu in favour of Oriental Bank of Commerce in respect of Sy no.182/2 measuring 2 acres among other properties was discharged under Deed of discharge dated 31.03.2016 (doc no.25/2016-17).

The land measuring 1 acre 33 guntas in Sy no.179, 1 acre 09 guntas in Sy no.182/1 and 5 guntas in Sy no.182/2 are converted from agriculture to non-agricultural residential purpose vide Official memorandum dated 29.12.2012 bearing no.ALN.N.(SU).SR (Ka)51/2012-13 issued by the office of Deputy Commissioner, Bangalore District, Bangalore. The factum of conversion of depicted in the Mutation register bearing M.R. No.T37/2012-2013 issued by office of Village Accountant, Bangalore South Taluk.

The land measuring 4 acres in Sy no.182/2 is converted from agriculture to non-agricultural residential purpose vide Official memorandum dated 07.02.2004 bearing no.BDIS.ALN.SR (S) :357/2003-04 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.

The appeal filed by legal heirs of Late Sri.Hombalappa viz., Sri.Makanna, Smt.Deveeramma, Smt.Kotamma, Smt.Hombamma, Smt.Eramma and Sri.Galappa against The Tahsildar, Bangalore South Taluk, Bangalore AND legal heirs of Late Sri.Nanjappa viz., Smt.Eramma, Sri.Erajappa, Sri.Mallanna, Smt.Ramakka Sri.Kotappa, Sri.Mylarappa, Smt.Subbamma and Krishnappa AND Smt.Y.Sulochana & Sri.R.Ashok Ashak Kumar against mutation no.IHC15/1991-92, MR no.60/1993-94, 168/2007-08 in respect of Sy no.182 measuring 1 acre 30 guntas before the Court of Asst. Commissioner,



Bangalore South Sub-division, Bangalore and the appeal filed by aforesaid appellants was dismissed vide Orders dated 05.05.2015 passed in case no.RA (S) 45/2014-15 stating that the appellants were not entitled to challenge the mutation in IHC no.15/1991-92 after the lapse of nearly 23 years. Further, Mutation MR no.60/1993-94 & 168/2007-08 were accepted in pursuance of the registered deeds. It was further held that it was obligatory function of the revenue authorities under section 128 of the Act to effect mutations under Section 129 of the Act in pursuance of the registered deeds. Thus the Authority had no jurisdiction to dispute the title acquired under the registered deed.

The Mortgage Deed dated 02.04.2016 (doc no.43/2016-2017) executed by Sri.R.Ashok Kumar together with a) M/s Cornerstone Properties Private Limited rep by its authorised signatory Sri.Suresh R, b) Sri. B.P.Kumar Babu (s/o Sri.M.Prabhakar Reddy), c) Ms.Kumudha Kumar Babu (W/o Sri.B.P.Kumar Babu), d) M/s Cornerstone Ventures Private Limited rep by its authorised signatory Sri.R.Suresh, in favour of PNB Housing Finance Limited with regard to mortgage of subject property among other properties was discharged in terms of a Release Deed dated 11.07.2018 (doc no.4832/2018-2019).

The copy of Special power of attorney dated 11.07.2018 (notarised) executed by Sri.B.P.Kumar Babu in favour of Sri.Suresh R. with regard to registration of discharge deed is produced.

Subsequently, Sri.R.Ashok Kumar sold the aforesaid land bearing Sy no.182/1 (old Sy no.182) measuring 1 acre 9 guntas, Sy no.182/2 measuring 5 guntas and Sy no.182/2 measuring 2 acres in favour of M/s Bhavani Enterprises rep by its authorised signatory Sri.Harikumar vide a Sale deed dated 20.07.2018 and registered as doc no.5078/2018-19, at the office of Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore. The inadvertent error that had crept in the said sale deed with regard to description of property came to be rectified under a Rectification deed dated 21.08.2018 (doc no.6868/2018-19).

The owner M/s Bhavani Enterprises rep by its Partner Sri.Prashant R.Deshpande entered into a Development Management Agreement dated 22.10.2018 (doc no.9585/2018-2019) with M/s Emerald Haven Realty Limited, Rep. by it's Chief Executive Officer Sri.V.Ganesh for the beneficial development of land bearing Sy no.179 measuring 1 acre 23 guntas, Sy no.182/1 measuring 1 acre 09 guntas, Sy no.182/2 measuring 5 guntas, Sy no.182/2 measuring 2 acres under symbiotic terms. The parties to the said JDA agreed to share the revenue in the ratio 38 % (to the owner) : 62 % (to the builder).



In furtherance to the said JDA, M/s Bhavani Enterprises, Rep. by it' Partner Sri.Prashant R.Despande executed a General Power of Attorney dated 22.10.2018 (doc no.314/2018-2019) in favour of Emerald Haven Realty Limited, Rep by it's Chief Executive officer Sri.V.Ganesh, empowering the attorney to do various acts, deeds and things with power of alienation.

The office of Tahsildar Bangalore South Taluk has issued a Nil tenancy Endorsement dated 04.10.2012 bearing no.LRD/NTC/CR/915/2012-13 in respect of Sy nos.179, 182/1 & 2 of Kaggalipura Village.

The copies of RTC/s for the period 1970-71 to 1974-75, 1975-76 to 1979-80, 1980-81 to 1985-86, 1986-87 to 1991-92, 1992-93 to 1995-96, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, in respect of Sy no.182 and 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, in respect of Sy no.182/1 Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore reflects the names of respective owners as kathedars and occupants.

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

Sl. No.	Period of E.C.	Nature & Nomenclature
1	Dated 22.03.2018 for the period 15.02.1957 to 31.03.1969	depicting the entry of sale deed dated 24.04.1962 (doc no.476).
2	Dated 05.08.2006 for the period 01.04.1969 to 31.05.1989	depicting the entries of sale deed dated 12.08.1985 (doc no.1734) and relinquishment deed dated 11.05.1987 (doc no.972).
3	Dated 11.07.2006 for the period 01.06.1989 to 31.03.2005	depicting the entry of sale deed dated 11.12.2002 (doc no.16335).
4	Dated 16.03.2018 for the period 01.06.1989 to 31.03.2004	depicting the entry of sale deed dated 11.06.1993 (doc no.2399).
5	Dated 17.03.2018 for the period 01.04.2004 to 30.10.2014	depicting the entries of development agreement dated 31.03.2011 (doc no.9348), gift deed dated 23.01.2008 (doc no.1094),
6	Dated 31.10.2018 for the period 01.04.2004 to 27.10.2018	depicting the entries of development agreement/s dated 22.10.2018 (doc nos.9590 & 9585), rectification deed dated 29.08.2018 (doc no.6868),



		<p>Sale deeds dated 26.07.2018 (doc no.5324), 20.07.2018 (doc no.5078), discharge deed dated 11.07.2018 (doc no.4832), MOTD dated 02.04.2016 (doc no.43), Discharge deed dated 31.03.2016 (doc no.25), discharge deed dated 01.03.2016 (doc no.14121), sale deeds dated 06.12.2014 (doc no.958), 05.07.2013 (doc no.3937), MOTD/s 27.12.2011 (doc no.1904), 23.06.2011 (doc no.2313), development agreement dated 31.03.2011 (doc no.9348), discharge deeds dated 21.05.2009 (doc no.16) &amp; 11.05.2009 (doc no.396), sale deeds dated 21.01.2009 (doc nos.5388, 5387), gift deed dated 21.01.2009 (doc no.5389), exchange deed dated 24.10.2008 (doc no.3943), MOTD/s dated 28.06.2008 (doc no.48), 02.05.2008 (doc no.488), gift deed dated 23.01.2008 (doc no.5786), sale deeds dated 31.05.2007 (doc nos.1311 &amp; 1312), sale deed dated 13.11.2006 (doc no.29241),</p>
7	Dated 26.09.2017 for the period 01.11.2014 to 25.09.2017	depicting the entry of MOTD dated 02.04.2016 (doc no.43).
8	Dated 27.02.2024 for the period 01.04.2004 to 13.02.2024	depicting the entries of cancellation deed dated 22.08.2022 (doc no.6585), Joint development agreement dated 22.10.2018 (doc no.9585), rectification deed dated 29.08.2018 (doc no.6868), sale deed dated 20.07.2018 (doc no.5078) & DTD dated 02.04.2016 (doc no.43).

*Gm*



In respect of Sy no.182/2 :

Whereas one Sri.Puttarangaiah S/o Sri.Rangappa was conferred occupancy rights over land bearing Sy no.182 measuring 4 acres at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore by the Special Deputy Commissioner for abolition of Inams, Bangalore vide order dated 14.08.1958 in case no.159/1958-59. Further, an endorsement dated 11.08.1959 was also issued in favour of Sri.Puttarangaiah in respect of Sy no.182 by the Special Deputy Commissioner for abolition of Inams, Bangalore. The said fact is corroborated in the Mutation register bearing MR no.13/1982-83 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.

Similarly, Smt.Hanumakka W/o Sri.Eerajiappa was conferred occupancy rights over land bearing Sy no.182 measuring 1 acre 30 guntas at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore by the Special Deputy Commissioner for abolition of Inams, Bangalore vide order dated 14.08.1958 in case no.159/1958-59. Further, an endorsement dated 23.08.1959 was also issued in favour of Smt.Hanumakka in respect of Sy no.182 by the Special Deputy Commissioner for abolition of Inams, Bangalore. The said fact is reflected in the mutation register bearing MR no.154/1982-83 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.

After the demise of Smt.Hanumakka, the katha in respect of Sy no.182 measuring 1 acre 30 guntas was transferred to the name of one of her sons Sri.Nanjappa vide IHC register bearing no.15/1991-92 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.

Pursuant to the death of Smt.Hanumakka, her sons Sri.Nanjappa and Sri.Hombalappa sold land measuring 15 guntas in favour of Sri.Puttarangaiah vide a Sale deed dated 20.04.1962 (doc no.476/1962-63).

The said Sri.Puttarangaiah together with his children Sri.Venkatachalapathi, Sri.Narayanappa, Sri.Rangaswamy, Sri.Gangadhar sold the aforesaid land in Sy no.182 measuring 4 acres (excluding kharab land) in favour of Smt.Pushpavathi (W/o Sri.B.S.Ranoji Rao) and her daughter Smt.B.R.Umadevi rep by GPA holder Sri.A.V.Lokendra Rao in terms of an Absolute sale deed dated 12.08.1985 (doc no.1734/1985-1986). It is pertinent to mention that Smt.Gundamma (W/o Sri.Puttarangaiah) has signed the said sale deed as consenting witness. The factum of sale is reflected in the Mutation register bearing MR no.7/1985-86 issued by the office of Village Accountant, Kaggalipura.



The said Smt.Pushpavathi (W/o Sri.B.S.Ranoji Rao) released her right, title and interest over the aforesaid land in Sy no.182 measuring 4 acres (excluding kharab land) vide a Deed of Release dated 09.05.1987 in favour of Smt.B.R.Umadevi (D/o Sri.B.S.Ranoji Rao) (doc no.972/1987-1988). The factum of sale is corroborated in the Mutation register bearing MR no.23/1987-88 issued by the office of Tahsildar, Bangalore South Taluk.

Later on, Smt.B.R.Umadevi (D/o Sri.B.S.Ranoji Rao) sold and conveyed the aforesaid land in Sy no.182/2 measuring 4 acres and 9 guntas of kharab land in favour of Smt.Leela Rajanna (W/o Sri.Rajanna) in terms of a Sale deed dated 11.12.2002 (doc no.16335/2002-2003). It is pertinent to mention that the daughter of Smt.B.R.Umadevi viz., Ms.A.L. Deepa and Ms.A.L.Sapna have signed the sale deed as consenting witnesses. The sale transaction is corroborated in the Mutation register bearing MR no.186/2002-03 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.

As per the phodi order dated 31.03.2008 bearing no.RRT (1) CR 886/07-08, Mutation register bearing MR no.150/2007-08 was issued by the office of Village Accountant, Bangalore South Taluk, Bangalore depicting phodi of land in Sy no.182 measuring 5 acres 39 guntas (9 guntas kharab) as 182/1 measuring 1 acre 9 guntas in the name of Smt.Y.Sulochana and Sy no.182/2 measuring 16 guntas in the name of Sri.Nanjappa, 4 acres in the name of Smt.Leela Rajanna and 5 guntas in the name of Smt.Y.Sulochana.

Thereafter, Smt.Leela Rajanna (W/o Sri.Rajanna) together with her husband Sri.Rajanna as consenting witness sold the aforesaid lands in the following manner :

- a) portion of aforesaid land in Sy no.182, new Sy no.182/2 measuring 2 acres in favour of Sri.Ramachandra Naidu Y. (S/o Late Sri. Yellappa Naidu) in terms of an Absolute Sale Deed dated 13.11.2006 (doc.no.29241/2006-2007).
- b) portion of aforesaid land in Sy no.182, new Sy no.182/2 measuring 14.5 guntas in favour of M/s Reachout Marketing Pvt. Ltd., rep by Sri.D.Subramanian, Managing Director Sale deed dated 30.05.2007 (doc no.1311/2007-08). That M/s Reachout Marketing Pvt. Ltd., Smt.Jaya Subramanian, Smt.Radha Narayanan, Smt.Shanthi Madhukar, Smt.Archana Srinivasa together with Sri.R.Ashok Kumar as confirming party sold portions of land in Sy nos.182/2 measuring 14 ½ guntas and 11 guntas in favour of Sri.B.P.Kumar Babu (S/o Sri.Prabhakar Reddy) rep by his SPA holder Sri.Mamesh Ramdas, in terms of an Absolute Sale Deed dated 21.01.2009 (doc no.5388/2008-09)



c) portion of aforesaid land in Sy no.182, new Sy no.182/2 measuring 25.5 guntas in favour of Smt.Jaya Subramanian (W/o Sri.D.Subramanian), Smt.Radha Narayanan (W/o Sri.P.Narayanan), Smt.Shanthi Madhukar (W/o Sri.A.Madhukar), Smt.Archana Srinivasan (W/o Sri.S.Srinivasan) under a Sale deed dated 30.05.2007 (doc no.1312/2007-08). Further, Smt.Leela Rajanna entered into an Exchange Deed dated 24.10.2008 (doc no.3943/2008-09) with Smt.Jaya Subramanian, Smt.Radha Narayanan, Smt.Shanthi Mudhukar and Smt.Archana Srinivasan for exchange of their respective portions in Sy no.182/2. In terms of exchange, portion of Sy no.182/2 measuring 14.5 guntas out of balance extent of 1 acre and comprised in 4 acres was exchanged in favour of Smt.Jaya Subramanian and others AND portion of Sy no.182/2 measuring 14.5 guntas out of 25.5 guntas and carved out of 4 acres was exchanged in favour of Smt.Leela Rajanna.

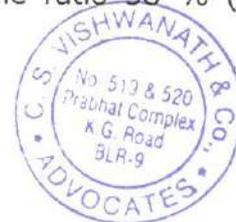
Thereafter, Smt.Leela Rajanna together with Sri.Ashok Kumar as confirming party AND Sri.S.Rajanna and Ms.B.S.Swaroop Rani (as consenting witnesses) sold portions of land in Sy no.182/2 measuring 14 ½ guntas and 17 ½ guntas in favour of Sri.B.P.Kumar Babu rep by his SPA holder Sri.Mahesh Ramdas in terms of an Absolute Sale Deed dated 21.01.2009 (doc no.5387/2008-09).

The mortgage of land in Sy no.182/2 measuring 14.5 guntas + 11 guntas + 14.5 guntas vide Memorandum of deposit of title deeds by the borrower dated 22.06.2011 executed by Sri.B.P.Kumar Babu in favour of Vijaya Bank(doc no.2313/2011-12) was discharged vide discharged under a Discharge deed dated 25.02.2016 (doc no.14121/2015-16).

The copy of Special Power of Attorney dated 27.02.2016 (notarised) executed by Sri.B.P. Kumar Babu in favour of Sri.Shivayogi S. Motagi for discharge of mortgage in favour of Vijaya Bank is produced.

Subsequently, Sri.B.P. Kumar Babu sold portions of land in Sy no.182/2 measuring 14 ½ guntas + 11 guntas + 14 ½ guntas + 17 ½ guntas (totally 1 acre 17 ½ guntas) in favour of Sri.Prakash Nayak (S/o Sri.Ramachandra) by virtue of a Sale deed dated 18.07.2018 (doc no.5324/2018-19).

The said Sri.Prakash Nayak rep by his GPA holder Sri.Luther Swarna entered into a Development Management Agreement dated 22.10.2018 (doc no.9590/2018-19) with M/s Emerald Haven Realty Ltd., rep by its Chief Executive Officer Sri.V.Ganesh for the beneficial development of portions of land in Sy no.182/2 measuring 14 ½ guntas + 11 guntas + 14 ½ guntas + 17 ½ guntas (totally 1 acre 17 ½ guntas) under mutually beneficial terms. The parties to the said JDA agreed to revenue in the ratio 38 % (to the



owner) : 62 % (to the builder). The said agreement was cancelled vide an Agreement of cancellation dated 16.03.2022 (doc no.13438/2021-22).

The copy of General Power of Attorney dated 17.10.2018 (doc no.178/2018-19) executed by Sri.Prakash Nayak in favour of Sri.Luther Swarna, empowering the attorney to register the JDA is given for perusal.

The copy of Special Power of Attorney dated 28.01.2021 (doc no.205/2020-21) executed by Sri.Prakash Nayak in favour of Sri.Luther Swarna, empowering the attorney to register the cancellation of JDA is also given for perusa.

Subsequently, Sri.Prakash Nayak for a valuable consideration sold and conveyed portions of land in Sy no.182/2 measuring 14 ½ guntas + 11 guntas + 14 ½ guntas + 17 ½ guntas (totally measuring 1 acre 17 ½ guntas in favour of M/s Bhavani Enterprises rep by its authorised partner Sri.Prashant Raghunath Deshpande by virtue of Sale deed dated 16.03.2022 and registered as doc no.13463/2021-22, at the office of Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore.

The office of Asst. Commissioner, Bangalore South Sub-division, Bangalore has issued an Endorsement dated 05.12.2003 bearing no.LRF :37/2003-04 confirming that no case has been filed under Section 79A & B of KLR Act in respect of Sy no.182/2 measuring 4 acres of Kaggalipura Village.

The office of Tahsildar Bangalore South Taluk has issued a Nil tenancy Endorsement dated 04.10.2012 bearing no.LRD/NTC/CR/915/2012-13 in respect of Sy nos.179, 182/1 & 2 of Kaggalipura Village.

The copies of RTC/s for the period 1970-71 to 1979-80, 1975-76 to 1985-86, 1986-87 to 1989-90, 1990-91 to 1991-92, 1992-93 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, in respect of Sy no.182 and subsequent 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18 in respect of Sy no.182/2, Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants.

The copies of settlement akarbhandh, Hissa Survey Pakka book, Atlas, Hissa Survey tippani, original tippani and village map depict the shape of land, its phodi with sub number, extent and its assessment to tax, besides the existence of survey numbers in Kaggalipura Village.



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

Sl. No.	Period of E.C.	Nature & Nomenclature
1	Dated 22.03.2018 for the period 15.02.1957 to 31.03.1969	depicting the entries of Sale deed dated 24.04.1962 (doc no.476).
2	Dated 05.08.2006 for the period 01.04.1969 to 31.05.1989	depicting the entries of sale deed dated 12.08.1985 (doc no.1734) and relinquishment deed dated 11.05.1987 (doc no.977).
3	Dated 11.12.2006 for the period 01.06.1989 to 31.03.2005	depicting the entries of sale deed dated 11.12.2002 (doc no.16335).
4	Dated 31.10.2018 for the period 01.04.2004 to 27.10.2018.	depicting the entries of development agreements dated 22.10.2018 (doc nos.9590 & 9585), Rectification deed dated 29.08.2018 (doc no.6868), sale deeds dated 26.07.2018 (doc no.5324), 20.07.2018 (doc no.5078), discharge deed dated 11.07.2018 (doc no.4832), MOTD dated 02.04.2016 (doc no.43), Discharge deed dated 01.03.2016 (doc no.14121), Sale deeds dated 06.12.2014 (doc no.10958), 05.07.2013 (doc no.3937), MOTD/s dated 27.12.2011 (doc no.1904) & 23.06.2011 (doc no.2313), development agreement dated 31.03.2011 (doc no.9348), discharge deeds dated 21.05.2009 (doc no.16), 11.05.2009 (doc no.396), Sale deeds dated 21.01.2009 (doc no.5388), 21.01.2009 (doc no.5387), Gift deed dated 21.01.2009 (doc no.5389), exchange deed dated 24.10.2008 (doc no.3943), MOTD/s dated 28.06.2008 (doc no.48), 02.05.2008 (doc no.488), gift deed dated 23.01.2008 (doc no.5786), Sale deeds dated 31.05.2007 (doc



		nos.1311 & 1312) & sale deed dated 13.11.2006 (doc no.292410
5	Dated 20.06.2022 for the period 01.04.2018 to 20.06.2022	depicting the entries of Sale deed dated 16.03.2022 (doc no.13463), cancellation deed dated 16.03.2022 (doc no.13438), Development agreement dated 22.10.2018 (doc no.9590), Sale deed dated 26.07.2018 (doc no.5324),
6	Dated 27.02.2024 for the period 01.04.2004 to 15.02.2024	depicting the entries of cancellation deed dated 22.08.2022 (doc no.6585), Sale deed dated 16.03.2022 (doc no.13463), Cancellation deed dated 16.03.2022 (doc no.13438), Joint development agreements dated 22.10.2018 (doc no.9590 & 9585), Rectification deed dated 29.08.2018 (doc no.6868), Sale deed dated 26.07.2018 (doc no.5324) & 20.07.2018 (5078), DTD dated 02.04.2016 (doc no.43), Discharge deed/s dated 31.03.2016 (doc no.25) & 01.03.2016 (doc no.14121), DTD/s dated 27.12.2011 (doc no.1904) & 23.06.2011 (doc no.2313), Joint development agreement dated 31.03.2011 (doc no.9348), Discharge deed/s dated 21.05.2009 (doc no.16) & 11.05.2009 (doc no.396), Sale deed/s dated 21.01.2009 (doc no.5388) & 21.01.2009 (doc no.5387), gift deed dated 21.01.2009 (doc no.5389), exchange deed dated 24.10.2008 (doc no.3943), DTD/s dated 28.06.2008 (doc no.48) & 02.05.2008 (doc no.488), Gift deed dated 23.01.2008 (doc no.5786), sale deeds dated 31.05.2007 (2 nos.) and 13.11.2006 (doc no.1311, 1312 & 29241)

*[Handwritten signature]*



The owner M/s Bhavani Enterprises rep by its partners Smt.R.Deshapande, Sri.Prasad R. Deshpande rep by their GPA holder Sri.Prashant Deshpande has entered into a Development agreement dated 29.08.2023 (doc no.4653/2023-24). with M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal (presented by his SPA holder Sri.Surendra Kumar Bajaj) for the beneficial development of land in Sy nos.179, 182/1 & 182/2 measuring 5 acres 27.08 guntas of Kaggalipura Village under mutually beneficial terms. The parties to the agreement have agreed to the revenue in the ratio : 30% (to the owner) : 70 % (to the builder).

In furtherance to the said Development agreement, M/s Bhavani Enterprises rep by its partners Smt.R.Deshapande, Sri.Prasad R. Deshpande rep by their GPA holder Sri.Prashant Deshpande also executed a General Power of Attorney dated 29.08.2023 (doc no.285/2023-24) in favour of M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal (presented by his SPA holder Sri.Surendra Kumar Bajaj), empowering the attorney to do various acts, deeds and things with power of alienation of land under development.

The office of Kaggalipura Village Panchayath has issued Katha in form no.9 & 11A both dated 12.03.2024 in favour of M/s Bhavani Enterprises rep by its authorised signatory Prashanth Raghunath Deshpande in respect of V.P property no.1848/179 182/1 182/2, PID no.150200300100326063 measuring 19180.44 Sq. Mtrs.

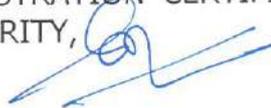
#### IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of subject property in favour of M/s Bhavani Enterprises rep by its partners Smt.R.Deshapande, Sri.Prasad R. Deshpande rep by their GPA holder Sri.Prashant Deshpande represented by its GPA holder M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal.

#### V OPINION:

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

1. LATEST TAX PAID RECEIPT
2. COPY OF APPROVED PLAN ISSUED BY COMPETENT PLANNING AUTHORITY,
3. FORM C RERA REGISTRATION CERTIFICATE ISSUED BY REAL ESTATE REGULATORY AUTHORITY,



We are of the opinion that the title of M/s Bhavani Enterprises rep by its partners Smt.R.Deshapande, Sri.Prasad R. Deshpande rep by their GPA holder Sri.Prashant Deshpande represented by its GPA holder M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal in respect of properties described at para-II supra is legally valid, clear and marketable.

NOTE :

1. ALL THE ORIGINAL DOCUMENTS OF TITLE HAVE BEEN VERIFIED BY SRI.SHIVAKUMAR 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.
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 G.S.Vishwanath & Co.,

Advocate

