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**TITLE DUE DILIGENCE REPORT OF LANDS BEARING SURVEY NO. 26/1A, 26/1B, 27/1, 27/2, 27/3A  
AND 27/3B**

**SITUATED AT**

**AVALAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE  
DISTRICT**

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DATED: June 25, 2024

**SAMVĀD:com**  
PARTNERS

Advocates

62/1 Palace Road, Vasanthnagar

Bangalore 560052

Tel.: +91.80.4268.6000

To,

**Century Projects Private Limited**

No. 3/1 Fourth floor, J P Techno Park,  
Millers Rd, Bengaluru, Karnataka 560052

**Re: Title Report in respect of the properties bearing Survey Nos.26/1A, 26/1B, 27/1, 27/2 and 27/3 totally measuring 3 acres and 11 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.**

**Part I: Description of Property:**

**Item 1:**

All that piece and parcel of land in Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:

East by : Survey No.27/1

West by : Highway Road

North by : Survey No.26/1B

South by : Private Property

**Item 2:**

All that piece and parcel of land in Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:

East by : Survey No. 27/2

West by : Highway Road

North by : Kodi Canal

South by : Private property belonging to Akkamma and Rajamma

**Item 3:**

All that piece and parcel of land in Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:

East by : Raj Canal

West by : Survey No. 26/1A

North by : Survey No. 27/2 and Survey No. 27/3

South by : Private Property

**Item 4:**

All that piece and parcel of land in Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:

East by : Survey No. 27/3

West by : Survey No. 26/1B

North by : Kodi Canal

South by : Property belonging to Akamma and Rajamma

**Item 5:**

All that piece and parcel of land in Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:

East by : Raja Canal

West by : Survey No. 27/2

North by : Kodi Canal

South by : Property belonging to Akamma and Rajamma

Item 1, Item 2, Item 3, Item 4 and Item 5 are collectively hereinafter referred to as the "**Schedule Properties**".

Schedule as per the Joint Development Agreement dated 13 June 2024:

All that piece and parcel of undeveloped residentially converted lands bearing survey No. 26/1A, 26/1B, 27/1, 27/2 and 27/3 totally admeasuring 2 Acres 36 Guntas (out of 3 Acres 11 Guntas of Larger Land), situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore and bounded as follows-

East by: Land bearing Survey No. 28 (Prestige Royal Gardens)

West by: Road

North by: Halla and Village Boundary of Singanayakanahalli

South by: Land bearing Survey No. 26/2 (Prestige Royal Gardens)

**Part II- Documents Examined**

We have been provided with photocopies of the following documents:

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
1.	29/08/1926	Mortgage Deed executed by Venkata the son of Balagai Dodda Muniga in favour of Hanumathanna the son of Thoti Chennappa with respect to the property bearing Survey No.26 admeasuring 1 acre and 7 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The Mortgage Deed has been registered as Document No.977, Book I, Volume No.65, Pages 324 to 329 in the Office of the Sub-Registrar, Bangalore Taluk.
2.	Date not clear	Record of rights extract issued with respect to the properties bearing Survey Nos.27 /1, 27/2 and 27/ 3.
3.	05/11/1952	Partition Deed executed between Maranna, Narayanappa and Nanjaiah <i>alias</i> Nanjappa the sons of Hanumanthappa with respect to various family properties including the properties bearing Survey Nos.26/1A (26 guntas), 26/1B (26 guntas), 27/1 (32 guntas), 27/2 (38 guntas) and 27/3 (9 guntas) situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The Partition Deed has been registered as Document No.4665/1952-53, Book I, Volume 1303, Pages 87 to 94 at the office of the Sub-registrar, Bangalore North Taluk.

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
4.	Date not clear	Index of Lands extract issued with respect to the properties bearing Survey Nos.27/1 admeasuring 32 guntas, 27/2 admeasuring 38 guntas and 27/3 admeasuring 9 guntas.
5.	15/10/2015	Endorsement bearing No. RK/CR/371/2015-16 issued by the Tahsildar, Bangalore North (Additional) Taluk, Bangalore with respect to the property bearing Survey No.27/1 situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
6.	25 April 2016	Endorsement bearing No. RK/CR/150/2016-17 issued by the Tahsildar, Bangalore North (Additional) Taluk, Bangalore with respect to the property bearing Survey Nos.26/1A, 26/1B, 27/1, 27/2 and 27/3 situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
7.	24/05/1955	Hissa Survey Tippani issued with respect to the property bearing Survey No.27/3 denoting the sub-division of the property as Survey Nos. 27/3A and 27/3B.
8.	03/09/2015	Endorsement bearing No. RK/CR/244/2015-16 depicting that the Record of Rights extracts bearing RR Nos.441, 578, 586 and 614 are in torn condition and that the mutation register extract bearing MR No.4/1952-53 is not available.
9.	Date not clear	Index of lands issued with respect to the properties bearing Survey No.26/1A admeasuring 26 guntas and Survey No.26/1B admeasuring 26 guntas.
10.	Date not clear	Record of Rights register extract bearing RR No.76.
11.	Date not clear	Record of Rights register extract bearing RR No.77.
12.	25/08/1989	Sale Deed executed by K. Nanjappa the son of late Hanumanthappa in favour of Sudabai Appachar Jagirdar with respect to the properties bearing Survey No.26/1B admeasuring 26 guntas, Survey No.27/2 admeasuring 38 guntas and Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.572/1989-90, Book I, Volume 14, Pages 187 to 193 at the office of the Sub-registrar Yelahanka.
13.	Date not clear	Mutation Register extract bearing M.R. No.7/1988-89 with respect to the properties bearing Survey No.26/1B admeasuring 26 guntas, Survey No.27/2 admeasuring 38 guntas and Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
14.	13/12/1989	Sale Deed executed by Akkamma the wife of late Ramaiah in favour of Sudabai Appachar Jagirdar with respect to the properties bearing Survey No.26/1A admeasuring 26 guntas and Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.1332/1989-90, Book I, Volume 31, Pages 75-80 at the office of the Sub-registrar Yelahanka.
15.	Date not clear	Mutation Register extract bearing M.R. No.6/1988-89 with respect to the properties bearing Survey No.26/1A admeasuring 26 guntas and Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
16.	25/07/2005	Genealogical tree of Raghavendra.
17.	11/12/1992	General Power of Attorney executed by Sudhabai Appacharya Jahagirdar in favour of her husband Dr. Raghavendra Rao with respect to the properties bearing Survey No.26/1B

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
		admeasuring 26 guntas, Survey No.27/2 admeasuring 38 guntas, Survey No.27/3 admeasuring 9 guntas, Survey No.26/1A admeasuring 26 guntas and Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The General Power of Attorney has been registered as Document No.255/1992-93, Book IV, Volume SF12, Pages 133 to 137 at the office of the Sub-registrar, Yelahanka.
18.	23/10/1997	Last Will and Testament executed by Sudha Bai <i>alias</i> Sudhabai Appacharya Jahagirdar the wife of Dr. Raghavendra Rao.
19.	14/08/2003	Last Will and Testament executed by Sudha Bai <i>alias</i> Sudhabai Appacharya Jahagirdar the wife of Dr. Raghavendra Rao.
20.	31/03/2005	Last Will and Testament of Dr. Raghavendra Rao.
21.	15/10/2004	Official Memorandum bearing No.A.L.N.CR.185/04-05 denoting the conversion of the properties bearing Survey No.26/1B, Survey No.27/2, Survey No.27/3, Survey No.26/1A and Survey No.27/1 situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk from agricultural to non-agricultural/residential purposes.
22.	19/11/2003	Death Certificate of Sudha Bai ( <i>alias</i> Sudhabai Appacharya Jahagirdar) issued by the Chief Registrar, Birth and Death, Government of Karnataka.
23.	02/06/2005	Death Certificate of Dr. Raghavendra Rao issued by the Chief Registrar, Birth and Death, Government of Karnataka.
24.	24/01/2019	Genealogical tree of Madhav R Badsheshi issued by the Deputy Tahsildar, Bengaluru North Taluk.
25.	19/07/2004	Mutation Register extract bearing M.R. No.57/2003-04 issued with respect to the properties bearing Survey No.26/1A admeasuring 26 guntas, Survey No.26/1B admeasuring 26 guntas, Survey No.27/1 admeasuring 32 guntas, Survey No.27/2 admeasuring 38 guntas and Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
26.	20/12/2007	Mutation Register extract bearing M.R. No.21/2007-08 issued with respect to the properties bearing Survey No.26/1A admeasuring 26 guntas, Survey No.26/1B admeasuring 26 guntas, Survey No.27/1 admeasuring 32 guntas, Survey No.27/2 admeasuring 38 guntas and Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
27.	10/08/2015	General Power of Attorney executed by Madhusudan Madhav Badsheshi son of Madhav R Badsheshi in favour of his father Madhav R Badsheshi in relation to the Schedule Properties.
28.	06/06/2016	Deed of Gift registered as Document No. 821/2016-17, in Book-I stored in CD No. GNRD120 executed by Madhav R Badsheshi in favour of his wife Megha M Badsheshi in relation to the Schedule Properties.
29.	30/05/2019	Deed of Cancellation of Gift Deed registered as Document No. 818/2019-20 in Book-I stored in CD No. GBRD25 cancelling the Gift Deed dated 06/06/2016 registered as Document No. 821/2016-17, in Book-I stored in CD No. GNRD120 executed by Madhav R Badsheshi in favour of his wife Megha M Badsheshi.

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
30.	30/05/2019	Joint Development Agreement registered as Document No. 819/2019-20 in Book-I stored in CD No. GNRD256 by and between Madhav R Badsheshi, Megha M Badsheshi, Maitreyee M Badsheshi and Madhusudhan M Badsheshi and Yusun Estates Private Limited in relation to the Schedule Properties.
31.	30/05/2019	Power of Attorney registered as Document No. 76/2019-20 in Book-IV stored in CD No. GNRD256 executed by Madhav R Badsheshi, Megha M Badsheshi, Maitreyee M Badsheshi and Madhusudhan M Badsheshi in favour of Yusun Estates Private Limited, represented by its Joint Managing Director Sanjay Shenoy in relation to the Schedule Properties
32.	21/11/2022	Memorandum of Understanding executed by and between M/s Century Joint Development Pvt. Limited and M/s Legacy Global Projects Private Limited and Yusun Estates Private Limited.
33.	25/05/2023	Partial Release Deed registered as Document No. 1408/2023-24 in Book-I stored in CD No. GNRD1276 executed amongst Vistra ITCL (INDIA) Limited and Legacy Global Projects Private Limited and Yusun Estates Private Limited in relation to the Schedule Properties.
34.	13/06/2024	Deed of Revocation (of POA dated 30/05/2019) registered as Document No. 3500/2024-25 in Book – I executed by Madhav R Badsheshi, Megha M Badsheshi, Maitreyee M Badsheshi and Madhusudhan M Badsheshi in favour of Yusun Estates Private Limited, represented by its authorized signatory C. Sanjay in relation to the Schedule Properties.
35.	13/06/2024	Deed of Termination (of JDA dated 30/05/2019) registered as Document No. 3499/2024-25 in Book – I executed by Madhav R Badsheshi, Megha M Badsheshi, Maitreyee M Badsheshi and Madhusudhan M Badsheshi in favour of Yusun Estates Private Limited, represented by its authorized signatory Sanjay C., in relation to the Schedule Properties.
36.	13/06/2024	Joint Development Agreement registered as Document No. 3501/2024-25 in Book – I executed by Madhav R Badsheshi HUF, Madhav R. Badsheshi, Megha M Badsheshi, Maitreyee M Badsheshi, Madhusudhan M Badsheshi and Varshitha M. Badsheshi in favour of Archway Realty LLP, represented by its Designated Partner Mahesh Prabhu in relation to the Schedule Properties.
37.	13/06/2024	General Power of Attorney registered as Document No. 204/2024-25 in Book – IV executed by Madhav R Badsheshi HUF, Madhav R. Badsheshi, Megha M Badsheshi, Maitreyee M Badsheshi, Madhusudhan M Badsheshi and Varshitha M. Badsheshi in favour of Archway Realty LLP, represented by its Designated Partner Mahesh Prabhu in relation to the Schedule Properties.
38.	23/04/2014	Endorsement issued by the Tahsildar, Bangalore North Taluk with respect to the properties bearing Survey Nos.26/1A, 26/1B, 27/I, 27/2 and 27/3 regarding non-availability of certain RTC extracts.
39.	25/04/2014	Endorsement bearing No. PTCL/(BNA)CR.192/2013-14 issued by the Assistant Commissioner in respect of the properties bearing Survey No.26/1B admeasuring 26 guntas, Survey No.27/2 admeasuring 38 guntas, Survey No.27/3 admeasuring 9 guntas, Survey No.26/1A admeasuring 26 guntas and Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
40.	26/04/2014	Endorsement bearing No. LRF[B.N.A]CR 18/2014-15 issued by the Special Tahsildar, Bangalore North Taluk with respect to the properties bearing Survey No.26/1B admeasuring 26 guntas, Survey No.27/2 admeasuring 38 guntas, Survey No.27/3 admeasuring 9 guntas, Survey No.26/1A admeasuring 26 guntas and Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
41.	26/11/2019	Endorsement bearing No. RD0038078105864 issued by the Special Tahsildar, Bangalore North Taluk with respect to the properties bearing Survey No.26/1A admeasuring 26 guntas and Survey No.26/1B measuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
42.	28/04/2014	Endorsement bearing No.L.R.F.CR:19/2013-14 issued by the Tahsildar, Bangalore North Taluk with respect to the properties bearing Survey No.26/1B admeasuring 26 guntas, Survey No.27/2, Survey No.27/3, Survey No.26/1A admeasuring 26 guntas and Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
43.	14/07/2014	Endorsement bearing No. Bangalore/ViBhuswa-2/799/2014-15 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board with respect to the properties bearing Survey Nos.26/1A, 26/1B, 27/1, 27/2 and 27/3 situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
44.	05/07/2014	Endorsement bearing No. KHB/ViBhuswa/Endorsement/81 /2014-15 issued by the Special Land Acquisition Officer, Karnataka Housing Board with respect to the properties situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk.
45.	27/12/1018	Non-availability Endorsement bearing No. RK/CR/43/2018-19 issued by the Tahsildar, Yelahanka Taluk to Puttaswamy in relation to Survey Nos. 26/1A, 26/1B, 27/1, 27/2 and 27/3 situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk.
46.	17/01/2012	Tax paid receipt issued by the Singanayakanahalli Village Panchayath for the year 2011-2012 with respect to the properties bearing khata No.476/441/26/1A, 26/1B, 27/1, 27/2 and 27/3.
47.	03/11/2012	Tax paid receipt issued by the Singanayakanahalli Village Panchayath for the year 2012-13 with respect to the properties bearing khata No.476/441 /26/1A, 26/18, 27/1, 27/2 and 27/3.
48.	30/04/2013	Tax paid receipt issued by the Singanayakanahalli Village Panchayath for the year 2013-14 with respect to the properties bearing khata No.476/411/26/1A, 26/18, 27/1, 27/2 and 27/3.
49.	30/10/2013	Tax paid receipt issued by the Singanayakanahalli Village Panchayath for the year 2013-14 with respect to the properties bearing khata No.476/441 /26/1, 26/2, 27/1, 27/2 and 27/3.
50.	22/04/2014	Karnataka Revision Settlement Akarband issued with respect to the properties bearing Survey Nos.26/1, 27/1, 27/2, 27/3A and 27/3B situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
51.	Date not clear	Village map of Avalahalli Village.

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
52.	30/05/2024	Building Sanction Letter bearing No. BDA/NM/AS/AA-2-TS-3/U/0/2024-25 issued by the BDA in relation to Survey Nos. 26/1, 27/1, 27/2, 27/3A and 27/3B measuring about 2 acres 36 guntas.
53.	30/05/2024	Site Plan in relation to Survey No. 26/1, 27/1, 27/2, 27/3A and 27/3B situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

**RTC extracts Survey No.26/1A:**

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
1.	Date not clear	RTC extract issued for the period 1988-89 to 1992-93 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
2.	Date not clear	RTC extract issued for the period 1993-94 to 1996-97 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
3.	Date not clear	RTC extract issued for the period 1997-98 to 1998-99 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
4.	Date not clear	RTC extract issued for the period 2001-2002 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
5.	Date not clear	RTC extract issued for the period 2002-2003 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
6.	Date not clear	RTC extract issued for the period 2003-2004 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
7.	Date not clear	RTC extract issued for the period 2004-2005 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
8.	Date not clear	RTC extract issued for the period 2005-2006 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
9.	Date not clear	RTC extract issued for the period 2006-2007 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
10.	Date not clear	R.TC extract issued for the period 2007-2008 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
11.	Date not clear	RTC extract issued for the period 2008-2009 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
12.	Date not clear	RTC extract issued for the period 2009-2010 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
13.	Date not clear	RTC extract issued for the period 2010-2011 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
14.	Date not clear	RTC extract issued for the period 2011-2012 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
15.	Date not clear	RTC extract issued for the period 2012-2013 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
16.	Date not clear	RTC extract issued for the period 2013-2014 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
17.	Date not clear	RTC extract issued for the period 2014-15 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
18.	Date not clear	RTC extract issued for the period 2015-2016 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
19.	Date not clear	RTC extract issued for the period 2016-2017 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
20.	Date not clear	RTC extract issued for the period 2017-2018 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
21.	Date not clear	RTC extract issued for the period 2018-2019 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
22.	Date not clear	RTC extract issued for the period 2019-2020 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
23.	Date not clear	RTC extract issued for the period 2020-2021 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
24.	Date not clear	RTC extract issued for the period 2021-2022 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
25.	Date not clear	RTC extract issued for the period 2022-2023 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

**RTC extracts Survey No.26/1B:**

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
1.	Date not clear	RTC extract issued for the period 1988-89 to 1992-93 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
2.	Date not clear	RTC extract issued for the period 1993-94 to 1996-97 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
3.	Date not clear	RTC extract issued for the period 1997-98 to 1998-99 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
4.	Date not clear	RTC extract issued for the period 2001-2002 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
5.	Date not clear	RTC extract issued for the period 2002-2003 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
6.	Date not clear	RTC extract issued for the period 2003-2004 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
7.	Date not clear	RTC extract issued for the period 2004-2005 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
8.	Date not clear	RTC extract issued for the period 2005-2006 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
9.	Date not clear	RTC extract issued for the period 2006-2007 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
10.	Date not clear	RTC extract issued for the period 2007-2008 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
11.	Date not clear	RTC extract issued for the period 2008-2009 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
12.	Date not clear	RTC extract issued for the period 2009-2010 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
13.	Date not clear	RTC extract issued for the period 2010-2011 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
14.	Date not clear	RTC extract issued for the period 2011-2012 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
15.	Date not clear	RTC extract issued for the period 2012-2013 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
16.	Date not clear	RTC extract issued for the period 2013-2014 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
17.	Date not clear	RTC extract issued for the period 2014-2015 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
18.	Date not clear	RTC extract issued for the period 2015-2016 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
19.	Date not clear	RTC extract issued for the period 2016-2017 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
20.	Date not clear	RTC extract issued for the period 2017-2018 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
21.	Date not clear	RTC extract issued for the period 2018-2019 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
22.	Date not clear	RTC extract issued for the period 2019-2020 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
23.	Date not clear	RTC extract issued for the period 2020-2021 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
24.	Date not clear	RTC extract issued for the period 2021-2022 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
25.	Date not clear	RTC extract issued for the period 2022-2023 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

#### RTC extracts Survey No.27 /1:

<b>Sl. No</b>	<b>Date</b>	<b>Description of Documents</b>
1.	Date not clear	RTC extract issued for the period 1988-89 to 1992-93 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
2.	Date not clear	RTC extract issued for the period 1993-94 to 1996-97 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
3.	Date not clear	RTC extract issued for the period 1997-98 to 1998-99 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
4.	Date not clear	RTC extract issued for the period 2001-2002 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
5.	Date not clear	RTC extract issued for the period 2002-2003 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
6.	Date not clear	RTC extract issued for the period 2003-2004 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

<b>Sl. No</b>	<b>Date</b>	<b>Description of Documents</b>
7.	Date not clear	RTC extract issued for the period 2004-2005 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
8.	Date not clear	RTC extract issued for the period 2005-2006 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
9.	Date not clear	RTC extract issued for the period 2006-2007 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
10.	Date not clear	RTC extract issued for the period 2007-2008 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
11.	Date not clear	RTC extract issued for the period 2008-2009 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli Bangalore North Taluk.
12.	Date not clear	RTC extract issued for the period 2009-2010 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
13.	Date not clear	RTC extract issued for the period 2010-2011 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
14.	Date not clear	RTC extract issued for the period 2011-2012 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
15.	Date not clear	RTC extract issued for the period 2012-2013 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
16.	Date not clear	RTC extract issued for the period 2013-2014 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
17.	Date not clear	RTC extract issued for the period 2014- 2015 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
18.	Date not clear	RTC extract issued for the period 2015-2016 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
19.	Date not clear	RTC extract issued for the period 2016-2017 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

<b>Sl. No</b>	<b>Date</b>	<b>Description of Documents</b>
20.	Date not clear	RTC extract issued for the period 2017-2018 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
21.	Date not clear	RTC extract issued for the period 2018-2019 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
22.	Date not clear	RTC extract issued for the period 2019-2020 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
23.	Date not clear	RTC extract issued for the period 2020-2021 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
24.	Date not clear	RTC extract issued for the period 2021-2022 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
25.	Date not clear	RTC extract issued for the period 2022-2023 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

**RTC extracts Survey No.27/2:**

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
1.	Date not clear	RTC extract issued for the period 1988-89 to 1992-93 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
2.	Date not clear	RTC extract issued for the period 1993-94 to 1996-97 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
3.	Date not clear	RTC extract issued for the period 1997-98 to 2000-2001 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
4.	Date not clear	RTC extract issued for the period 2001-2002 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
5.	Date not clear	RTC extract issued for the period 2002-2003 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
6.	Date not clear	RTC extract issued for the period 2003-2004 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
7.	Date not clear	RTC extract issued for the period 2004-2005 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli Bangalore North Taluk.
8.	Date not clear	RTC extract issued for the period 2005-2006 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
9.	Date not clear	RTC extract issued for the period 2006-2007 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
10.	Date not clear	RTC extract issued for the period 2007-2008 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
11.	Date not clear	RTC extract issued for the period 2008-2009 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
12.	Date not clear	RTC extract issued for the period 2009-2010 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
13.	Date not clear	RTC extract issued for the period 2010-2011 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
14.	Date not clear	RTC extract issued for the period 2011-2012 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
15.	Date not clear	RTC extract issued for the period 2012-2013 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
16.	Date not clear	RTC extract issued for the period 2013-2014 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
17.	Date not clear	RTC extract issued for the period 2014-2015 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
18.	Date not clear	RTC extract issued for the period 2015-2016 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
19.	Date not clear	RTC extract issued for the period 2016-2017 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
20.	Date not clear	RTC extract issued for the period 2017-2018 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
21.	Date not clear	RTC extract issued for the period 2018-2019 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
22.	Date not clear	RTC extract issued for the period 2019-2020 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
23.	Date not clear	RTC extract issued for the period 2020-2021 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
24.	Date not clear	RTC extract issued for the period 2021-2022 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
25.	Date not clear	RTC extract issued for the period 2022-2023 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

#### **RTC extracts Survey No.27/3:**

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
1.	Date not clear	RTC extract issued for the period 1988-89 to 1992-93 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
2.	Date not clear	RTC extract issued for the period 1993-94 to 1996-97 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
3.	Date not clear	RTC extract issued for the period 1997-98 to 2000-2001 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
4.	Date not clear	RTC extract issued for the period 2001-2002 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
5.	Date not clear	RTC extract issued for the period 2002-2003 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

<b>Sl. No.</b>	<b>Date</b>	<b>Description of Documents</b>
6.	Date not clear	RTC extract issued for the period 2003-2004 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
7.	Date not clear	RTC extract issued for the period 2005-2006 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
8.	Date not clear	RTC extract issued for the period 2006-2007 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
9.	Date not clear	RTC extract issued for the period 2007-2008 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli Bangalore North Taluk.
10.	Date not clear	RTC extract issued for the period 2008-2009 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli Bangalore North Taluk.
11.	Date not clear	RTC extract issued for the period 2009-2010 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli Bangalore North Taluk.
12.	Date not clear	RTC extract issued for the period 2010-2011 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
13.	Date not clear	RTC extract issued for the period 2012-2013 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
14.	Date not clear	RTC extract issued for the period 2013-2014 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
15.	Date not clear	RTC extract issued for the period 2014-2015 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
16.	Date not clear	RTC extract issued for the period 2015-2016 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
17.	Date not clear	RTC extract issued for the period 2016-2017 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
18.	Date not clear	RTC extract issued for the period 2017-2018 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

Sl. No.	Date	Description of Documents
19.	Date not clear	RTC extract issued for the period 2018-2019 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
20.	Date not clear	RTC extract issued for the period 2019-2020 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
21.	Date not clear	RTC extract issued for the period 2020-2021 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
22.	Date not clear	RTC extract issued for the period 2021-2022 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.
23.	Date not clear	RTC extract issued for the period 2022-2023 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

### **Part III: Analysis**

We have perused the Mortgage Deed dated 29/08/1926 executed by Venkata the son of Balagai Doddha Muniga in favour of Hanumanthanna the son of Thoti Chennappa with respect to the property bearing Survey No.26 admeasuring 1 acre and 7 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The Mortgage Deed has been registered as Document No.977, Book I, Volume No.65, Pages 324 to 329 in the Office of the Sub-Registrar, Bangalore Taluk. The document denotes that the aforementioned property was mortgaged for INR 150/- (Rupees One Hundred and Fifty only). The document denotes that Hanumantharayappa was the erstwhile owner of the property.

We have perused the Record of Rights extract issued in respect of the properties bearing Survey Nos.27/1, 27/2 and 27/3:

- (i) RR No.81 issued with respect to the property bearing Survey No.27/1 denotes the name of Maranna, the son of Hanumanthappa as the owner of the property. The document denotes that this is his ancestral property.
- (ii) RR No.82 issued with respect to the property bearing Survey No.27/2 depicts the name of Kempaiah, the son of Channappa as the owner of the property. The document further depicts that Maranna the son of Hanumanthappa is the cultivator of the land. The document denotes that on the occasion of Rama Nawami, Kempaiah constructed a "Choultry" on the land and that a registered Will was executed by Kempaiah. The document also states that Kempaiah is in possession of this property and that the Will is not available.
- (iii) RR No.83 issued with respect to the property bearing Survey No.27/3 denotes the name of Maranna, the son of Hanumanthappa as the owner of the property. The document denotes that this is his ancestral property.

We have perused the Partition Deed dated 05/11/1952 executed by and between Maranna, Narayanappa and Nanjaiah *alias* Nanjappa the sons of Hanumanthappa with respect to their various family properties including the properties bearing Survey Nos.26/1A (26 guntas), 26/1B (26 guntas), 27/1 (32 guntas), 27/2 (38 guntas) and 27/3 (9 guntas) situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The Partition Deed has been registered as Document No.4665/1952-53, Book I, Volume 1303, Pages 87 to 94 at the office of the Sub-registrar, Bangalore Taluk. On a perusal of this document, it appears that Narayanappa was adopted by Muthayappa the older brother of Hanumanthappa since he did not have any children. It appears that Kempaiah was the father of Hanumanthappa and had no other legal heirs apart from the said Hanumanthappa and Muthayappa. Therefore, the properties belonging to Kempaiah also devolved upon the said Maranna, Narayanappa and Nanjaiah *alias* Nanjappa. In terms of this partition deed:

- a. Maranna was allotted various properties including the properties bearing Survey No.27/1 admeasuring 32 guntas and Survey No.26/1A admeasuring 26 guntas; and
- b. Nanjaiah was allotted various properties including the properties bearing Survey No.26/1B admeasuring 26 guntas, Survey No.27/2 admeasuring 38 guntas and Survey No.27/3 admeasuring 9 guntas. The Partition Deed denotes that a "Choultry" was constructed on the property bearing Survey No.27/2 by Kempanna and that the ownership of the "Choultry" also vests with Nanjaiah.

We have perused the Index of Lands extract issued with respect to the properties bearing Survey Nos.27/1 admeasuring 32 guntas, 27/2 admeasuring 38 guntas and 27/3 admeasuring 9 guntas. The document denotes the name of Maranna, the son of Hanumanthappa as the owner of the property bearing Survey No.27/1 in terms of a partition which is also recorded in the Record of Rights register extract bearing RR No.81. The document depicts that the property bearing Survey No.27/1 has been mortgaged in favour of Putta Narasimha for an amount of INR 2,000 in terms of the Record of Rights extract bearing RR No.577. The name of Nanjaiah the son of Hanumanthappa is denoted as the owner of the property bearing Survey No.27/2 in terms of the Record of Rights register extract bearing RR No.82. The name of Kempaiah the son of Channappa has been denoted as the erstwhile owner of the property bearing Survey No.27/2. The name of Maranna has been denoted as the erstwhile owner of the property bearing Survey No.27/3 in terms of the Record of Rights register extract bearing RR No.83. Further the name of Nanjaiah, the son of Hanumanthappa has been denoted as the erstwhile owner of the property bearing Survey No.27/3A in terms of the Record of Rights register extract bearing RR No.585 and Maranna as the subsequent owner, in terms of the Record of Rights register extract bearing RR No.993. Nanjappa has been denoted as the owner of the property bearing Survey No.27/3B in terms of the Record of Rights register extract bearing RR No.994. On a perusal of the document, it appears that the property bearing Survey No.27/3 has been sub-divided into Survey No.27/3A admeasuring 5 guntas and Survey No.27/3B admeasuring 4 guntas.

We have perused an Endorsement bearing No. RK/CR/371/2015-16 dated 15/10/2015 issued by the Tahsildar, Bangalore North (Additional) Taluk, Bangalore with respect to the property bearing Survey No.27/1 situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The document depicts that the Record of Rights extracts bearing RR Nos.577, 585, 993 and 994 are not available.

We have perused an Endorsement bearing No. RK/CR/150/2016-17 dated 25 April 2016 issued by the Tahsildhar, Bangalore North (Additional) Taluk, Bangalore with respect to the property bearing Survey Nos. 26/1A, 26/1B, 27/1, 27/2 and 27/3 situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The document depicts that the Inheritance Certificate bearing IHC No.11/2003-04 is not available.

We have been provided with a copy of the Hissa Survey Tippani dated 24/05/1955 issued with respect to the property bearing Survey No.27/3 depicting the sub-division of the property as Survey No.27/3A denoting the name of Maranna the son of Hanumanthappa as the owner and Survey No.27/3B denoting the name of Nanjappa the son of Hanumanthappa as the owner. The total extent of land in Survey No.27/3 is 9 guntas. It appears that the brothers have entered into a partition as per Mutation Register extract bearing M.T. 4/1952-53 pursuant to which a hudson was done and the property *phodied*.

We have perused an Endorsement bearing No.RK/CR/244/2015-16 dated 03/09/2015 depicting that the Record of Rights extracts bearing RR Nos.441, 578, 586 and 614 are in torn condition. The said endorsement further depicts that the mutation register extract bearing MR No.4/1952-53 is not available.

We have perused the Index of Lands extract issued in respect of the property bearing Survey No.26/1A and Survey No.26/1B admeasuring 26 guntas each. The document depicts the name of Venkata, the son of Doddamuniya as the erstwhile owner of the composite property bearing Survey No.26/1 totally measuring 1 acre and 12 guntas ("**Composite Property**") in terms of the Record of Rights register extract bearing RR No.76 and the name of Hanumanthappa, the son of Channappa as the erstwhile owner in terms of the Record of Rights register extract bearing RR No.352. The name of Hanumantha, the son of Channappa is shown as the person having rights in terms of the Record of Rights register extract bearing RR No.77 and the name of Channappa, the son of Channathimme Gowda is shown as the person having rights to the Composite Property in terms of the Record of Rights register extract bearing RR No.383. The name of Chikkanna, the son of Hanumanthappa is shown as the owner of the Composite Property in terms of the Record of

Rights register extract bearing RR No.441. The name of Maranna, the son of Hanumanthappa is shown as the owner of the Composite Property in terms of the Record of Rights register extract bearing RR No.614. The document denotes the name of Maranna as the owner of the property bearing Survey No.26/1A in terms of the Record of Rights register extract bearing RR No.578 in terms of a partition and the name of Nanjappa as the owner of the property bearing Survey No.26/1B in terms of the Record of Rights register extract bearing RR No.586 in terms of a partition.

We have perused the Record of Rights extract bearing RR No.352. This document depicts the name of Hanumanthappa, the son of Channappa as the owner of the property bearing Survey No.26/1. The document denotes that Hanumanthappa acquired the property in terms of a sale from Venkata, the son of Dodda Muniya. This transaction appears to be the same as the Mortgage Deed dated 29/08/1926 executed by Venkata the son of Balagai Dodda Muniga in favour of Hanumathanna the son of Thoti Chennappa with respect to the property bearing Survey No.26 admeasuring 1 acre and 7 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk.

We have perused the Record of Rights register extract bearing RR No.76 depicting the name of Venkata, the son of Doddamuniya as the owner of the property bearing Survey No.26/1 having acquired title in terms of a sale deed executed in his favour by Nanjundappa, the son of Siddanna.

We have perused the Record of Rights register extract bearing RR No.77 depicting the name of Hanumantha, the son of Channappa as the owner of the property bearing Survey No.26/1. The document denotes that the property has been mortgaged in his favour for a sum of Rs.150 in terms of a document dated 25/10/1926 registered as Document No.977.

We have perused the Sale Deed dated 25/08/1989 executed by K. Nanjappa the son of late Hanumanthappa in favour of Sudabai Appachar Jagiradar with respect to the properties bearing Survey No.26/1B admeasuring 26 guntas, Survey No.27/2 admeasuring 38 guntas and Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.572/1989-90, Book I, Volume 14, Pages 187 to 193 at the office of the sub-registrar Yelahanka. The sale deed states that the said Nanjappa is alienating the property as he is in need of funds for his legal necessities such as repayment of bank debts, minor education and their welfare.

The family members of Nanjappa, namely Kamalamma, Ratnamma and Gouramma, the daughters of Nanjappa and Rajanna the son of Nanjappa have executed the sale deed as consenting witnesses. Akkamma the wife of Ramaiah also appears to have executed the sale deed as a consenting witness. It appears that Ramaiah is the son of Maranna. *In our view, there was no requirement of Akkamma to have been made a consenting witness to this sale deed. In terms of the Partition deed dated 05/11/1952, the shares of Nanjappa and Maranna were clearly demarcated. Therefore, neither Ramaiah nor any of his family members would have any right, title or interest to the properties owned by Nanjappa.*

We have perused the Mutation Register extract bearing M.R. No.7/1988-89 with respect to the properties bearing Survey No.26/1B admeasuring 26 guntas, Survey No.27/2 admeasuring 38 guntas and Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North-Taluk. The document denotes the transfer of khata in favour of Sudabai Appachar Jagiradar subsequent to a sale deed dated 25/08/1989 registered as Document No.572, executed by Nanjappa.

We have perused the Sale Deed dated 13/12/1989 executed by Akkamma the wife of late Ramaiah in favour of Sudabai Appachar Jagiradar with respect to the properties bearing Survey No.26/1A admeasuring 26 guntas and Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The Sale Deed has been registered as Document No.1332/1989-90, Book I, Volume 31, Pages 75-80 at the office of the Sub- registrar Yelahanka. The sale deed states that pursuant to the death of Maranna, his children Ramaiah and Krishnappa jointly acquired title to the property. Subsequently after the death of Ramaiah and Krishnappa, their successors namely Akkamma the wife of late Ramaiah and Rajamma the wife of late Krishnappa acquired interest to the said properties. The said Akkamma and Rajamma entered into a family settlement in the year 1989 in terms of which Rajamma has relinquished all her rights to the said properties, pursuant to which Akkamma who has no children, has been in possession of the said properties. Rajamma appears to have signed this sale deed as a witness.

We have perused the Mutation Register extract bearing M.R. No.6/1988-89 with respect to the properties bearing Survey No.26/1A admeasuring 26 guntas and Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka

Hobli, Bangalore North Taluk. The document denotes the transfer of khata in favour of Sudabai Appachar Jagirdar subsequent to a sale deed dated 13/12/1989 registered as Document No.1332, executed by Akkamma, the wife of Ramaiah.

We have perused the Genealogical tree of Raghavendra Rao dated 25/07/2005 denoting the details of his children and grandchildren. The document denotes the following details:

- a. Raghavendra (deceased) was married to Sudhabai (deceased) and had one son Madhav.
- b. Madhav is married to Megha and has two children Maitreyee and Madhusudan (both minors).

This Genealogical tree has been issued by the Village Accountant, Yelahanka Hobli, Bangalore North Taluk (Addl.).

We have perused the General Power of Attorney dated 11/12/1992 executed by Sudhabai Appacharya Jagirdhar in favour of her husband Dr. Raghavendra Rao with respect to the properties bearing Survey No.26/1B admeasuring 26 guntas, Survey No.27/2 admeasuring 38 guntas, Survey No.27/3 admeasuring 9 guntas, Survey No.26/1A admeasuring 26 guntas and Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The General Power of Attorney has been registered as Document No.255/1992-93, Book IV, Volume SF12, pages 133 to 137 at the office of the Sub-registrar, Yelahanka. The General Power of Attorney *inter alia* grants the following powers:

- a. To encumber the said properties in any manner and also more specifically to sell the properties and realise the sale consideration.
- b. To present before the Sub-registrar for executing any sale deed to any prospective buyers.

We have perused the Last Will and Testament dated 23/10/1997 executed by Sudha Bai *alias* Sudhabai Appacharya Jahagirdar the wife of Dr. Raghavendra Rao.

On a perusal of the document it appears that Sudhabai having purchased the properties bearing Survey No.26/1B, Survey No.27/2, Survey No.27/3, Survey No.26/1A and Survey No.27/1 situated Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk has bequeathed all her properties in favour of her son Madhav and in the event of his early demise, in favour of his wife Megha and their children.

We have perused the Last Will and Testament dated 14/08/2003 executed by Sudha Bai *alias* Sudhabai Appacharya Jahagirdar, the wife of Dr. Raghavendra Rao. On a perusal of the document, it appears that Sudhabai having purchased the properties bearing Survey No.26/1B admeasuring 26 guntas, Survey No.27/2 admeasuring 38 guntas, Survey No.27/3 admeasuring 9 guntas, Survey No.26/1A admeasuring 26 guntas and Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk has bequeathed all her properties in favour of her husband Dr. Raghavendra Rao. The property bearing Survey No.27/3 admeasuring 9 guntas does not form a part of this Will. However, this does not affect the title given that Madhav is the only child of Sudhabai and Raghavendra Rao and the property has been inherited by him pursuant to the death of Sudhabai and Raghavendra Rao.

We have perused the Last Will and Testament of Dr. Raghavendra Rao dated 31/03/2005. On a perusal of the document it appears that Dr. Raghavendra Rao has bequeathed all the property held by him including the properties bearing Survey No.26/1B, Survey No.27/2, Survey No.27/3, Survey No.26/1A and Survey No.27/1 totally admeasuring approximately 3.5 acres situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk in favour of the Hindu Undivided Family of Madhav R. Badsheshi, consisting of himself, Megha M. Badsheshi the wife of Madhav R. Badsheshi, Mythreye and Madhusudan (the minor children of Madhav R. Badsheshi).

We have perused the Official Memorandum dated 15/10/2004 bearing No.A.L.N.CR.185/04-05 denoting the conversion of the properties bearing Survey No.26/1B, Survey No.27/2, Survey No.27/3, Survey No.26/1A and Survey No.27/1 admeasuring 3 acres and 11 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North (Addl.) Taluk from agricultural to non-agricultural/ residential purposes. The boundaries of the composite property admeasuring 3 acres and 11 guntas as denoted in the conversion order are as follows:

East by : Survey No. 27;

West by : Road;

North by : Halla; and

South by : Survey No.26/2

We have perused the Death Certificate of Sudha Bai alias Sudhabai Appacharya Jahagirdar dated 19/11/2003 issued by the Chief Registrar Birth and Death, Government of Karnataka. The document denotes the date of her death as 13/11/2003.

We have perused the Death Certificate of Dr. Raghavendra Rao dated 02/06/2005 issued by the Chief Registrar, Birth and Death, Government of Karnataka. The document denotes the date of his death as 27/05/2005.

We have perused the Mutation Register extract bearing M.R. No.57/2003-04 dated 19/07/2004 issued with respect to the properties bearing Survey No.26/1A admeasuring 26 guntas, Survey No.26/1B admeasuring 26 guntas, Survey No.27/1 admeasuring 32 guntas, Survey No. 27/2 admeasuring 38 guntas and Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North (Addl.) Taluk. The document denotes the transfer of khata in favour of Raghavendra Rao subsequent to the death of Sudabai Appachar Jagirdar and pursuant to the inheritance proceedings extract bearing IHC 11/2003-04. We have not been provided with a copy of IHC 11/2003-04.

We have perused the Mutation Register extract bearing M.R. No.21/2007-08 dated 20/12/2007 issued with respect to the properties bearing Survey No.26/1A admeasuring 26 guntas, Survey No.26/1B admeasuring 26 guntas, Survey No.27/1 admeasuring 32 guntas, Survey No.27/2 admeasuring 38 guntas and Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North (Addi.) Taluk. The document denotes the conversion of the property in terms of the order bearing No. ALNSR(NA)185/04-05 and the name of the owner as Raghavendra Rao.

We have perused the Genealogical tree of Madhav R Badsheshi dated 24/01/2019 denoting the details of his wife and children. The document denotes the following details:

Madhav R Badsheshi is married to Megha M Badsheshi and they have two children, Maitreyee M. B. and Madhusudan M. Badsheshi.

This Genealogical Tree has been issued by the Deputy Tahsildar, Bengaluru North Taluk.

We have perused a Notarized General Power of Attorney dated 10/08/2015 executed by Madhusudan Madhav Badsheshi son of Madhav R. Badsheshi in favour of his father Madhav R. Badsheshi in relation to the Schedule Properties, authorising him *inter alia* to do the following:

- To enter into joint development agreement/ sale agreement, to appear, admit execution, convey, sell, to draw, sign, execute, transfer or any deed of conveyance/joint development in respect of the Schedule Properties;
- To appear, admit execution, present any document of joint development/conveyance for registration in respect of the Schedule Properties;
- To appear before the concerned sub-registrar and admit execution and receipt of full consideration;
- To put the purchaser/builder in possession of the property as and when the entire or part of the Schedule Property is sold;
- To further delegate any of these powers to any person as my attorney may deem fit, authorizing such person/s to do and make all acts and things which the attorney is authorized to do under these presents except the power of sub-delegation.

We have perused a registered Deed of Gift dated 06/06/2016 registered as Document No. 821/2016-17, in Book-I stored in CD No. GNRD120 executed by Madhav R. Badsheshi in favour of his wife Megha M. Badsheshi gifting her a 50%

undivided right, title and interest in the Schedule Properties. However, this gift of the Schedule Properties was subsequently cancelled by mutual agreement between Madhav R. Badsheshi and his wife Megha M. Badsheshi i.e., the Donee of the Schedule Properties, in terms of a Deed of Cancellation of Gift Deed dated 30/05/2019, registered as Document No.818/2019-20 in Book-I stored in CD No. GBRD25.

We have perused the Joint Development Agreement dated 30/05/2019 registered as Document No. 819/2019-20 in Book-I stored in CD No. GNRD256 (“**JDA**”) executed by and between Madhav R. Badsheshi, Megha M. Badsheshi, Maitreyee M. Badsheshi and Madhusudhan M. Badsheshi (“**Landowners**”) and Yusun Estates Private Limited (“**YEPL**”) in relation to a portion measuring 2 acres 36 guntas from and out of the Schedule Properties (“**JDA Extent**”) for the development of the JDA Extent into a multi-storied residential complex (“**Project**”). As per the terms of the JDA, the Landowners are entitled to 30% of the saleable area, proportionate undivided share in the JDA Extent, proportionate car parks and common areas and YEPL is entitled to the remaining 70% of the saleable area, proportionate undivided share in the JDA Extent, proportionate car parks and common areas.

Simultaneous to the execution of the JDA, the Landowners have authorized YEPL, in terms of the General Power of Attorney dated 30/05/2019 registered as Document No. 76/2019-20 in Book-IV stored in CD No. GNRD256, *inter alia* to do all acts, deeds and things as may be required for the development of the Project.

We have perused a Memorandum of Understanding dated 21/11/2022 executed by and between M/s Century Joint Developments Private Limited (“**Century**”), M/s Legacy Global Projects Private Limited (“**Legacy**”) and YEPL (“**MoU**”), since YEPL was unable to execute the Project and therefore requested Century to take over the Project from YEPL. The salient terms of the MoU are set out below –

- (i) Legacy / YEPL agree to assign their rights in the JDA with the Landowners, in favour of Century and Century will pay to Legacy a sum of INR 5,00,00,000/- (Rupees Five Crores only) towards reimbursement of deposits and other expenses incurred by Legacy till date, towards the JDA. Accordingly, Century has paid INR 1,00,00,000/- (Rupees One Crore) towards part fulfillment of this MoU and has agreed to pay the remaining amount in multiple installments as set out in the MoU.
- (ii) Legacy / YEPL has handed over all the original documents pertaining to their joint development with the Landowner to Century and has further assigned all their rights and interests in the Project to Century from the date of execution of the MoU.
- (iii) Century shall get a share of 70% of the Super Built-Up Area (SBUA) in the Project and 30% of SBUA would be handover to the Landowners / Legacy / YEPL.
- (iv) Legacy / YEPL undertake to (i) execute a fresh Joint Development Agreement or any other document/s as may be required by Century, in favour of Century or its nominee/s and (ii) enter into a separate marketing and sales agreement with the Landowners to sell their share of the SBUA and Legacy/Yusun will have no objection towards the same.

We have perused a Partial Release Deed dated 25/05/2023 registered as Document No. 1408/2023-24 in Book-I stored in CD No. GNRD1276 executed amongst by Vistra ITCL (INDIA) Limited and Legacy and YEPL in relation to the multiple apartment units in the apartment building constructed on the Schedule Properties. We have perused a Deed of Revocation dated 13/06/2024 registered as Document No. 3500/2024-25 in Book – I executed by the Landowners in favour of YEPL which denotes the revocation of the General Power of Attorney dated 30/05/2019 in relation to the Schedule Properties.

We have perused a Deed of Termination dated 13/06/2024 registered as Document No. 3499/2024-25 in Book – I executed by Landowners in favour of YEPL to terminate the JDA dated 30/05/2019 in relation to the Schedule Properties.

We have perused a Joint Development Agreement dated 13/06/2024 registered as Document No. 3501/2024-25 in Book – I executed by Madhav R Badsheshi HUF, Madhav R. Badsheshi, Megha M Badsheshi, Maitreyee M Badsheshi, Madhusudhan M Badsheshi and Varshitha M. Badsheshi in favour of Archway Realty LLP, represented by its

Designated Partner Mahesh Prabhu in relation to the Schedule Properties. The said Madhav R Badsheshi HUF, Madhav R. Badsheshi, Megha M Badsheshi, Maitreyee M Badsheshi, Madhusudhan M Badsheshi and Varshitha M. Badsheshi are entitled to a thirty percent (30%) of the total super built up area of the development, car parking and common areas and proportionate undivided share of land in the Schedule Properties, with Archway Realty LLP being entitled to the remainder of the total super built up area of the development, car parking and common areas and proportionate undivided share of land in the Schedule Properties.

We have perused a General Power of Attorney dated 13/06/2024 registered as Document No. 204/2024-25 in Book – IV executed by Madhav R Badsheshi HUF, Madhav R. Badsheshi, Megha M Badsheshi, Maitreyee M Badsheshi, Madhusudhan M Badsheshi and Varshitha M. Badsheshi in favour of Archway Realty LLP, represented by its Designated Partner Mahesh Prabhu in relation to the Schedule Properties. The General Power of Attorney *inter alia* permits Archway Realty LLP to convey the developer's share of built-up area along with proportionate undivided right, title and interest in the Schedule Properties in favour of third parties.

We have perused an Endorsement dated 23/04/2014 issued by the Tahsildar, Bangalore North (Addl.) Taluk with respect to the properties bearing Survey Nos.26/1A, 26/1B, 27/1, 27/2 and 27/3. The document denotes the non-availability of the RTCs for the period 1968 to 1987-88.

We have perused an Endorsement dated 25/04/2014 bearing No. PTCL/(BNA)CR.192/2013-14 issued by the Assistant Commissioner in respect of the properties bearing Survey No.26/1B admeasuring 26 guntas, Survey No.27/2 admeasuring 38 guntas, Survey No.27/3 admeasuring 9 guntas, Survey No.26/1A admeasuring 26 guntas and Survey No.27/1 admeasuring 32 guntas totally measuring 3 acres and 11 guntas, situated at Avalahalli Village, Yelahanka Hobli, Bangalore North (Addl.) Taluk. The document denotes that there are no proceedings initiated or pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the said properties.

We have perused an Endorsement dated 26/04/2014 bearing No. LRF[B.N.A]CR 18/2014-15 issued by the Special Tahsildar, Bangalore North Taluk with respect to the properties bearing Survey No.26/1B admeasuring 26 guntas, Survey No.27/2 admeasuring 38 guntas, Survey No.27/3 admeasuring 9 guntas, Survey No.26/1A admeasuring 26 guntas and Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The document depicts that there are no proceedings initiated or pending under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to the aforementioned properties.

We have perused an Endorsement dated 26/11/2019 bearing No. RD0038078105864 issued by the Special Tahsildar, Bangalore North Taluk with respect to the properties bearing Survey No.26/1A admeasuring 26 guntas and Survey No. 26/1B measuring 26 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The document depicts that there are no proceedings initiated or pending under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to the aforementioned properties.

We have perused an Endorsement dated 28/04/2014 bearing No.L.R.F.CR:19/2013-14 issued by the Tahsildar, Bangalore North (Addl.) Taluk with respect to the properties bearing Survey No.26/1B admeasuring 26 guntas, Survey No.27/2, Survey No.27/3, Survey No.26/1A admeasuring 26 guntas and Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The document depicts that there are no tenancy claim applications filed under Section 48(A) of the Karnataka Land Reforms Act, 1961 in respect of the said properties.

We have perused the Endorsement dated 14/07/2014 bearing No. Bangalore/ViBhuswa- 2/799/2014-15 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board with respect to the properties bearing Survey Nos.26/1A, 26/1B, 27/1, 27/2 and 27/3 situated at Avalahalli Village, Yelahanka Hobli, Bangalore North (Addl.) Taluk. The document denotes that the aforementioned properties are not part of the acquisition proceedings under the Notification dated 10/11/2008 bearing No.CI 177 SPQ 2006.

We have perused the Endorsement dated 05/07/2014 bearing No. KHB/ViBhuswa/ Endorsement/81/2014-15 issued by the Special Land Acquisition Officer, Karnataka Housing Board (“KHB”) with respect to the properties bearing Survey Nos. 26 and 27 situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes that the aforementioned properties are not part of any acquisition proceedings by KHB.

We have perused the Non-availability Endorsement dated 27/12/2018 bearing No. RK/CR/43/2018-19 issued by the Tahsildar, Yelahanka Taluk to Puttaswamy stating that the RTCs for the period 1999 to 2000 in relation to Survey Nos. 26/1A, 26/1B, 27/1, 27/2 and 27/3 situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk are not available in their records.

We have perused the tax paid receipt dated 17/01/2012 issued by the Singanayakanahalli Village Panchayath for the year 2011-2012 with respect to the properties bearing khata No.476/441/26/1A, 26/1B, 27/1, 27/2 and 27/3. The document denotes payment of Rs.86,019 as taxes by Madhav R. Badaseshi.

We have perused the tax paid receipt dated 03/11/2012 issued by the Singanayakanahalli Village Panchayath for the year 2012-13 with respect to the properties bearing khata No.476/441/26/1A, 26/1B, 27/1, 27/2 and 27/3. The document denotes payment of Rs.43,010 as taxes by Madhav R. Badaseshi.

We have perused the tax paid receipt dated 30/04/2013 issued by the Singanayakanahalli Village Panchayath for the year 2013-14 with respect to the properties bearing khata No.476/411/26/1A, 26/1B, 27/1, 27/2 and 27/3. The document denotes payment of Rs.43,010 as taxes by Madhav R. Badaseshi. There appears to be a mistake in the denotation of the Khata number.

We have perused the tax paid receipt dated 30/10/2013 issued by the Singanayakanahalli Village Panchayath for the year 2013-14 with respect to the properties bearing khata No.476/441/26/1, 26/2, 27/1, 27/2 and 27/3. The document denotes payment of Rs.43,010 as taxes by Madhav R. Badaseshi.

We have perused the Karnataka Revision Settlement Akarband issued with respect to the properties bearing Survey Nos.26/1, 27/1, 27/2, 27/3A and 27/3B situated at Avalahalli Village, Yelahanka Hobli, Bangalore North (Addl.) Taluk. The document denotes the extents as follows:

Survey No.26/1 admeasuring 1 acre and 12 guntas;

Survey No.27/1 admeasuring 32 guntas;

Survey No.27/2 admeasuring 38 guntas;

Survey No.27/3A admeasuring 5 guntas; and

Survey No.27/3B admeasuring 4 guntas.

We have perused the Village map of Avalahalli village denoting that the properties bearing Survey Nos.26 and 27 form a part of Avalahalli Village.

#### **Part IV: Revenue Documents:**

We have perused the following RTC extracts:

a. **RTC extracts pertaining to Survey No.26/1A:**

- i. RTC extract issued for the period 1988-89 to 1992-93 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the names of Maranna, the son of Hanumantharayappa and Akkamma, the wife of Ramaiah as the erstwhile owners of the property and the name of Sudhabai Appachar Jagirdar as the owner of the property in terms of the mutation register extract bearing M.R. No.6/1988- 89.
- ii. RTC extracts issued for the periods 1993-94 to 1996-97, 1997-98 to 1998-99, 2001-2002 and 2002-2003 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Sudhabai Appachar Jagirdar as the owner of the property in terms of the mutation register extract bearing M.R. No.6/1988-89.
- iii. RTC extracts issued for the periods 2003-2004, 2004-2005, 2005-2006, 2006-2007 and 2007-2008 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka

Taluk, Bangalore North (Addl.) Taluk. The document denotes the name of Raghavendra Rao as the owner of the property in terms of the mutation register extract bearing M.R. No.57 /2003-04.

iv. RTC extracts issued for the periods 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012- 2013, 2013-2014, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-2022 and 2022-2023 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Raghavendra Rao as the owner of the property in terms of the mutation register extract bearing M.R. No.21/2007-08.

**b. RTC extracts pertaining to Survey No.26/1B:**

- i. RTC extract issued for the period 1988-89 to 1992-93 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the names of Nanjappa the son of Hanumanthappa as the erstwhile owner of the property and the name of Sudhabai Appachar Jagirdar as the owner of the property in terms of the mutation register extract bearing M.R. No.7/1988-89.
- ii. RTC extract issued for the periods 1993-94 to 1996-97, 1997-98 to 1998-99, 2001-2002 and 2002-2003 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Sudhabai Appachar Jagirdar as the owner of the property in terms of the mutation register extract bearing M.R. No.7/1988-89.
- iii. RTC extract issued for the periods 2003-2004 and 2004-2005 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Raghavendra Rao as the owner of the property in terms of the mutation register extract bearing M.R. No.7/1988-89.
- iv. RTC extract issued for the periods 2005-2006, 2006-2007 and 2007-2008 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Raghavendra Rao as the owner of the property in terms of the mutation register extract bearing M.R. No.57/2003-04.
- v. RTC extract issued for the periods 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012- 2013, 2013-2014, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, and 2022-23 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Raghavendra Rao as the owner of the property in terms of the mutation register extract bearing M.R. No.21/2007-08.

**c. RTC extracts pertaining to Survey No.27 /1:**

- i. RTC extract issued for the period 1988-89 to 1992-93 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the names of Maranna and Akkamma, the wife of Ramaiah as the erstwhile owners of the property and the name of Sudhabai Appachar Jagirdar as the owner of the property in terms of the mutation register extract bearing M.R. No.6/1988-89.
- ii. RTC extracts issued for the periods 1993-94 to 1996-97, 1997-98 to 1998-99, 2001-2002, 2002-2003 and 2003-2004 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Sudhabai Appachar Jagirdar as the owner of the property in terms of the mutation register extract bearing M.R. No.6/1988-89.
- iii. RTC extracts issued for the periods 2004-2005, 2005-2006, 2006-2007 and 2007-2008 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Raghavendra Rao as the owner of the property in terms of the mutation register extract bearing M.R. No.57/2003-2004.

iv. RTC extracts issued for the periods 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22 and 2022-23 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Raghavendra Rao as the owner of the property in terms of the mutation register extract bearing M.R. No.21/2007-08.

**d. RTC extracts pertaining to Survey No.27/2:**

- i. RTC extract issued for the period 1988-89 to 1992-93 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Nanjaya as the erstwhile owner of the property and the name of Sudhabai Appachar Jagirdar as the owner of the property in terms of the mutation register extract bearing M.R. No.7/1988- 89.
- ii. RTC extracts issued for the periods 1993-94 to 1996-97, 1997-98 to 2000-2001, 2001-2002, 2002-2003 and 2003-2004 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Sudhabai Appachar Jagirdar as the owner of the property in terms of the mutation register extract bearing M.R. No.7/1988-89.
- iii. RTC extracts issued for the periods 2004-2005, 2005-2006, 2006-2007 and 2007-2008 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Raghavendra Rao as the owner of the property in terms of the mutation register extract bearing M.R. No.57/2003-04.
- iv. RTC extracts issued for the periods 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-2021, 2021-2022 and 2022-23 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Raghavendra Rao as the owner of the property in terms of the mutation register extract bearing M.R. No.21/2007-08.

**e. RTC extracts pertaining to Survey No.27/3:**

- i. RTC extract issued for the period 1988-89 to 1992-93 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Nanjaiah, the son of Hanumanthayya as the erstwhile owner of the property and the name of Sudhabai Appachar Jagirdar as the owner of the property in terms of the mutation register extract bearing M.R. No.7/1988-89.
- ii. RTC extracts issued for the periods 1993-94 to 1996-97, 1997-98 to 2000-2001, 2001-2002, 2002-2003 and 2003-2004 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Sudhabai Appachar Jagirdar as the owner of the property in terms of the mutation register extract bearing M.R. No.7/1988-89.
- iii. RTC extracts issued for the periods 2005-2006, 2006-2007 and 2007-2008 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Raghavendra Rao as the owner of the property in terms of the mutation register extract bearing M.R. No.57/2003-04.
- iv. RTC extracts issued for the periods 2008-2009, 2009-2010, 2010-2011, 2012-2013 and 2013-2014, 2014-2015, 2015-16, 2016-17 2017-18, 2018-19, 2019-20, 2020-21, 2021-22 and 2022-23 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas situated at Avalahalli Village, Yelahanka Taluk, Bangalore North Taluk. The document denotes the name of Raghavendra Rao as the owner of the property in terms of the mutation register extract bearing M.R. No.21/2007-08.

**Part V: Encumbrances**

We have perused copies of the following encumbrance certificates:

### **Survey Nos. 26 and 26/1:**

1. Encumbrance Certificate dated 03/06/2014 issued for the period 01/07/1924 to 31/03/1940 with respect to the property bearing Survey No.26 admeasuring 1 acre and 7 guntas. The document denotes the Mortgage Deed dated 25/10/1926 executed by Venkata in favour of Hanumanthanna and registered as Document No.977, Volume 65, Pages 324-325.
2. Encumbrance Certificate dated 26/05/2014 issued for the period 01/04/1940 to 31/05/1989 with respect to the property bearing Survey No.26/1 admeasuring 26 guntas. The document denotes a partition deed dated 05/11/1952 executed by and between Maranna, Narayanappa and Nanjaiah and registered as Document No.4665, Volume 1303, Pages 87 to 94.

### **Survey No. 26/1A:**

1. Encumbrance Certificate dated 22/04/2014 issued for the period 01/06/1989 to 31/03/2004 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas. The document denotes a sale deed dated 13/12/1989 executed by Akkamma in favour of Sudabai Appachar Jagirdar and registered as Document No.1332, Volume 31, Pages 75 to 80.
2. Encumbrance Certificate dated 22/04/2014 issued for the period 01/04/2004 to 20/04/2014 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas denoting 'nil' encumbrances during this period.
3. Encumbrance Certificate dated 02/07/2015 issued for the period from 1 April 2014 to 30/06/2015 with respect to the property bearing Survey No.26/1A guntas. The document denotes 'nil' encumbrances during this period.
4. Encumbrance Certificate dated 06/10/2015 issued for the period 01/07/2015 to 04/10/2015 with respect to the property bearing Survey No.26/1A admeasuring 26 guntas denoting 'nil' encumbrances during this period.

### **Survey No. 26/1A:**

1. Encumbrance Certificate dated 22/04/2014 issued for the period 01/06/1989 to 31/03/2004 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas. The document denotes a sale deed dated 25/08/1989 executed by Nanjappa in favour of Sudabai Appachar Jagirdar and registered as Document No.572, Volume14, Pages 187-193.
2. Encumbrance Certificate dated 22/04/2011 issued for the period 01/04/2004 to 20/04/2014 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas denoting 'nil' encumbrances during this period.
3. Encumbrance Certificate dated 02/07/2015 issued for the period 01/04/2014 to 30/06/2015 with respect to the property bearing Survey No.26/1B admeasuring 26 guntas. The document denotes 'nil' encumbrances during this period.
4. Encumbrance Certificate dated 05/10/2012 issued for the period 01/07/2015 to 30/09/2015 with respect to the property bearing Survey No. 26/1B admeasuring 26 guntas. The document denotes 'nil' encumbrances during this period.

### **Survey No. 27/1:**

1. Encumbrance Certificate dated 12/06/2014 issued for the period 01/07/1924 to 31/03/1940 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas. The document denotes 'nil' encumbrances during this period.
2. Encumbrance Certificate dated 26/05/2014 issued for the period 01/04/1940 to 31/05/1989 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas. The document denotes a partition deed dated 05/11/1952 executed by and between Maranna, Narayanappa and Nanjaiah and registered as Document No.4665, Volume 1303, Pages 87 to 94.

3. Encumbrance Certificate dated 26/05/2014 issued for the period 01/06/1989 to 31/03/2004 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas. The document denotes a sale deed dated 13/12/1989 executed by Akkamma in favour of Sudabai Appachar Jagirdar and registered as Document No.1332, Volume 31, Pages 75 to 80.
4. Encumbrance Certificate dated 22/04/2014 issued for the period 01/04/2004 to 20/04/2014 with respect to the property bearing Survey No.27/1 admeasuring 32 guntas. The document denotes 'nil' encumbrances during this period.
5. Encumbrance Certificate dated 02/07/2014 issued for the period 01/04/2014 to 30/06/2015 with respect to the property bearing Survey No. 27/1 admeasuring 32 guntas. The document denotes 'nil' encumbrances during this period.
6. Encumbrance Certificate dated 06/10/2015 issued for the period 01/07/2015 to 30/09/2015 with respect to the property bearing Survey No. 27/1 admeasuring 32 guntas. The document denotes 'nil' encumbrances during this period.

#### **Survey No. 27/2:**

1. Encumbrance Certificate dated 12/06/2014 issued for the period 01/07/1924 to 31/03/1940 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas. The document denotes 'nil' encumbrances during this period.
2. Encumbrance Certificate dated 26/05/2014 issued for the period 01/04/1940 to 31/05/1989 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas. The document denotes a partition deed dated 05/11/1952 executed by and between Maranna, Narayanappa and Nanjaiah and registered as Document No.4665, Volume 1303, Pages 87 to 94.
3. Encumbrance Certificate dated 22/04/2014 issued for the period 01/06/1989 to 31/03/2004 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas. The document denotes a sale deed dated 25/08/1989 executed by Nanjappa in favour of Sudabai Appachar Jagirdar and registered as Document No.572, Volume 14, Pages 187-193.
4. Encumbrance Certificate dated 21/04/2014 issued for the period 01/04/2004 to 20/04/2014 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas. The document denotes 'nil' encumbrances during this period.
5. Encumbrance Certificate dated 07/07/2015 issued for the period 01/04/2014 to 30/06/2015 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas. The document denotes 'nil' encumbrances during this period.
6. Encumbrance Certificate dated 06/10/2015 issued for the period 01/07/2015 to 30/09/2015 with respect to the property bearing Survey No.27/2 admeasuring 38 guntas. The document denotes 'nil' encumbrances during this period.

#### **Survey No. 27/3:**

1. Encumbrance Certificate dated 12/06/2014 issued for the period 01/07/1924 to 31/03/1940 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas. The document denotes 'nil' encumbrances during this period.
2. Encumbrance Certificate dated 26/05/2014 issued for the period 01/04/1940 to 31/05/1989 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas. The document denotes a partition deed dated 05/11/1952 executed by Maranna, Narayanappa and Nanjaiah and registered as Document No.4665, Volume 1303, Pages 87 to 94.

3. Encumbrance Certificate dated 22/04/2014 issued for the period 01/06/1989 to 31/03/2004 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas. The document denotes a sale deed dated 25/08/1989 executed by Nanjappa in favour of Sudabai Appachar Jagirdar and registered as Document No.572, Volume14, Pages 187- 193.
4. Encumbrance Certificate dated 22/04/2014 issued for the period 01/04/2004 to 20/04/2014 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas. The document denotes 'nil' encumbrances during this period.
5. Encumbrance Certificate dated 02/07/2015 issued for the period 01/04/2014 to 30/06/2015 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas. The document denotes 'nil' encumbrances during this period.
6. Encumbrance Certificate dated 06/10/2015 issued for the period 01/07/2015 to 30/09/2015 with respect to the property bearing Survey No.27/3 admeasuring 9 guntas. The document denotes 'nil' encumbrances during this period.

#### **Consolidated EC:**

1. Encumbrance Certificate dated 11/03/2019 issued for the period 01/04/2004 to 10/03/2019 with respect to the property bearing Survey Nos.26/1A, 26/1B, 27/1, 27/2 and 27/3 admeasuring 3 acres 11 guntas. The document denotes a Gift Deed dated 06/06/2016 executed by Madhav R. Badsheshi in favour of Megha M. Badsheshi registered as Document No. 821/2016-17 stored in CD No. GNRD120.
2. Encumbrance Certificate dated 26/06/2019 issued for the period 01/04/2018 to 25/06/2019 with respect to the property bearing Survey Nos. 26/1A, 26/1B, 27/1, 27/2 and 27/3 admeasuring 3 acres 11 guntas. The document denotes the following transactions:
  - Joint Development Agreement dated 30/05/2019 executed by and between Madhav R. Badsheshi and others i.e., the Landowners and YEPL, registered as Document No. 819/2019-20 stored in CD No. GNRD256.
  - Deed of Cancellation dated 30/05/2019 executed by Megha M. Badsheshi in favour of Madhav R. Badsheshi, registered as Document No. 818/2019-20 stored in CD No. GNRD256.
3. Encumbrance Certificate dated 07/12/2022 issued for the period 01/01/2019 to 11/07/2022 with respect to the property bearing Survey Nos. 26/1A, 26/1B, 27/1, 27/2 and 27/3 admeasuring 3 acres 11 guntas. The document denotes the following transactions:
  - Mortgage by Deposit of Title Deeds dated 29/08/2019 executed by YEPL in favour of Vistra ITCL (India) Limited, registered as Document No. 2345/2019-20, stored in CD No. GNRD328.
  - Joint Development Agreement dated 30/05/2019 executed by and between Madhav R and others i.e., the Landowners and YEPL, registered as Document No. 819/2019-20 stored in CD No. GNRD256.
  - Deed of Cancellation dated 30/05/2019 executed by Megha M Badsheshi in favour of Madhav R. Badsheshi, registered as Document No. 818/2019-20 stored in CD No. GNRD256.

#### **Statutory Approvals:**

1. We have examined the Building Sanction Letter dated 30/05/2024 bearing No. BDA/NM/AS/AA-2-TS-3/U/0/2024-25 issued by the BDA to Madhav Badsheshi for construction of a residential building consisting of 3 Basements + Ground floor + 18 Upper floors plus terrace floor consisting of 247 residential units (amenities included in the ground and first floor) to be constructed on Survey Nos. 26/1, 27/1, 27/2, 27/3A, 27/3B measuring about 2 acres 36 guntas. This sanction is valid from 30/05/2024 to 29/05/2026.

2. We have examined the Site Plan dated 30/05/2024 approved by the BDA in relation to the Schedule Properties. This is valid for the period from 30/05/2024 to 29/05/2026. The total extent available for development is 2 acres 36 guntas since 15 guntas has been set aside for road widening. The plan also denotes the location of the Nala abutting the property and the extent of buffer zone to be maintained at the time of development. The Site Plan denotes the sanction of 3 Basements + Ground floor + 18 Upper Floors.

## **Part VI: Opinion**

Subject to our Observations in Part VII below, based on an analysis of the above documents, we are of the opinion that Madhav R Badsheshi HUF, Madhav R. Badsheshi, Megha M Badsheshi, Maitreyee M Badsheshi, Madhusudhan M Badsheshi and Varshitha M. Badsheshi are the absolute owners of the Schedule Properties. Pursuant to the Joint Development Agreement entered into with Archway Realty LLP, the said R Badsheshi HUF, Madhav R. Badsheshi, Megha M Badsheshi, Maitreyee M Badsheshi, Madhusudhan M Badsheshi and Varshitha M. Badsheshi are entitled to thirty percent (30%) of the total super built up area of the development, car parking and common areas and proportionate undivided share of land in the Schedule Properties and Archway Realty LLP is entitled to the remainder of the super built up area of the development, car parking and common areas and proportionate undivided share of land in the Schedule Properties.

Archway Realty LLP is entitled to develop the Schedule Properties into a multi-storied residential building, subject to obtaining requisite approvals as required under the applicable laws, rules and regulations.

## **Part VII: Observations**

- (i) We have not been furnished with the Genealogical Tree of Hanumanthappa, the father of Maranna and Nanjiah. However, given that the family members of Hanumanthappa have partitioned their properties in terms of a registered partition deed as far back as 1952, we are clearing title to the Schedule Properties despite the non-production of the Genealogical Tree of Hanumanthappa.
- (ii) We have perused the Sale Deed dated 13/12/1989 executed by Akkamma the wife of late Ramaiah in favour of Sudabai Appachar Jagirdar with respect to the properties bearing Survey No.26/1A admeasuring 26 guntas and Survey No.27/1 admeasuring 32 guntas situated at Avalahalli Village, Yelahanka Hobli, Bangalore North Taluk. The sale deed refers to a family settlement in the year 1989 in terms of which Rajamma relinquished all her rights to the said properties, pursuant to which Akkamma who has no children, has been in possession of the said properties. We have not been provided with a copy of the settlement deed executed between Akkamma and Rajamma. However, Rajamma appears to have signed this sale deed as a witness. We have not been provided with the genealogical tree of Maranna denoting the details of his children and grandchildren. We have also not been furnished with the death certificates of Ramaiah and Krishnappa, the children of Maranna.
- (iii) The said Sudabai Appachar Jagirdar and subsequently her legal heirs have been in possession and ownership of the properties bearing Survey No.26/1A admeasuring 26 guntas and Survey No.27/1 admeasuring 32 guntas for nearly 35 years. Sudabai Appachar Jagirdar and subsequently her legal heirs have been paying taxes in respect of the property. Given that Sudabai Appachar Jagirdar and subsequently her legal heirs have been in possession and ownership of the property for nearly 35 years, we have not sought any confirmations from Rajamma, her children and the children, if any, of Akkamma<sup>1</sup>. We also note that Archway Realty LLP has adequate indemnity, representation, and warranty in the JDA from the said Madhav R Badsheshi HUF, Madhav R. Badsheshi, Megha M Badsheshi, Maitreyee M Badsheshi, Madhusudhan M Badsheshi and Varshitha M. Badsheshi in the event of denoting that any title and other claims arising in respect of the Schedule Properties.
- (iv) The Hissa Survey Tippani issued with respect to the property bearing Survey No.27/3 denotes the sub-division of the property as Survey No.27/3A denoting the name of Maranna the son of Hanumanthappa as the owner and Survey No.27/3B denoting the name of Nanjappa the son of Hanumanthappa as the owner. The total extent of

<sup>1</sup> The said Akkamma has denoted in the sale deed dated 13/12/1989 that she does not have any children.

land in Survey No.27/3 is 9 guntas. The Hissa Survey Tippani denotes that the said Maranna and Nanjappa have entered into an oral partition as per M.T. 4/1952-53 pursuant to which a hubbast was done and the property *phodied*. However, the registered Partition Deed dated 05/11/1952 executed between Maranna, Narayanappa and Nanjaiah alias Nanjappa the sons of Hanumanthappa denotes that the entire property bearing Survey No.27/3 measuring 9 guntas was allotted to Nanjaiah. Given that both Nanjaiah and Maranna were parties to this Partition Deed, we are proceeding on the basis that Nanjaiah alone had title to Survey No.27/3 measuring 9 guntas.

- (v) The JDA dated 13/06/2024 stipulates that Archway Realty LLP, the developer therein, is responsible for payment of property taxes pertaining to the Schedule Properties until the completion of the project.
- (vi) The following Encumbrance Certificates may be obtained–
  - From 05/01/2015 till date in relation to Survey No. 26/1A;
  - From 01/10/2015 till date in relation to Survey No. 26/1B; 27/1, 27/2 and 27/3; and
  - From 12/07/2022 till date in relation to the Schedule Properties.

This opinion is issued subject to the production of the following documents for our perusal in respect of the Schedule Property:

1. Encumbrance certificate issued for the period 01/04/1940 to 31/03/1989 in respect of the properties bearing Survey Nos.26/1A and 26/1B.
2. Upto date encumbrance certificate in respect of the Schedule Properties (*Please refer to our observations regarding encumbrance certificates*).

### **Part VIII: Disclaimer**

This report is generated based on an examination of photocopies of various documents denoted herein and does not certify as to the authenticity of such documents. We recommend a physical examination of all original documents prior to conclusion of any transaction relating to the properties denoted herein. The report is limited to certifying the legal right, title and interest of the present owners based on the representation of the owners and does not in any way certify the physical location, topography and other physical encumbrances upon the property.



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**Veena Krishnan**  
**Partner**