

07th June, 2022

OPINION ON TITLE

FOR

**M/s MAX GLOBAL DEVELOPERS
BANGALORE**

FROM

**ROOPA SHETTY
ADVOCATE**

Privileged & Confidential



Date: 07.06.2022

To,

M/s MAX GLOBAL DEVELOPERS,
No 444 'Grand', 3rd floor, 15th Cross
5th Main, 6th Sector HSR L/o
BANGALORE 560102.

Sir,

Sub: Opinion on title in respect of the property bearing (1) Sy.No.92 measuring 1 Acre 5 Guntas and 5 Guntas of Kharab (2) Sy.No.93/1 measuring 3 Acres 29 Guntas, (3) Sy.No.93/2 measuring 2 Acres 1 Gunta and 8 Guntas of Kharab (4) Sy.No.94/2B measuring 5 Acres 19 Guntas and 24 Guntas of Kharab (5) Sy.No.111/1 measuring 29 Guntas, (6) Sy.No.111/2 measuring 9.08 Guntas, (7) Sy.No.111/5 measuring 9.08 Guntas (8) Sy.No.111/6 measuring 29 Guntas and (9) Sy.No.111/3 measuring 29 Guntas, totally measuring 15 Acres and 37 Guntas of Kharab, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

DEVELOPER NAME : M/S. MAX GLOBAL DEVELOPERS

PRESENT OWNERS NAME : 1. SRI D. LAKKANNA
2. SMT. SHANTHA

PROJECT NAME : DEVINE MEADOWS



DESCRIPTION OF THE PROPERTY

SCHEDULE PROPERTY

ITEM NO. I

All that piece and parcel of land bearing Sy.No.92 measuring 1 Acre 5 Guntas and 5 Guntas of Kharab, Converted as per the Official Memorandum bearing No. ALN(A)(S) SR: 89/2014-15, dated: 06.12.2014 issued by the Deputy Commissioner, Bengaluru District, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded on the;

East by : Road & Property bearing Sy.No.91/2;
West by : Property bearing Sy.No's.93/2;
North by : Property bearing Sy.No.111/4;
South by : Thindlu Boundary and Government Road

ITEM NO. II

All that piece and parcel of land bearing Sy.No.93/1 measuring 3 Acres 29 Guntas, Converted as per the Official Memorandum bearing No.ALN(A)(S)SR: 131/2015-16, dated: 29.07.2016 issued by the Deputy Commissioner, Bengaluru District, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded on the;

East by : Property bearing Sy.No's.111/4 & 111/7;
West by : Property bearing Sy.No.94 & Kaluve;
North by : Property bearing Sy.No.94/2B;
South by : Property bearing Sy.No.93/2.

ITEM NO. III

All that piece and parcel of land bearing Sy.No.93/2 measuring 2 Acres 1 Gunta and 8 Guntas of Kharab, Converted as per the Official Memorandum bearing No.ALN(A)(S)SR: 131/2015-16, dated: 29.07.2016 issued by the Deputy Commissioner, Bengaluru District, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded on the;

East by : Property bearing Sy.No.92;
West by : Kaluve;
North by : Property bearing Sy.No.93/1;
South by : Chikka Thirupathi & Sarjapura Main Road.



ITEM NO. IV

All that piece and parcel of land bearing Sy.No.94/2B measuring 5 Acres 19 Guntas and 24 Guntas of Kharab, Converted as per the Official Memorandum bearing No.ALN(A)(S)SR: 131/2015-16, dated: 29.07.2016 issued by the Deputy Commissioner, Bengaluru District, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded on the;

East by : Property bearing Sy.No's.111/1, 111/2 and 111/3;
West by : Property bearing Sy.No.95;
North by : Property bearing Sy.No's.94/2A & 94/3;
South by : Property bearing Sy.No.93/1.

ITEM NO. V

All that piece and parcel of land bearing Sy.No.111/1 measuring 29 Guntas, Converted as per the Official Memorandum bearing No.ALN(A)(S)SR: 132/2015-16, dated: 29.07.2016 issued by the Deputy Commissioner, Bengaluru District, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded on the;

East by : Property bearing Sy.No.110;
West by : Property bearing Sy.No's.94/2B, 94/1 & 94/3;
North by : Property bearing Sy.No.109;
South by : Property bearing Sy.No.111/6.

ITEM NO. VI

All that piece and parcel of land bearing Sy.No.111/2 measuring 9.08 Guntas, Converted as per the Official Memorandum bearing No.ALN(A)(S)SR: 132/2015-16, dated: 29.07.2016 issued by the Deputy Commissioner, Bengaluru District, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded on the;

East by : Property bearing Sy.No.112;
West by : Property bearing Sy.No.94/2B;
North by : Property bearing Sy.No.111/6;
South by : Property bearing Sy.No.111/5.



ITEM NO. VII

All that piece and parcel of land bearing Sy.No.111/5 measuring 9.08 Guntas, Converted as per the Official Memorandum bearing No.ALN(A)(S)SR: 132/2015-16, dated: 29.07.2016 issued by the Deputy Commissioner, Bengaluru District, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded on the;

East by : Property bearing Sy.No.112;
West by : Property bearing Sy.No.94/2B;
North by : Property bearing Sy.No.111/2;
South by : Property bearing Sy.No.111/3.

ITEM NO. VIII

All that piece and parcel of land bearing Sy.No.111/6 measuring 29 Guntas, Converted as per the Official Memorandum bearing No.ALN(A)(S)SR: 132/2015-16, dated: 29.07.2016 issued by the Deputy Commissioner, Bengaluru District, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded on the;

East by : Property bearing Sy.No's.110 & 112;
West by : Property bearing Sy.No.94/2B;
North by : Property bearing Sy.No.111/1;
South by : Property bearing Sy.No.111/2.

ITEM NO. IX

All that piece and parcel of land bearing Sy.No.111/3 measuring 29 Guntas, Converted as per the Official Memorandum bearing No.ALN(A)(S)SR: 133/2015-16, dated: 29.07.2016 issued by the Deputy Commissioner, Bengaluru District, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded on the;

East by : Property bearing Sy.No.112/3;
West by : Property bearing Sy.No.94/2B;
North by : Property bearing Sy.No.111/5;
South by : Property bearing Sy.No.111/7.



DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINISED

SL. NO.	DATE OF DOCUMENT	NAME OF DOCUMENT
1.	27.04.1951	Sale Deed executed by Sri M. Ramaiah, S/o. Mariyappa in favour of Sri S.G. Ameer Khan, S/o. Gouse Khan, registered as Document No. 262/1951-52 of Book I Volume 651 at Pages 196-198 registered in the office of the Sub-Registrar, Anekal, with respect to Sy.No.111/1 measuring 1 Acre 18 Guntas.
2.	28.04.1953	Sale Deed executed by Sri Narayanappa, S/o. Venkatappa in favour of Sri S.G. Ameer Khan, S/o. Gouse Khan, registered as Document No. 453/1953-54 of Book I Volume 693 at Pages 122 to 174 registered in the office of the Sub-Registrar, Anekal, with respect to Sy.No.92 measuring 1 Acre 5 Guntas and Sy.No.111/2 measuring 19 Guntas.
3.	16.12.1958	Sale Deed executed by Sri S.G. Ameer Khan, S/o. Gouse Khan in favour of Sri Venkata Reddy, S/o. Chouda Reddy, registered as Document No. 2621/1958-59 of Book I Volume 837 at Pages 22 to 24 registered in the office of the Sub-Registrar, Anekal, with respect to Sy.No.92 measuring 1 Acre 5 Guntas, Sy.No.111/1 measuring 1 Acre 18 Guntas and Sy.No.111/2 measuring 19 Guntas.
4.	17.10.2004	Partition Deed entered into between Sri Venkata Reddy @ Papa Reddy and Sri Narayana Reddy, children of Sri Chowda Reddy, registered as Document No. ANK-1-20017-2004-05 of Book I stored in CD No. ANKD 46 registered in the office of the Senior Sub-Registrar, Anekal, with respect to Sy.No.92 measuring 1 Acre 5 Guntas, Sy.No.111/1 measuring 1 Acre 18 Guntas and Sy.No.111/2 measuring 19 Guntas.
5.	03.12.2005	Sale Deed executed by Sri Narayana Reddy, Smt. Pramila, Sri Ananda Reddy, Smt. Sree Shantha, Master Akshaya & Master Ajay in favour of Sri B. Poornachandra Reddy, S/o. B. Seena Reddy, registered as Document No. ANK-1-11534-2005-06 of Book I stored in CD No. ANKD 87 registered in the office of the Sub-



		Registrar, Anekal, with respect to Sy.No.92 measuring 22.08 Guntas.
6.	03.12.2005	Sale Deed executed by Sri Venkata Reddy @ Papa Reddy, Smt. Rukuminiyamma, Sri Chowda Reddy, Smt. Chandramma @ Chandrika, Miss Sushma, Master Vamshi, Miss Shruthi, Smt. Parvathamma, Sri Sidda Reddy @ Rajappa, Smt. Anusuya, Miss Lakshmi, Miss Raksha and Miss Deeksha in favour of Sri B. Poornachandra Reddy, S/o. B. Seena Reddy, registered as Document No. ANK-1-11544-2005-06 of Book I stored in CD No. ANKD 87 registered in the office of the Sub-Registrar, Anekal, with respect to Sy.No.92 measuring 22.08 Guntas.
7.	21.07.2017	Sale Deed executed by Sri B. Poornachandra Reddy, S/o. B. Seena Reddy in favour of Sri D. Lakkanna, S/o. Durgappa, registered as Document No. BSK-1-04304-2017-18 of Book I stored in CD No. BSKD 410 registered in the office of the Senior Sub-Registrar, Banashankari, with respect to Sy.No.92 measuring 1 Acre 5 Guntas.
8.	23.11.2012	Agreement to Sale executed by Sri Venkata Reddy @ Papa Reddy, Smt. Rukumini, Sri K. Harish Babu, Sri Girish Babu, Sri Chowda Reddy, Smt. Chandramma, Smt. Shruthi, Smt. Parvathamma, Sri Sidda Reddy, Miss Lakshmi, Miss Raksha and Miss Deeksha (minors represented by their mother Smt. Anusuyamma), Sri Narayana Reddy, Sri S.N. Ananda Reddy, Master Girish & Master Ajay (minors represented by their mother Smt. Shantha) in favour of Smt. T.A. Suvarna, W/o. Dr. C.R. Manohar, registered as Document No. SRJ-1-04540-2012-13 of Book I stored in CD No. SRJD 112 registered in the office of the Sub-Registrar, Sarjapura, with respect to Sy.No.111/1 measuring 1 Acre 18 Guntas and Sy.No.111/2 measuring 19 Guntas.
9.	23.11.2012	General Power of Attorney executed by Sri Venkata Reddy @ Papa Reddy, Smt. Rukumini, Sri K. Harish Babu, Sri Girish Babu, Sri Chowda Reddy, Smt. Chandramma, Smt. Shruthi, Smt. Parvathamma, Sri Sidda Reddy, Miss Lakshmi, Miss Raksha and Miss Deeksha (minors represented by their mother Smt. Anusuyamma), Sri Narayana Reddy, Sri S.N. Ananda



		Reddy, Master Girish & Master Ajay (minors represented by their mother Smt. Shantha) in favour of Smt. T.A. Suvarna, W/o. Dr. C.R. Manohar, registered as Document No. SRJ-4-00347-2012-13 of Book IV stored in CD No. SRJD 112 registered in the office of the Sub-Registrar, Sarjapura, with respect to Sy.No.111/1 measuring 1 Acre 18 Guntas and Sy.No.111/2 measuring 19 Guntas.
10.	20.10.2014	Sale Deed executed by Sri Venkata Reddy @ Papa Reddy, Smt. Rukumini, Sri K. Harish Babu, Sri Girish Babu, Sri Chowda Reddy, Smt. Chandramma, Smt. Shruthi, Smt. Parvathamma, Sri Sidda Reddy, Miss Lakshmi, Miss Raksha and Miss Deeksha (minors represented by their mother Smt. Anusuyamma), Sri Narayana Reddy, Sri S.N. Ananda Reddy, Master Girish & Master Ajay (minors represented by their mother Smt. Shantha) all are represented by their GPA Holder Smt. T.A. Suvarna in favour of Smt. T.A. Suvarna, W/o. Dr. C.R. Manohar, registered as Document No. SRJ-1-03271-2014-15 of Book I stored in CD No. SRJD 160 registered in the office of the Senior Sub-Registrar, Sarjapura, with respect to Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas & Sy.No.111/6 measuring 29 Guntas.
11.	02.09.2015	Sale Deed executed by Smt. T.A. Suvarna Manohar, W/o. C.R. Manohar in favour of Smt. Shantha, W/o. D. Lakkanna, registered as Document No. ANK-1-02181-2015-16 of Book I stored in CD No. ANKD 393 registered in the office of the Senior Sub-Registrar, Anekal, with respect to Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas & Sy.No.111/6 measuring 29 Guntas.
12.	05.07.2017	Discharge Deed executed by Karnataka Bank Limited, Bangalore in favour of Sri Poornachandra Reddy B. and Smt. Ramadevi B., registered as Document No. BSK-1-03806-2017-18 of Book I stored in CD No. BSKD 409 registered in the office of the Senior Sub-Registrar, Banashankari, with respect to Sy.No.92 measuring 1 Acre



		5 Guntas releasing of the Mortgage dated: 03.12.2015 (Doc.No.10201/2015-16).
13.	18.01.1984	Partition Deed entered into between Sri Giriappa and Sri Nanjundappa, children of late Muniyappa registered as Document No.1842/1983-84 of Book I Volume 1367 at Pages 204-210 in the office of the Sub-Registrar, Anekal, with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas and Sy.No.93/2 measuring 2 Acres 1 Guntas.
14.	16.06.2014	Sale Deed executed by Sri S.G. Anjanappa, Smt. V. Anusuyamma, Smt. S.A. Sudha, Smt. S.A. Prabha, Smt. S.A. Padma, Smt. S.A. Anitha and Sri S.A. Manjunatha in favour of Dr. C.R. Manohar, S/o. P. Rangaswamy, registered as Document No. SRJ-1-01030-2014-15 of Book I stored in CD No. SRJD 149 registered in the office of the Sub-Registrar, Sarjapura, with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas.
15.	02.09.2015	Sale Deed executed by Dr. C.R. Manohar, S/o. P. Rangaswamy in favour of Sri D. Lakkanna, S/o. late Durgappa, registered as Document No. ANK-1-02180-2015-16 of Book I stored in CD No. ANKD 393 registered in the office of the Senior Sub-Registrar, Anekal, with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas.
16.	14.06.2013	Sale Deed executed by Smt. Chikka Muniyamma, Sri K.M. Madesha, Smt. Rathnamma A., Miss Swetha & Master Chethan, Smt. Yellamma, Smt. Sharadamma, Miss Tejaswini, Sri Murali, Smt. Parvathamma, Sri S.N. Krishnamurthy, Smt. Saraswathamma, Sri S.K. Nagarjuna, Miss S.K. Prathibha, Sri Gopala, Smt. Radhamma, Miss Geetha, Miss Punitha & Miss Nandini in favour of Dr. C.R. Manohar, S/o. P. Rangaswamy, registered as Document No. SRJ-1-01008-2013-14 of Book I stored in CD No. SRJD125 registered in the office of the Sub-Registrar, Sarjapura, with respect to Sy.No.93/2 measuring 2 Acres 9 Guntas including 8 Guntas Kharab.
17.	02.09.2015	Sale Deed executed by Dr. C.R. Manohar, S/o. P. Rangaswamy in favour of Sri D. Lakkanna, S/o. late Durgappa, registered as Document No. ANK-1-02177-2015-16 of Book I stored in CD No. ANKD 393 registered in the office of the Senior Sub-Registrar, Anekal, with



		respect to Sy.No.93/2 measuring 2 Acres 9 Guntas including 8 Guntas Kharab.
18.	21.03.1973	Sale Deed executed by Sri Khaaji Aaphi Saabi @ Paapu Saabi, S/o. Khaaji Hyder Sabi in favour of Sri Lingappa, S/o. Patthe Singappa registered as Document No. 82/1973-74 of Book I Volume 1176 at Pages 190-191 registered in the office of the Sub-Registrar, Anekal, with respect to Sy.No.94/2B measuring 5 Acres out of 6 Acres 3 Guntas.
19.	21.03.1973	Sale Deed executed by Sri Khaaji Aaphi Saabi @ Paapu Saabi & his son Sri Mahammad Gouse in favour of Sri Lingappa, S/o. Patthe Singappa, registered as Document No.83/1973-74 of Book I Volume 1187 at Pages 107-109 registered in the office of the Sub-Registrar, Anekal, with respect to Sy.No.94/2B measuring 1 Acre 3 Guntas.
20.	03.09.1981	Sale Deed executed by Sri Lingappa, S/o. Patthe Singappa in favour of Sri Nanjundappa, S/o. Muniyappa, registered as Document No.720/1981-82 of Book I Volume 1328 at Pages 165-167 registered in the office of the Sub-Registrar, Anekal, with respect to Sy.No.94/2B measuring 5 Acres 19 Guntas.
21.	14.06.2013	Sale Deed executed by Smt. Chikka Muniyamma, Sri K.M. Madesha, Smt. Rathnamma A., Miss Swetha, Master Chethan, Smt. Yellamma, Smt. Sharadamma, Miss Tejaswini, Sri Murali, Smt. Parvathamma, Sri S.N. Krishnamurthy, Smt. Saraswathamma, Sri S.K. Nagarjuna, Miss S.K. Prathibha, Sri Gopala, Smt. Radhamma, Miss Geetha, Miss Punitha & Miss Nandini in favour of Sri C.R. Gopi, S/o. P. Rangaswamy, registered as Document No. SRJ-1-01009-2013-14 of Book I stored in CD No. SRJD 125 registered in the office of the Sub-Registrar, Sarjapura, with respect to Sy.No.94/2B measuring 6 Acres 3 Guntas including 24 Guntas Kharab.
22.	02.09.2015	Sale Deed executed by Sri C.R. Gopi, S/o. P. Rangaswamy in favour of Sri D. Lakkanna, S/o. late



		Durgappa, registered as Document No. ANK-1-02176-2015-16 of Book I stored in CD No. ANKD 393 registered in the office of the Senior Sub-Registrar, Anekal, with respect to Sy.No.94/2B measuring 6 Acres 3 Guntas including 24 Guntas Kharab.
23.	08.07.1957	Sale Deed executed by Sri Venkataramanappa, S/o. Bhangi Venkataramanappa in favour of Sri S.S. Yalla Reddy, S/o. late Siddappa, registered as Document No. 1218/1957-58 of Book I Volume 790 at Pages 226-228 registered in the office of the Sub-Registrar, Anekal, with respect to Sy.No.111/3 measuring 29 Guntas.
24.	23.11.2006	General Power of Attorney, executed by Sri Venkatappa, Sri Srinivas, Smt. Sakamma, Smt. Maqnjula, Sri S. Babu, Smt. Pushpa, Sri Gopalappa in favour of Sri C.R. Manohar, S/o. P. Rangaswamy, registered as Document No. ANK-4-00697-2006-07 of Book IV stored in CD No. ANKD 178 registered in the office of the Sub-Registrar, Anekal, with respect to Sy.No.111/3 measuring 29 Guntas.
25.	27.02.2008	Sale Deed executed by Sri Venkatappa, Sri Srinivas, Smt. Sakamma, Smt. Manjula, Sri S. Babu, Ms. Pushpa, Sri Gopalappa, all are represented by their GPA Holder Sri C.R. Manohar, S/o. P. Rangaswamy in favour of Smt. T.A. Suvarna Manohar, W/o. C.R. Manohar, registered on 31.03.2008 as Document No. SRJ-1-02948-2007-08 of Book I stored in CD No. SRJD 14 registered in the office of the Sub-Registrar, Sarjapura, with respect to Sy.No.111/3 measuring 29 Guntas.
26.	02.09.2015	Sale Deed executed by Smt. T.A. Suvarna Manohar, W/o. C.R. Manohar in favour of Smt. Shantha, W/o. D. Lakkanna, registered as Document No. ANK-1-02178-2015-16 of Book I stored in CD No. ANKD 393 registered in the office of the Senior Sub-Registrar, Anekal, with respect to Sy.No.111/3 measuring 29 Guntas.



Common Documents		
27.	05.09.2019	Joint Development Agreement executed by Sri D. Lakkanna and Smt. Shantha (as Owners), Smt. Geetha L., Dr. Dhanalakshmi L., Master. Mayur S., Ms. Varsha.S, represented by their Mother Dr. Dhanalakshmi L., Smt. Nirmala R., Ms. Sanjana R., represented by her Mother Smt. Nirmala R., Smt. Usha R., Master. Bhavik H., Master. Saathvik H., represented by their Mother Smt. Usha R. Smt. Arathi L., Ms. Padma Priya., represented by her Mother Smt. Arathi L. Smt. Hemalatha L., Ms. Devana V., represented by her Mother Smt. Hemalatha L., Smt. Yashica L., Master Namith J., represented by his Mother Smt. Yashica L. (as Confirming Parties) in favour of M/s. Max Global Developers, represented by its Managing Partner Sri Madhusudhan Talamarla, registered as Document No. ANK-1-04044-2019-20 of Book I stored in CD No. ANKD626 registered in the office of the Sub-Registrar, Anekal, with respect to (1) Sy.No.92 measuring 1 Acre 5 Guntas and 5 Guntas of Kharab (2) Sy.No.93/1 measuring 3 Acres 29 Guntas, (3) Sy.No.93/2 measuring 2 Acres 1 Gunta and 8 Guntas of Kharab (4) Sy.No.94/2B measuring 5 Acres 19 Guntas and 24 Guntas of Kharab (5) Sy.No.111/1 measuring 29 Guntas, (6) Sy.No.111/2 measuring 9.8 Guntas, (7) Sy.No.111/3 measuring 29 Guntas, (8) Sy.No.111/5 measuring 9.8 Guntas and (9) Sy.No.111/6 measuring 29 Guntas, totally measuring 15 Acres and 37 Guntas of Kharab.
28.	05.09.2019	General Power of Attorney executed by Sri D. Lakkanna and Smt. Shantha in favour of M/s. Max Global Developers, represented by its Managing Partner Sri Madhusudhan Talamarla, registered as Document No. ANK-4-00187-2019-20 of Book IV stored in CD No. ANKD626 registered in the office of the Sub-Registrar, Anekal, with respect to (1) Sy.No.92 measuring 1 Acre 5 Guntas and 5 Guntas of Kharab (2) Sy.No.93/1 measuring 3 Acres 29 Guntas, (3) Sy.No.93/2 measuring 2 Acres 1 Gunta and 8 Guntas of Kharab (4) Sy.No.94/2B measuring 5 Acres 19 Guntas and 24 Guntas of Kharab (5) Sy.No.111/1 measuring 29 Guntas, (6) Sy.No.111/2 measuring 9.8 Guntas, (7) Sy.No.111/3 measuring 29



		Guntas, (8) Sy.No.111/5 measuring 9.8 Guntas and (9) Sy.No.111/6 measuring 29 Guntas, totally measuring 15 Acres and 37 Guntas of Kharab.
29.	10.06.2020	Confirmation Deed executed by Smt. Pushpa V., Master Harsha Adithya V., Ms. Sandhya V., represented by their Mother Smt. Pushpa V., Sri Santhosh S., Sri Chandra Mouli S. & Sri Shreyas R. in favour of M/s. Max Global Developers, represented by its Managing Partner Sri Madhusudhan Tamarla, registered as Document No. SRJ-1-00388-2020-21 of Book I stored in CD No. SRJD624 registered in the office of the Sub-Registrar, Sarjapura, with respect to (1) Sy.No.92 measuring 1 Acre 5 Guntas and 5 Guntas of Kharab (2) Sy.No.93/1 measuring 3 Acres 29 Guntas, (3) Sy.No.93/2 measuring 2 Acres 1 Gunta and 8 Guntas of Kharab (4) Sy.No.94/2B measuring 5 Acres 19 Guntas and 24 Guntas of Kharab (5) Sy.No.111/1 measuring 29 Guntas, (6) Sy.No.111/2 measuring 9.8 Guntas, (7) Sy.No.111/3 measuring 29 Guntas, (8) Sy.No.111/5 measuring 9.8 Guntas and (9) Sy.No.111/6 measuring 29 Guntas, totally measuring 15 Acres and 37 Guntas of Kharab.
30.		Record of Rights for Sy.No.93/1. (RR No.134)
31.		Record of Rights for Sy.No.93/2 (RR No.135)
32.		Record of Rights for Sy.No.94/2 (RR No.137)
33.		Record of Rights for Sy.No.111. (RR No.169)
34.		Record of Rights for Sy.No.111/1. (RR No.258)
35.		Record of Rights for Sy.No.111/2. (RR No.259)
36.		Record of Rights for Sy.No.111/3. (RR No.260)
37.		Atlas/Survey Original Tippani for Sy.No.92.
38.		Atlas/Survey Original Tippani for Sy.No.93.
39.		Atlas/Survey Original Tippani for Sy.No.94.
40.		Atlas/Survey Original Tippani for Sy.No.111.
41.		Atlas/Survey Original Tippani for Sy.No.111/1.
42.		Atlas/Survey Original Tippani for Sy.No.111/2.
43.		Hissa Survey Tippani for Sy.No's.93/1, 93/2.
44.		Hissa Survey Tippani for Sy.No.94/2.
45.		Hissa Survey Tippani for Sy.No.94/2B.
46.		Hissa Survey Tippani for Sy.No's.111/1 & 111/2.
47.		Hissa Survey Tippani for Sy.No's.111/1 & 111/6.
48.		Hissa Survey Tippani for Sy.No's.111/2 & 111/5.



49.		Akarbandh for Sy.No.92 measuring 1 Acre 10 Guntas.
50.		Akarbandh for a. Sy.No.93/1 measuring 3 Acres 29 Guntas. b. Sy.No.93/2 measuring 2 Acres 9 Guntas.
51.		Akarbandh for Sy.No.94/2B measuring 6 Acres 3 Guntas.
52.		Akarbandh for Sy.No.111/1 measuring 29 Guntas.
53.		Akarbandh for Sy.No.111/2 measuring 9.08 Guntas.
54.		Akarbandh for Sy.No.111/3 measuring 29 Guntas.
55.		Akarbandh for Sy.No.111/5 measuring 9.08 Guntas.
56.		Akarbandh for Sy.No.111/6 measuring 29 Guntas.
57.		RR Balabhag for Sy.No.93/1.
58.		RR Balabhag for Sy.No.93/2.
59.		RR Balabhag for Sy.No.94/2.
60.		RR Balabhag for Sy.No.111/1.
61.		RR Balabhag for Sy.No.111/2.
62.		RR Balabhag for Sy.No.111/3.
63.		RR Balabhag for Sy.No.111/5.
64.		RR Balabhag for Sy.No.111/6.
65.		RR No.133 for Sy.No's.92.
66.		RR No's.134 & 135 for Sy.No's.93/1 & 93/2.
67.		RR No's.215 for Sy.No.94/2.
68.		RR No's. 169, 258, 259, 260 & 347 for Sy.No's.111, 111/1, 111/2 & 111/3.
69.		Village Map of Mahal Chowdadenahalli Village.
70.		Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1961-92, 1962-63, 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69, 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89 1989-90 to 1992-93, 1994-95 to 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2021-22 with respect to Sy.No.92 measuring 1 Acre 10 Guntas including 5 Guntas Kharab.
71.		Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1961-92, 1962-63, 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69, 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1987-88, 1989-90 to 1992-93, 1994-95 to 1996-97, 1997-98 to 2000-01, 2001-02,



		2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2021-22 with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas.
72.		Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1961-92, 1962-63, 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69, 1969-70 to 1973-74, 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1992-93, 1994-95 to 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2018-19, 2021-22 with respect to Sy.No.93/2 measuring 2 Acres 9 Guntas including 8 Guntas Kharab.
73.		Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1963-64, 1964-65, 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1992-93, 1994-95 to 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2021-22 with respect to Sy.No.94/2B measuring 6 Acres 3 Guntas including 24 Guntas Kharab.
74.		Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1992-93, 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2001-02, 2002-03, 2003-04, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13 with respect to Sy.No.111/1 measuring 1 Acre 18 Guntas.
75.		Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2021-22 with respect to Sy.No.111/1 measuring 29 Guntas.
76.		Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1992-93, 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13 with respect to Sy.No.111/2 measuring 19 Guntas.



77.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2021-22 with respect to Sy.No.111/2 measuring 9.08 Guntas.
78.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1992-93, 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2021-22 with respect to Sy.No.111/3 measuring 29 Guntas.
79.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2021-22 with respect to Sy.No.111/5 (old Sy.No.111/2) measuring 9.08 Guntas.
80.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2021-22 with respect to Sy.No.111/6 (old Sy.No.111/1) measuring 29 Guntas.
81.	Mutation Register No.19/1982-83 for Sy.No.94/2B.
82.	Mutation Register No.30/2004-05 for Sy.No's.92, 111/1 & 111/2. (20017)
83.	Mutation Register No.32/2004-05 for Sy.No's.92, 111/1 & 111/2. (20017)
84.	Mutation Register No.14/2005-06 for Sy.No.92. (11534)
85.	Mutation Register No.5/2011-12 for Sy.No.92. (11544)
86.	Mutation Register No.17/1983-84 for Sy.No's.93/1 & 93/2. (1842)
87.	IHC No. 25/2000-01 for Sy.No.93/1.
88.	Mutation Register No.H6/2012-13 for Sy.No.93/1. (Inheritance)
89.	Mutation Register No.H7/2012-13 for Sy.No's.93/2 & 94/2B. (Inheritance)
90.	Mutation Register No.H8/2015-16 for Sy.No.93/1. (2180)
91.	Mutation Register No.H9/2015-16 for Sy.No.93/1. (2178)
92.	Mutation Register No.H10/2015-16 for Sy.No.93/2. (2177)
93.	Mutation Register No.H11/2015-16 for Sy.No.94/2B. (2176)



94.		Mutation Register No.H26/2015-16 for Sy.No.94/2B. (RRT 1486/15)
95.		Mutation Register No.H28/2012-13 for Sy.No.94/2B. (1009)
96.		Mutation Register No.H29/2012-13 for Sy.No.93/2. (1008)
97.		Mutation Register No.H21/2013-14 for Sy.No.93/1. (1030)
98.		Mutation Register No.T4/2016-17 for Sy.No's.93/1, 93/2 & 94/2B. (Conversion)
99.		Mutation Register No.H13/2014-15 for Sy.No's.111/1, 111/2, 111/3 & 111/6. (3271)
100.		Mutation Register No.T3/2016-17 for Sy.No's.111/1, 111/2, 111/5 & 111/6. (Conversion)
101.		Mutation Register No.7/2008-09 for Sy.No.111/3. (2948)
102.		Mutation Register No.T5/2016-17 for Sy.No.111/3. (Conversion)
103.		Family Tree of Sri Venkata Reddy @ Papa Reddy. (Doc.No.11544, 3271 checked)
104.		Family Tree of Sri Narayana Reddy. (Doc.No.11534, 3271 checked)
105.	23.02.2015	Endorsement issued by the Tahasildar, Anekal Taluk for non-availability of Mutation Register No.7/1958-59 with respect to Sy.No.92.
106.	28.12.2021	Endorsement issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.92.
107.	28.12.2021	Endorsement issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.93/1.
108.	28.12.2021	Endorsement issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.93/2.
109.	27.06.2019	Endorsement issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.94/2B.
110.	28.12.2021	Endorsement issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.111/1.



111.	28.12.2021	Endorsement issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.111/2.
112.	28.12.2021	Endorsement issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.111/3.
113.	28.12.2021	Endorsement issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.111/5.
114.	28.12.2021	Endorsement issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.111/6.
115.	28.06.2019	Endorsement issued by the Tahasildar, Anekal Taluk for non-availability of RTC for the year of 1979-80 to 1983-84 with respect to Sy.No.93/2.
116.	25.06.2019	Endorsement issued by the Assistant Director for Land Records, Anekal Taluk for non-availability of Pakka Book with respect to Sy.No.94/2B.
117.	23.12.2021	Endorsement issued by the Special Tahasildar, Anekal Taluk for non-availability of Mutation Register No.19/1982-83, with respect to Sy.No.94/2B.
118.	24.06.2019	Endorsement issued by the Special Tahasildar, Anekal Taluk for non-availability of Mutation Register No.6/1994-95 with respect to Sy.No.111/3.
119.	14.10.2014	Endorsement issued by the Deputy Collector, Bangalore South Sub-division, Bangalore stating that there are no proceedings pending under the provisions of the PTCL Act with respect to Sy.No.92 measuring 1 Acre 5 Guntas.
120.	14.10.2014	Endorsement issued by the Deputy Collector, Bangalore South Sub-division, Bangalore confirming that no cases are pending against Sy.No.92 measuring 1 Acre 5 Guntas under the provisions of Section 79(A) & (B) of KLR Act.
121.	20.10.2014	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.92



		measuring 1 Acre 5 Guntas under Form No. 2, 7 & 7A of KLR Act.
122.	24.11.2014	Endorsement issued by the Director, Town Planning Authority, Anekal confirming that no acquisition with respect to Sy.No.92 measuring 1 Acre 5 Guntas.
123.	22.03.2016	Endorsement issued by the Deputy Collector, Bangalore South Sub-division, Bangalore stating that there are no proceedings pending under the provisions of the PTCL Act with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas, Sy.No.93/2 measuring 2 Acres 1 Gunta and Sy.No.94/2B measuring 5 Acres 19 Guntas.
124.	23.03.2016	Endorsement issued by the Deputy Collector, Bangalore South Sub-division, Bangalore confirming that no cases are pending against Sy.No.93/1 measuring 3 Acres 29 Guntas, Sy.No.93/2 measuring 2 Acres 1 Gunta and Sy.No.94/2B measuring 5 Acres 19 Guntas under the provisions of Section 79(A) & (B) of KLR Act.
125.	19.02.2016	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.93/1 measuring 3 Acres 29 Guntas, Sy.No.93/2 measuring 2 Acres 1 Gunta and Sy.No.94/2B measuring 5 Acres 19 Guntas under Form No. 2, 7 & 7A of KLR Act.
126.	22.02.2016	Endorsement issued by the Deputy Collector, Bangalore South Sub-division, Bangalore stating that there are no proceedings pending under the provisions of the PTCL Act with respect to Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas.
127.	22.06.2016	Endorsement issued by the Deputy Collector, Bangalore South Sub-division, Bangalore confirming that no cases are pending against Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29



		Guntas under the provisions of Section 79(A) & (B) of KLR Act.
128.	19.02.2016	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas under Form No. 2, 7 & 7A of KLR Act.
129.	22.03.2016	Endorsement issued by the Director, Town Planning Authority, Anekal confirming that no acquisition with respect to Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas.
130.	26.05.2016	Endorsement issued by the Special Land Acquisition Officer, Karnataka Housing Board confirming that no acquisition with respect to Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas.
131.	22.03.2016	Endorsement issued by the Deputy Collector, Bangalore South Sub-division, Bangalore stating that there are no proceedings pending under the provisions of the PTCL Act with respect to Sy.No.111/3 measuring 29 Guntas.
132.	23.03.2016	Endorsement issued by the Deputy Collector, Bangalore South Sub-division, Bangalore confirming that no cases are pending against Sy.No.111/3 measuring 29 Guntas under the provisions of Section 79(A) & (B) of KLR Act.
133.	19.02.2016	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.111/3 measuring 29 Guntas under Form No. 2, 7 & 7A of KLR Act.
134.	22.03.2016	Endorsement issued by the Director, Town Planning Authority, Anekal confirming that no acquisition with respect to Sy.No.111/3 measuring 29 Guntas.
135.	19.03.2016	Endorsement issued by the Special Land Acquisition Officer, Karnataka Housing Board confirming that no acquisition with respect to Sy.No.111/3 measuring 29 Guntas.



136.	04.12.2014	Conversion Intimation Letter with respect to Sy.No.92 measuring 1 Acre 5 Guntas.
137.	05.12.2014	Conversion Challan with respect to Sy.No.92 measuring 1 Acre 5 Guntas.
138.	06.12.2014	Conversion Order bearing Official Memorandum No. ALN(A)(S)SR: 89/2014-15 issued by the Deputy Commissioner, Bangalore District, with respect to Sy.No.92 measuring 1 Acre 5 Guntas for non-agricultural Residential purposes.
139.		Conversion Sketch with respect to Sy.No.92 measuring 1 Acre 5 Guntas.
140.	20.04.2016	Conversion Intimation Letter with respect to Sy.No.93/2 measuring 2 Acres 1 Gunta, Sy.No.93/1 measuring 3 Acres 29 Guntas and Sy.No.94/2 measuring 5 Acres 19 Guntas.
141.	22.04.2016	Conversion Challan with respect to Sy.No.93/2 measuring 2 Acres 1 Gunta, Sy.No.93/1 measuring 3 Acres 29 Guntas and Sy.No.94/2 measuring 5 Acres 19 Guntas.
142.	29.07.2016	Conversion Order bearing Official Memorandum No. ALN(A)(S)SR: 131/2015-16 issued by the Deputy Commissioner, Bangalore District, with respect to Sy.No.93/2 measuring 2 Acres 1 Gunta, Sy.No.93/1 measuring 3 Acres 29 Guntas and Sy.No.94/2B measuring 5 Acres 19 Guntas, for non-agricultural Residential purposes.
143.		Conversion Sketch with respect to Sy.No.93/2 measuring 2 Acres 1 Gunta, Sy.No.93/1 measuring 3 Acres 29 Guntas and Sy.No.94/2B measuring 5 Acres 19 Guntas.
144.	11.07.2016	Conversion Intimation Letter with respect to Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas.
145.	12.07.2016	Conversion Challan with respect to Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas.
146.	29.07.2016	Conversion Order bearing Official Memorandum No. ALN(A)(S)SR: 132/2015-16 issued by the Deputy Commissioner, Bangalore District, with respect to



		Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas, for non-agricultural Residential purposes.
147.		Conversion Sketch with respect to Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas.
148.	20.04.2016	Conversion Intimation Letter with respect to Sy.No.111/3 measuring 29 Guntas.
149.	22.04.2016	Conversion Challan with respect to Sy.No.111/3 measuring 29 Guntas.
150.	29.07.2016	Conversion Order bearing Official Memorandum No. ALN(A)(S)SR: 133/2015-16 issued by the Deputy Commissioner, Bangalore District, with respect to Sy.No.111/3 measuring 29 Guntas, for non-agricultural Residential purposes.
151.		Conversion Sketch with respect to Sy.No.111/3 measuring 29 Guntas.
152.	07.07.2020	Layout Approval Letter issued by the Satellite Town Ring Road Planning Authority, Bangalore vide No. STRRPA/TP/LAO/16/2019-20, with respect of Sy.No's.92, 93/1, 93/2, 94/2B, 111/1, 111/2, 111/3, 111/5 & 111/6 totally measuring 15 Acres.
153.	07.07.2020	Layout Plan issued by the Satellite Town Ring Road Planning Authority, Bangalore vide No. STRRPA/TP/LAO/16/2019-20, with respect of Sy.No's.92, 93/1, 93/2, 94/2B, 111/1, 111/2, 111/3, 111/5 & 111/6 totally measuring 15 Acres.
154.	21.02.2015	Encumbrance Certificate for the period 01.04.1930 to 31.03.1993 with respect to Sy.No.92 measuring 1 Acre 5 Guntas. (453, 2621)
155.	16.11.2005	Nil Encumbrance Certificate for the period 01.04.1993 to 15.11.2005 with respect to Sy.No.92.
156.	21.02.2015	Encumbrance Certificate for the period 01.04.2004 to 21.02.2015 with respect to Sy.No.92 measuring 1 Acre 5 Guntas. (11544, 11534, 20017)
157.	02.07.2015	Nil Encumbrance Certificate for the period 21.02.2015 to 01.07.2015 with respect to Sy.No.92 measuring 1 Acre 5 Guntas.



158.	25.06.2019	Encumbrance Certificate for the period 01.07.2015 to 25.06.2019 with respect to Sy.No.92 measuring 1 Acre 5 Guntas. (4304, 3806, 10201)
159.	03.09.2018	Encumbrance Certificate for the period 01.04.1930 to 31.03.1993 with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas, Sy.No.93/2 measuring 2 Acres 1 Gunta. (709, 708)
160.	24.12.2021	Encumbrance Certificate for the period 01.04.1983 to 31.03.1984 with respect to Sy.No.93/1 measuring 3 Acres 30 Guntas, Sy.No.93/2 measuring 2 Acres 1 Gunta. (1842)
161.	25.06.2019	Nil Encumbrance Certificate for the period 01.04.1993 to 31.03.2001 with respect to Sy.No.93/1.
162.	25.06.2019	Nil Encumbrance Certificate for the period 01.04.1993 to 31.03.2001 with respect to Sy.No.93/2.
163.	25.06.2019	Encumbrance Certificate for the period 01.04.1950 to 31.03.2001 with respect to Sy.No.94/2B (old Sy.No.94/2) measuring 6 Acres 3 Guntas. (330, 1336, 82, 83, 720)
164.	15.02.2016	Nil Encumbrance Certificate for the period 01.04.2001 to 31.03.2004 with respect to Sy.No.93/1, Sy.No.93/2 and Sy.No.94/2B.
165.	15.02.2016	Encumbrance Certificate for the period 01.04.2004 to 15.02.2016 with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas, Sy.No.93/2 measuring 2 Acres 1 Gunta excluding 8 Guntas Kharab and Sy.No.94/2B measuring 5 Acres 19 Guntas excluding 24 Guntas Kharab. (2176, 2180, 2177, 1030, 1008, 1009)
166.	29.08.2018	Encumbrance Certificate for the period 01.04.2004 to 29.08.2018 with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas and Sy.No.93/2 measuring 2 Acres 1 Gunta excluding 8 Guntas Kharab. (2180, 2177, 1030, 1008, 1009)
167.	25.06.2019	Nil Encumbrance Certificate for the period 29.08.2018 to 25.06.2019 with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas.
168.	25.06.2019	Nil Encumbrance Certificate for the period 29.08.2018 to 25.06.2019 with respect to Sy.No.93/2 measuring 2 Acres 1 Gunta.
169.	23.12.2021	Encumbrance Certificate for the period 01.04.2014 to 31.03.2021 with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas & Sy.No.93/2 measuring 2 Acres 1 Gunta. (388, 4044, 2180, 2177, 1030)



170.	25.06.2019	Encumbrance Certificate for the period 15.02.2016 to 25.06.2019 with respect to Sy.No.94/2B measuring 5 Acres 19 Guntas excluding 24 Guntas Kharab.
171.	03.09.2018	Encumbrance Certificate for the period 01.04.1930 to 31.03.2004 with respect to Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/3 measuring 29 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas. (262, 453, 1218, 2621, 12547)
172.	29.08.2018	Encumbrance Certificate for the period 01.04.2004 to 29.08.2018 with respect to Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/3 measuring 29 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas. (2181, 2178, 3271, 4540, 2948, 20017)
173.	25.06.2019	Nil Encumbrance Certificate for the period 29.08.2018 to 25.06.2019 with respect to Sy.No.111/1 measuring 29 Guntas.
174.	25.06.2019	Encumbrance Certificate for the period 29.08.2018 to 25.06.2019 with respect to Sy.No.111/2 measuring 9.08 Guntas.
175.	25.06.2019	Nil Encumbrance Certificate for the period 29.08.2018 to 25.06.2019 with respect to Sy.No.111/3 measuring 29 Guntas.
176.	25.06.2019	Nil Encumbrance Certificate for the period 29.08.2018 to 25.06.2019 with respect to Sy.No.111/5 measuring 9.08 Guntas.
177.	25.06.2019	Nil Encumbrance Certificate for the period 29.08.2018 to 25.06.2019 with respect to Sy.No.111/6 measuring 29 Guntas.

TITLE TRACING

A. With respect to Sy.No.92 measuring 1 Acre 5 Guntas (Item No.1), Sy.No.111/1 measuring 29 Guntas (Item No.5), Sy.No.111/2 measuring 9.08 Guntas (Item No.6), Sy.No.111/5 measuring 9.08 Guntas (Item No.7) and Sy.No.111/6 measuring 29 Guntas (Item No.8)

The property bearing Sy.No.92 measuring 1 Acre 5 Guntas, Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5



measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District is the portion of the larger property Sy.No.92 measuring 1 Acre 5 Guntas, Sy.No.111/1 measuring 1 Acre 18 Guntas and Sy.No.111/2 measuring 19 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

The property bearing Sy.No.111/1 measuring 1 Acre 18 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, was originally belongs to Sri S.G. Ameer Khan, S/o. Gouse Khan who acquired the same from his Vendor Sri M. Ramaiah, S/o. Mariyappa in terms of registered Sale Deed, dated: 27.04.1951 registered as Document No. 262/1951-52 of Book I Volume 651 at Pages 196-198 registered in the office of the Sub-Registrar, Anekal, Bangalore and same is available for the perusal at **Document No.1** in the list of Documents Scrutinized.

In the same manner, the property bearing Sy.No.92 measuring 1 Acre 5 Guntas and Sy.No.111/2 measuring 19 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, was originally belongs to Sri S.G. Ameer Khan, S/o. Gouse Khan who acquired the same from his Vendor Sri Narayanappa, S/o. Venkatappa in terms of registered Sale Deed, dated: 28.04.1953 registered as Document No. 453/1953-54 of Book I Volume 693 at Pages 122 to 174 registered in the office of the Sub-Registrar, Anekal, Bangalore and same is available for the perusal at **Document No.2** in the list of Documents Scrutinized.

By virtue of the foregoing transfers, Sri S.G. Ameer Khan, S/o. Gouse Khan became the absolute owner of the property bearing Sy.No.111/1 measuring 1 Acre 18 Guntas, Sy.No.92 measuring 1 Acre 5 Guntas and Sy.No.111/2 measuring 19 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

Subsequent to the purchase, aforesaid Sri S.G. Ameer Khan, S/o. Gouse Khan conveyed the property bearing Sy.No.92 measuring 1 Acre 5 Guntas, Sy.No.111/1 measuring 1 Acre 18 Guntas and Sy.No.111/2 measuring 19 Guntas in favour of Sri Venkata Reddy, S/o. Chouda Reddy in terms of Sale



Deed, dated: 16.12.1958, registered as Document No. 2621/1958-59 of Book I Volume 837 at Pages 22 to 24 registered in the office of the Sub-Registrar, Anekal, Bangalore and is available for perusal at **Document No.3** in the list of Documents Scrutinized. By virtue of the foregoing transfer, Sri Venkata Reddy, S/o. Chouda Reddy became the absolute owner of the property bearing Sy.No.92 measuring 1 Acre 5 Guntas, Sy.No.111/1 measuring 1 Acre 18 Guntas and Sy.No.111/2 measuring 19 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

Thereafter, the aforesaid Sri Venkata Reddy @ Papa Reddy along with his brother Sri Narayana Reddy entered into a Partition Deed dated: 17.10.2004, registered as Document No. ANK-1-20017-2004-05 of Book I stored in CD No. ANKD 46 registered in the office of the Senior Sub-Registrar, Anekal, Bangalore and in the said Partition Deed, the property bearing Sy.No.46 measuring 1 Acre allotted to the share of Sri Mariyappa and is available for perusal at **Document No.4** in the list of Documents Scrutinized. By virtue of the foregoing partition, Sri Venkata Reddy @ Papa Reddy became the absolute owner of the property bearing Sy.No.92 measuring 22.08 Guntas, Sy.No.111/1 measuring 1 Acre 18 Guntas and Sy.No.111/2 measuring 19 Guntas along with other peroperties and Sri Narayana Reddy became the absolute owner of the property bearing Sy.No.92 measuring 22.08 Guntas, along with other peroperties.

Subsequently, aforesaid Sri Narayana Reddy along with his family members, Smt. Pramila, Sri Ananda Reddy, Smt. Sree Shantha, Master Akshaya & Master Ajay conveyed the property bearing Sy.No.92 measuring 22.08 Guntas in favour of Sri B. Poornachandra Reddy, S/o. B. Seenar Reddy in terms of Sale Deed, dated: 03.12.2005, registered as Document No. ANK-1-11534-2005-06 of Book I stored in CD No. ANKD 87 registered in the office of the Sub-Registrar, Anekal, Bangalore and is available for perusal at **Document No.5** in the list of Documents Scrutinized.

In pursuance thereof on the same day, aforesaid Sri Venkata Reddy @ Papa Reddy along with his family members Smt. Rukuminiyamma, Sri Chowda Reddy, Smt. Chandamma @ Chandrika, Miss Sushma, Master Vamshi, Miss Shruthi, Smt. Parvathamma, Sri Sidda Reddy @ Rajappa, Smt. Anusuya, Miss Lakshmi, Miss Raksha and Miss Deeksha conveyed the property bearing



Sy.No.92 measuring 22.08 Guntas in favour of Sri B. Poornachandra Reddy, S/o. B. Seena Reddy in terms of Sale Deed, dated: 03.12.2005 registered as Document No. ANK-1-11544-2005-06 of Book I stored in CD No. ANKD 87 registered in the office of the Sub-Registrar, Anekal and is available for perusal at **Document No.6** in the list of Documents Scrutinized.

By virtue of the foregoing transfers, Sri B. Poornachandra Reddy, S/o. B. Seena Reddy became the absolute owner of the property bearing Sy.No.92 measuring 1 Acre 5 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

Subsequently, the aforesaid Sri B. Poornachandra Reddy, S/o. B. Seena Reddy who being the absolute owner of the property bearing Sy.No.92 measuring 1 Acre 5 Guntas made an application to Deputy Commissioner, Bangalore District for conversion of land from agricultural to non-agricultural purpose and subsequent to said application the Deputy Commissioner, Bangalore District issued Demand Notices thereby demanding payment of conversion charges and in pursuance of payment of conversion charges, the Deputy Commissioner, Bangalore District has issued Official Memorandum bearing No. ALN(A)(S)SR: 89/2014-15, dated: 06.12.2014 according to which the property bearing Sy.No.92 measuring 1 Acre 5 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District have been converted from agricultural to non-agricultural Residential purposes.

Thereafter, aforesaid Sri B. Poornachandra Reddy, S/o. B. Seena Reddy conveyed the property bearing Sy.No.92 measuring 1 Acre 5 Guntas in favour of Sri D. Lakkanna, S/o. Durgappa in terms of Sale Deed, dated: 21.07.2017 registered as Document No. BSK-1-04304-2017-18 of Book I stored in CD No. BSKD 410 registered in the office of the Senior Sub-Registrar, Banashankari, Bangalore and is available for perusal at **Document No.7** in the list of Documents Scrutinized. By virtue of the foregoing transfer, Sri D. Lakkanna, S/o. Durgappa became the absolute owner of the property bearing Sy.No.92 measuring 1 Acre 5 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.



Subsequently, the aforesaid Sri Venkata Reddy @ Papa Reddy along with his family members Smt. Rukumini, Sri K. Harish Babu, Sri Girish Babu, Sri Chowda Reddy, Smt. Chandramma, Smt. Shruthi, Smt. Parvathamma, Sri Sidda Reddy, Miss Lakshmi, Miss Raksha and Miss Deeksha (minors represented by their mother Smt. Anusuyamma), Sri Narayana Reddy, Sri S.N. Ananda Reddy, Master Girish & Master Ajay (minors represented by their mother Smt. Shantha) are being owners for the property bearing Sy.No.111/1 measuring 1 Acre 18 Guntas and Sy.No.111/2 measuring 19 Guntas agreed to sell for the valuable sale consideration in favour of Smt. T.A. Suvarna, W/o. Dr. C.R. Manohar and in furtherance to the same entered into an Agreement of Sale, dated: 23.11.2012 registered as Document No. SRJ-1-04540-2012-13 of Book I stored in CD No. SRJD 112 registered in the office of the Sub-Registrar, Sarjapura, Bangalore, thereby agreed to sell the property on certain terms and conditions mentioned therein and in pursuance thereof, to enable the said Purchaser to sell the property in favour of any prospective buyers, Sri Venkata Reddy @ Papa Reddy, Smt. Rukumini, Sri K. Harish Babu, Sri Girish Babu, Sri Chowda Reddy, Smt. Chandramma, Smt. Shruthi, Smt. Parvathamma, Sri Sidda Reddy, Miss Lakshmi, Miss Raksha and Miss Deeksha (minors represented by their mother Smt. Anusuyamma), Sri Narayana Reddy, Sri S.N. Ananda Reddy, Master Girish & Master Ajay (minors represented by their mother Smt. Shantha) executed a General Power of Attorney, dated: 23.11.2012 in favour of Smt. T.A. Suvarna, W/o. Dr. C.R. Manohar registered as Document No. SRJ-4-00347-2012-13 of Book IV stored in CD No. SRJD 112 registered in the office of the Sub-Registrar, Sarjapura, Bangalore and thereby authorizing Smt. T.A. Suvarna, W/o. Dr. C.R. Manohar to register the subject property in favour of her or her nominees. Both the documents are available for perusal at Document No's.8 & 9 in the list of Documents Scrutinized.

Subsequently, the property bearing Sy.No.111/1 measuring 1 Acre 18 Guntas and Sy.No.111/2 measuring 19 Guntas belongs to Sri Venkata Reddy @ Papa Reddy got phoded and renumbered as hereunder.

1.	Sy.No.111/1 measuring 29 Guntas got phoded and renumbered as Sy.No.111/6.
2.	Sy.No.111/2 measuring 9.08 Guntas got phoded and renumbered as Sy.No.111/5.



Thereafter, aforesaid Sri Venkata Reddy @ Papa Reddy, Smt. Rukumini, Sri K. Harish Babu, Sri Girish Babu, Sri Chowda Reddy, Smt. Chandramma, Smt. Shruthi, Smt. Parvathamma, Sri Sidda Reddy, Miss Lakshmi, Miss Raksha and Miss Deeksha (minors represented by their mother Smt. Anusuyamma), Sri Narayana Reddy, Sri S.N. Ananda Reddy, Master Girish & Master Ajay (minors represented by their mother Smt. Shantha) all are represented by their GPA Holder Smt. T.A. Suvarna conveyed the property bearing Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas in favour of Smt. T.A. Suvarna, W/o. Dr. C.R. Manohar in terms of Sale Deed, dated: 20.10.2014 registered as Document No. SRJ-1-03271-2014-15 of Book I stored in CD No. SRJD 160 registered in the office of the Senior Sub-Registrar, Sarjapura, Bangalore and is available for perusal at **Document No.10** in the list of Documents Scrutinized. By virtue of the foregoing transfer, Smt. T.A. Suvarna, W/o. Dr. C.R. Manohar became the absolute owner of the property bearing Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

Later, aforesaid Smt. T.A. Suvarna Manohar, W/o. C.R. Manohar conveyed the property bearing Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas in favour of Smt. Shantha, W/o. D. Lakkanna in terms of Sale Deed, dated: 02.09.2015 registered as Document No. ANK-1-02181-2015-16 of Book I stored in CD No. ANKD 393 registered in the office of the Senior Sub-Registrar, Anekal, Bangalore and is available for perusal at **Document No.11** in the list of Documents Scrutinized. By virtue of the foregoing transfer, Smt. Shantha, W/o. D. Lakkanna became the absolute owner of the property bearing Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas & Sy.No.111/6 measuring 29 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.



Subsequently, the aforesaid Smt. Shantha, W/o. D. Lakkanna who being the absolute owner of the property bearing Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas made an application to Deputy Commissioner, Bangalore District for conversion of land from agricultural to non-agricultural purpose and subsequent to said application the Deputy Commissioner, Bangalore District issued Demand Notices thereby demanding payment of conversion charges and in pursuance of payment of conversion charges, the Deputy Commissioner, Bangalore District has issued Official Memorandum bearing No. ALN(A)(S)SR: 132/2015-16, dated: 29.07.2016 according to which the property bearing Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District have been converted from agricultural to non-agricultural Residential purposes.

B. With respect to Sy.No.93/1 measuring 3 Acres 29 Guntas (Item No.2) and Sy.No.93/2 measuring 2 Acres 1 Gunta (Item No.3)

The property bearing **Sy.No.93/1 measuring 3 Acres 29 Guntas and Sy.No.93/2 measuring 2 Acres 1 Guntas**, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District was originally belonged to Sri Giriyappa and Sri Nanjundappa acquired the same through their father, i.e., late Sri Muniyappa through inheritance. By virtue of the aforesaid inheritance, Sri Giriyappa and Sri Nanjundappa became the absolute owners of the property bearing Sy.No.93/1 measuring 3 Acres 29 Guntas and Sy.No.93/2 measuring 2 Acres 1 Guntas along with other properties.

Subsequently, the aforesaid Sri Giriyappa and Sri Nanjundappa, children of late Muniyappa entered into a Partition Deed, dated: 18.01.1984 registered as Document No.1842/1983-84 of Book I Volume 1367 at Pages 204-210 in the office of the Sub-Registrar, Anekal, Bangalore and in the said Partition Deed, the property bearing Sy.No.93/1 measuring 3 Acres 29 Guntas allotted to the share of Sri Giriyappa and the property bearing Sy.No.93/2 measuring 2 Acres 1 Guntas allotted to the share of Sri Nanjundappa and is available for perusal at **Document No.13** in the list of Documents Scrutinized.



Subsequently, the aforesaid Sri Giryappa died intestate leaving behind his legal heirs namely, Sri S.G. Anjanappa, Smt. V. Anusuyamma, Smt. S.A. Sudha, Smt. S.A. Prabha, Smt. S.A. Padma, Smt. S.A. Anitha and Sri S.A. Manjunatha to succeed to his estate.

Thereafter, aforesaid Sri S.G. Anjanappa, Smt. V. Anusuyamma, Smt. S.A. Sudha, Smt. S.A. Prabha, Smt. S.A. Padma, Smt. S.A. Anitha and Sri S.A. Manjunatha conveyed the property bearing Sy.No.93/1 measuring 3 Acres 29 Guntas in favour of Dr. C.R. Manohar, S/o. P. Rangaswamy in terms of Sale Deed, dated: 16.06.2014 registered as Document No. SRJ-1-01030-2014-15 of Book I stored in CD No. SRJD 149 registered in the office of the Sub-Registrar, Sarjapura, Bangalore and is available for perusal at **Document No.14** in the list of Documents Scrutinized. By virtue of the foregoing transfer, Dr. C.R. Manohar, S/o. P. Rangaswamy became the absolute owner of the property bearing Sy.No.93/1 measuring 3 Acres 29 Guntas.

Later, aforesaid Dr. C.R. Manohar, S/o. P. Rangaswamy conveyed the property bearing Sy.No.93/1 measuring 3 Acres 29 Guntas in favour of Sri D. Lakkanna, S/o. late Durgappa in terms of Sale Deed, dated: 02.09.2015 registered as Document No. ANK-1-02180-2015-16 of Book I stored in CD No. ANKD 393 registered in the office of the Senior Sub-Registrar, Anekal, Bangalore and is available for perusal at **Document No.15** in the list of Documents Scrutinized.

In the same manner, the aforesaid Sri Nanjundappa died intestate leaving behind his legal heirs namely, Smt. Chikka Muniyamma, Sri K.M. Madesha, Smt. Rathamma A., Miss Swetha & Master Chethan, Smt. Yellamma, Smt. Sharadamma, Miss Tejaswini, Sri Murali, Smt. Parvathamma, Sri S.N. Krishnamurthy, Smt. Saraswathamma, Sri S.K. Nagarjuna, Miss S.K. Prathibha, Sri Gopala, Smt. Radhamma, Miss Geetha, Miss Punitha & Miss Nandini to succeed to his estate. By virtue of the aforesaid inheritance, Smt. Chikka Muniyamma, Sri K.M. Madesha, Smt. Rathamma A., Miss Swetha & Master Chethan, Smt. Yellamma, Smt. Sharadamma, Miss Tejaswini, Sri Murali, Smt. Parvathamma, Sri S.N. Krishnamurthy, Smt. Saraswathamma, Sri S.K. Nagarjuna, Miss S.K. Prathibha, Sri Gopala, Smt. Radhamma, Miss Geetha,



Miss Punitha & Miss Nandini became the absolute owners of the property bearing Sy.No.93/2 measuring 2 Acres 9 Guntas including 8 Guntas Kharab.

Thereafter, aforesaid Smt. Chikka Muniyamma, Sri K.M. Madesha, Smt. Rathnamma A., Miss Swetha & Master Chethan, Smt. Yellamma, Smt. Sharadamma, Miss Tejaswini, Sri Murali, Smt. Parvathamma, Sri S.N. Krishnamurthy, Smt. Saraswathamma, Sri S.K. Nagarjuna, Miss S.K. Prathibha, Sri Gopala, Smt. Radhamma, Miss Geetha, Miss Punitha & Miss Nandini conveyed the property bearing Sy.No.93/2 measuring 2 Acres 9 Guntas including 8 Guntas Kharab in favour of Dr. C.R. Manohar, S/o. P. Rangaswamy in terms of Sale Deed, dated: 14.06.2013 registered as Document No. SRJ-1-01008-2013-14 of Book I stored in CD No. SRJD125 registered in the office of the Sub Registrar, Sarjapura, Bangalore and is available for perusal at **Document No.16** in the list of Documents Scrutinized. By virtue of the foregoing transfer, Dr. C.R. Manohar, S/o. P. Rangaswamy became the absolute owner of the property bearing Sy.No.93/2 measuring 2 Acres 9 Guntas including 8 Guntas Kharab.

Later, aforesaid Dr. C.R. Manohar, S/o. P. Rangaswamy conveyed the property bearing Sy.No.93/2 measuring 2 Acres 9 Guntas including 8 Guntas Kharab in favour of Sri D. Lakkanna, S/o. late Durgappa in terms of Sale Deed, dated: 02.09.2015 registered as Document No. ANK-1-02177-2015-16 of Book I stored in CD No. ANKD 393 registered in the office of the Senior Sub-Registrar, Anekal, Bangalore and is available for perusal at **Document No.17** in the list of Documents Scrutinized.

By virtue of the foregoing transfer, Sri D. Lakkanna, S/o. late Durgappa became the absolute owner of the property bearing Sy.No.93/1 measuring 3 Acres 29 Guntas and Sy.No.93/2 measuring 2 Acres 9 Guntas including 8 Guntas Kharab, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

C. With respect to Sy.No.94/2B measuring 5 Acres 19 Guntas (Item No.4)

The property bearing **Sy.No.94/2B measuring 5 Acres 19 Guntas**, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru



Urban District is the portion of the larger property bearing Sy.No.94/2B measuring 6 Acres 3 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

It is observed that, property bearing **Sy.No.94/2B measuring 5 Acres 19 Guntas**, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District was originally belonging to one Sri Lingappa, S/o. Patthe Singappa who acquired by the virtue of Sale Deeds as explained below;

1. Portion of the property measuring 5 Acres out of 6 Acres 3 Guntas in Sy.No.94/2B was purchased from Sri Khaaji Aaphi Saabi @ Paapu Saabi, S/o. Khaaji Hyder Sabi in terms of Sale Deed dated: 21.03.1973 registered as Document No. 82/1973-74 of Book I Volume 1176 at Pages 190-191 registered in the office of the Sub-Registrar, Anekal, Bangalore and same is available for perusal at **Document No.18** in the list of Documents Scrutinized.
2. Further, the other portion of the property measuring 1 Acre 3 Guntas in Sy.No.94/2B was purchased from Sri Khaaji Aaphi Saabi @ Paapu Saabi & his son Sri Mahammad Gouse in terms of Sale Deed, dated: 21.03.1973 registered as Document No.83/1973-74 of Book I Volume 1187 at Pages 107-109 registered in the office of the Sub-Registrar, Anekal, Bangalore and same is available for perusal at **Document No.19** in the list of Documents Scrutinized.

Subsequent to the purchase, aforesaid Sri Lingappa, S/o. Patthe Singappa conveyed the property bearing Sy.No.94/2B measuring 5 Acres 19 Guntas in favour of Sri Nanjundappa, S/o. Muniyappa in terms of Sale Deed, dated: 03.09.1981 registered as Document No.720/1981-82 of Book I Volume 1328 at Pages 165-167 registered in the office of the Sub-Registrar, Anekal, Bangalore and is available for perusal at **Document No.20** in the list of Documents Scrutinized. By virtue of the foregoing transfer, Sri Nanjundappa, S/o. Muniyappa became the absolute owner of the property bearing Sy.No.94/2B measuring 5 Acres 19 Guntas.



Subsequently, the aforesaid Sri Nanjundappa died intestate leaving behind his legal heirs namely, Smt. Chikka Muniyamma, Sri K.M. Madesha, Smt. Rathnamma A., Miss Swetha, Master Chethan, Smt. Yellamma, Smt. Sharadamma, Miss Tejaswini, Sri Murali, Smt. Parvathamma, Sri S.N. Krishnamurthy, Smt. Saraswathamma, Sri S.K. Nagarjuna, Miss S.K. Prathibha, Sri Gopala, Smt. Radhamma, Miss Geetha, Miss Punitha & Miss Nandini to succeed to his estate. By virtue of the aforesaid inheritance, Smt. Chikka Muniyamma, Sri K.M. Madesha, Smt. Rathnamma A., Miss Swetha, Master Chethan, Smt. Yellamma, Smt. Sharadamma, Miss Tejaswini, Sri Murali, Smt. Parvathamma, Sri S.N. Krishnamurthy, Smt. Saraswathamma, Sri S.K. Nagarjuna, Miss S.K. Prathibha, Sri Gopala, Smt. Radhamma, Miss Geetha, Miss Punitha & Miss Nandini became the absolute owners of the property bearing Sy.No.94/2B measuring 6 Acres 3 Guntas (including 24 Guntas Kharab).

Thereafter, aforesaid Smt. Chikka Muniyamma, Sri K.M. Madesha, Smt. Rathnamma A., Miss Swetha, Master Chethan, Smt. Yellamma, Smt. Sharadamma, Miss Tejaswini, Sri Murali, Smt. Parvathamma, Sri S.N. Krishnamurthy, Smt. Saraswathamma, Sri S.K. Nagarjuna, Miss S.K. Prathibha, Sri Gopala, Smt. Radhamma, Miss Geetha, Miss Punitha & Miss Nandini conveyed the property bearing Sy.No.94/2B measuring 6 Acres 3 Guntas including 24 Guntas Kharab in favour of Sri C.R. Gopi, S/o. P. Rangaswamy in terms of Sale Deed, dated: 14.06.2013 registered as Document No. SRJ-1-01009-2013-14 of Book I stored in CD No. SRJD 125 registered in the office of the Sub-Registrar, Sarjapura, Bangalore and is available for perusal at **Document No.21** in the list of Documents Scrutinized. By virtue of the foregoing transfer, Sri C.R. Gopi, S/o. P. Rangaswamy became the absolute owner of the property bearing Sy.No.94/2B measuring 6 Acres 3 Guntas including 24 Guntas Kharab.

Later, aforesaid Sri C.R. Gopi, S/o. P. Rangaswamy conveyed the property bearing Sy.No.94/2B measuring 6 Acres 3 Guntas including 24 Guntas Kharab in favour of Sri D. Lakkanna, S/o. late Durgappa in terms of Sale Deed, dated: 02.09.2015 registered as Document No. ANK-1-02176-2015-16 of Book I stored in CD No. ANKD 393 registered in the office of the Senior Sub-Registrar,



Anekal, Bangalore and is available for perusal at **Document No.22** in the list of Documents Scrutinized.

By virtue of the foregoing transfer, Sri D. Lakkanna, S/o. late Durgappa became the absolute owner of the property bearing Sy.No.93/1 measuring 3 Acres 29 Guntas, Sy.No.93/2 measuring 2 Acres 9 Guntas including 8 Guntas Kharab and Sy.No.94/2B measuring 6 Acres 3 Guntas including 24 Guntas Kharab, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

Subsequently, the aforesaid Sri D. Lakkanna, S/o. late Durgappa who being the absolute owner of the property bearing Sy.No.93/2 measuring 2 Acres 1 Gunta, Sy.No.93/1 measuring 3 Acres 29 Guntas and Sy.No.94/2B measuring 5 Acres 19 Guntas made an application to Deputy Commissioner, Bangalore District for conversion of land from agricultural to non-agricultural purpose and subsequent to said application the Deputy Commissioner, Bangalore District issued Demand Notices thereby demanding payment of conversion charges and in pursuance of payment of conversion charges, the Deputy Commissioner, Bangalore District has issued Official Memorandum bearing No. ALN(A)(S)SR: 131/2015-16, dated: 29.07.2016 according to which the property bearing Sy.No.93/2 measuring 2 Acres 1 Gunta, Sy.No.93/1 measuring 3 Acres 29 Guntas and Sy.No.94/2B measuring 5 Acres 19 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District have been converted from agricultural to non-agricultural Residential purposes.

D. With respect to Sy.No.111/3 measuring 29 Guntas (Item No.9)

The property bearing **Sy.No.111/3 measuring 29 Guntas**, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District was originally Sri Venkataramanappa, S/o. Bhangi Venkataramanappa, who acquired the same under a family partition which is evident from the RTC entries.



After the demise of Sri Venkataramana Reddy, aforesaid Sri Venkatappa, Sri Srinivas, Smt. Sakamma, Smt. Maqnjula, Sri S. Babu, Smt. Pushpa, Sri Gopalappa inherited the property bearing Sy.No.111/3 measuring 29 Guntas.

In pursuance thereof, Sri Venkatappa, Sri Srinivas, Smt. Sakamma, Smt. Maqnjula, Sri S. Babu, Smt. Pushpa, Sri Gopalappa executed a General Power of Attorney, dated: 23.11.2006 in favour of Sri C.R. Manohar, S/o. P. Rangaswamy registered as Document No. ANK-4-00697-2006-07 of Book IV stored in CD No. ANKD 178 registered in the office of the Sub-Registrar, Anekal, Bangalore and thereby authorizing Sri C.R. Manohar, S/o. P. Rangaswamy to register the subject property in favour any prospective purchaser/s and same is available for perusal at **Document No.24** in the list of Documents Scrutinized.

Thereafter, aforesaid Sri Venkatappa, Sri Srinivas, Smt. Sakamma, Smt. Manjula, Sri S. Babu, Ms. Pushpa, Sri Gopalappa, all are represented by their CPA Holder Sri C.R. Manohar conveyed the property bearing Sy.No.111/3 measuring 29 Guntas in favour of Smt. T.A. Suvarna Manohar, W/o. C.R. Manohar in terms of Sale Deed, dated: 27.02.2008 registered as Document No. SRJ 1-02948-2007-08 of Book I stored in CD No. SRJD 14 registered in the office of the Sub-Registrar, Sarjapura, Bangalore and is available for perusal at **Document No.25** in the list of Documents Scrutinized. By virtue of the foregoing transfer, Smt. T.A. Suvarna Manohar, W/o. C.R. Manohar became the absolute owner of the property bearing Sy.No.111/3 measuring 29 Guntas.

Subsequent to the purchase, aforesaid Smt. T.A. Suvarna Manohar, W/o. C.R. Manohar conveyed the property bearing Sy.No.111/3 measuring 29 Guntas in favour of Smt. Shantha, W/o. D. Lakkanna in terms of Sale Deed, dated: 02.09.2015, registered as Document No. ANK-1-02178-2015-16 of Book I stored in CD No. ANKD 393 registered in the office of the Senior Sub-Registrar, Anekal, Bangalore and is available for perusal at **Document No.26** in the list of Documents Scrutinized. By virtue of the foregoing transfer, Smt. Shantha, W/o. D. Lakkanna became the absolute owner of the property bearing Sy.No.111/3 measuring 29 Guntas.



Subsequently, the aforesaid Smt. Shantha, W/o. D. Lakkanna who being the absolute owner of the property bearing Sy.No.111/3 measuring 29 Guntas made an application to the Deputy Commissioner, Bangalore District for conversion of land from agricultural to non-agricultural purpose and subsequent to said application the Deputy Commissioner, Bangalore District issued Demand Notices thereby demanding payment of conversion charges and in pursuance of payment of conversion charges, the Deputy Commissioner, Bangalore District has issued Official Memorandum bearing No. ALN(A)(S)SR: 133/2015-16, dated: 29.07.2016 according to which the property bearing Sy.No.111/3 measuring 29 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District have been converted from agricultural to non-agricultural Residential purposes.

All the above facts on conversion can be evidenced from documents available for perusal at **Document No's 136 to 151** in the list of Documents Scrutinized.

By virtue of the foregoing transfers, Sri D. Lakkanna, S/o. Durgappa became the absolute owner of the converted property bearing (1) Sy.No.92 measuring 1 Acre 5 Guntas and 5 Guntas of Kharab, (2) Sy.No.93/1 measuring 3 Acres 29 Guntas, (3) Sy.No.93/2 measuring 2 Acres 1 Gunta and 8 Guntas of Kharab and (4) Sy.No.94/2B measuring 5 Acres 19 Guntas and 24 Guntas of Kharab, situated at Billchikkanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

By virtue of the foregoing transfers, Smt. Shantha, W/o. D. Lakkanna became the absolute owner of the converted property bearing (1) Sy.No.111/1 measuring 29 Guntas, (2) Sy.No.111/2 measuring 9.08 Guntas, (3) Sy.No.111/5 measuring 9.08 Guntas (4) Sy.No.111/6 measuring 29 Guntas and (5) Sy.No.111/3 measuring 29 Guntas, situated at Billchikkanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

Thereafter, the aforesaid Sri D. Lakkanna and Smt. Shantha being owners for the property bearing (1) Sy.No.92 measuring 1 Acre 5 Guntas and 5 Guntas of Kharab (2) Sy.No.93/1 measuring 3 Acres 29 Guntas, (3) Sy.No.93/2 measuring 2 Acres 1 Gunta and 8 Guntas of Kharab (4) Sy.No.94/2B measuring 5 Acres 19 Guntas and 24 Guntas of Kharab (5) Sy.No.111/1 measuring 29 Guntas, (6)



Sy.No.111/2 measuring 9.8 Guntas, (7) Sy.No.111/3 measuring 29 Guntas, (8) Sy.No.111/5 measuring 9.8 Guntas and (9) Sy.No.111/6 measuring 29 Guntas, totally measuring 15 Acres and 37 Guntas of Kharab, situated at Billchikkanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District entered into a Joint Development Agreement, dated: 05.09.2019 with M/s. Max Global Developers, represented by its Managing Partner Sri Madhusudhan Tamarla, registered as Document No. ANK-1-04044-2019-20 of Book I stored in CD No. ANKD626 registered in the office of the Sub-Registrar, Anekal, Bangalore thereby agreeing to share the development in the ratio of 34:66, which means the Owners shall be entitled to 34% of development and the Developer shall be entitled to 66% of development and in pursuance thereof on the same day, Sri D. Lakkanna and Smt. Shantha executed a General Power of Attorney in favour of M/s. Max Global Developers, represented by its Managing Partner Sri Madhusudhan Tamarla, registered as Document No. ANK-1-04044-2019-20 of Book I stored in CD No. ANKD626 registered in the office of the Sub-Registrar, Anekal, Bangalore, thereby authorizing M/s. Max Global Developers to deal with the Schedule Property herein. Both the documents are available for perusal at **Document No's.27 & 28** in the list of Documents Scrutinized.

Subsequently, other legal heirs of Sri D. Lakkanna and Smt. Shantha i.e., Smt. Pushpa V., Master Harsha Adithya V., Ms. Sandhya V., represented by their Mother Smt. Pushpa V., Sri Santhosh S., Sri Chandra Mouli S. & Sri Shreyas R., who were not made as a party to the above mentioned Joint Development Agreement, dated: 05.09.2019 have confirmed the same in terms of Confirmation Deed, dated: 10.06.2020 registered as Document No. SRJ-1-00388-2020-21 of Book I stored in CD No. SRJD624 registered in the office of the Sub-Registrar, Sarjapura, Bangalore and is available for perusal at **Document No.29** in the list of Documents Scrutinized.

Subsequently, aforesaid Sri D. Lakkanna and Smt. Shantha being owner and M/s. Max Global Developers as Developer for the Schedule Property propounded the scheme of Layout Development and formed the sites with the different dimensions and the said Layout Plan got sanctioned by the Satellite Town Ring Road Planning Authority, Bangalore vide its Order in No.



STRRPA/TP/LAO/16/2019-20 dated: 07.07.2020 and the entire development on the larger property came to be identified as **DEVINE MEADOWS**.

STATUTORY ENDORSEMENTS: -

1. Endorsement dated: 23.02.2015 issued by the Tahasildar, Anekal Taluk for non-availability of Mutation Register No.7/1958-59 with respect to Sy.No.92.
2. Endorsement dated 28.12.2021 issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.92.
3. Endorsement dated 28.12.2021 issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.93/1.
4. Endorsement dated 28.12.2021 issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.93/2.
5. Endorsement dated 27.06.2019 issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.94/2B.
6. Endorsement dated 28.12.2021 issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.111/1.
7. Endorsement dated 28.12.2021 issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.111/2.
8. Endorsement dated 28.12.2021 issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.111/3.
9. Endorsement dated 28.12.2021 issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.111/5.
10. Endorsement dated 28.12.2021 issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands with respect to Sy.No.111/6.
11. Endorsement dated 28.06.2019 issued by the Tahasildar, Anekal Taluk for non-availability of RTC for the year of 1979-80 to 1983-84 with respect to Sy.No.93/2.
12. Endorsement dated 25.06.2019 issued by the Assistant Director for Land Records, Anekal Taluk for non-availability of Pakka Book with respect to Sy.No.94/2B.
13. Endorsement dated 23.12.2021 issued by the Special Tahasildar, Anekal Taluk for non-availability of Mutation Register No.19/1982-83, with respect to Sy.No.94/2B.



14. Endorsement dated 24.06.2019 issued by the Special Tahasildar, Anekal Taluk for non-availability of Mutation Register No.6/1994-95 with respect to Sy.No.111/3.
15. Endorsement dated 14.10.2014 issued by the Deputy Collector, Bangalore South Sub-division, Bangalore stating that there are no proceedings pending under the provisions of the PTCL Act with respect to Sy.No.92 measuring 1 Acre 5 Guntas.
16. Endorsement dated 14.10.2014 issued by the Deputy Collector, Bangalore South Sub-division, Bangalore confirming that no cases are pending against Sy.No.92 measuring 1 Acre 5 Guntas under the provisions of Section 79(A) & (B) of KLR Act.
17. Endorsement dated 20.10.2014 issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.92 measuring 1 Acre 5 Guntas under Form No. 2, 7 & 7A of KLR Act.
18. Endorsement dated 24.11.2014 issued by the Director, Town Planning Authority, Anekal confirming that no acquisition with respect to Sy.No.92 measuring 1 Acre 5 Guntas.
19. Endorsement dated 22.03.2016 issued by the Deputy Collector, Bangalore South Sub-division, Bangalore stating that there are no proceedings pending under the provisions of the PTCL Act with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas, Sy.No.93/2 measuring 2 Acres 1 Gunta and Sy.No.94/2B measuring 5 Acres 19 Guntas.
20. Endorsement dated 23.03.2016 issued by the Deputy Collector, Bangalore South Sub-division, Bangalore confirming that no cases are pending against Sy.No.93/1 measuring 3 Acres 29 Guntas, Sy.No.93/2 measuring 2 Acres 1 Gunta and Sy.No.94/2B measuring 5 Acres 19 Guntas under the provisions of Section 79(A) & (B) of KLR Act.
21. Endorsement dated 19.02.2016 issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.93/1 measuring 3 Acres 29 Guntas, Sy.No.93/2 measuring 2 Acres 1 Gunta and Sy.No.94/2B measuring 5 Acres 19 Guntas under Form No. 2, 7 & 7A of KLR Act.
22. Endorsement dated 22.02.2016 issued by the Deputy Collector, Bangalore South Sub-division, Bangalore stating that there are no proceedings pending under the provisions of the PTCL Act with respect to



- Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas.
23. Endorsement dated 22.06.2016 issued by the Deputy Collector, Bangalore South Sub-division, Bangalore confirming that no cases are pending against Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas under the provisions of Section 79(A) & (B) of KLR Act.
24. Endorsement dated 19.02.2016 issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas under Form No. 2, 7 & 7A of KLR Act.
25. Endorsement dated 22.03.2016 issued by the Director, Town Planning Authority, Anekal confirming that no acquisition with respect to Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas.
26. Endorsement dated 26.05.2016 issued by the Special Land Acquisition Officer, Karnataka Housing Board confirming that no acquisition with respect to Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas.
27. Endorsement dated 22.03.2016 issued by the Deputy Collector, Bangalore South Sub-division, Bangalore stating that there are no proceedings pending under the provisions of the PTCL Act with respect to Sy.No.111/3 measuring 29 Guntas.
28. Endorsement dated 23.03.2016 issued by the Deputy Collector, Bangalore South Sub-division, Bangalore confirming that no cases are pending against Sy.No.111/3 measuring 29 Guntas under the provisions of Section 79(A) & (B) of KLR Act.
29. Endorsement dated 19.02.2016 issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.111/3 measuring 29 Guntas under Form No. 2, 7 & 7A of KLR Act.



30. Endorsement dated 22.03.2016 issued by the Director, Town Planning Authority, Anekal confirming that no acquisition with respect to Sy.No.111/3 measuring 29 Guntas.

31. Endorsement dated 19.03.2016 issued by the Special Land Acquisition Officer, Karnataka Housing Board confirming that no acquisition with respect to Sy.No.111/3 measuring 29 Guntas.

The aforesaid Endorsements collectively available for perusal from Document Nos 105 to 135 in the list of Documents Scrutinised.

REVENUE DOCUMENTS:

Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1961-92, 1962-63, 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69, 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1992-93, 1994-95 to 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2021-22 with respect to Sy.No.92 measuring 1 Acre 10 Guntas including 5 Guntas Kharab, collectively available for perusal at Document No 70. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.

Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1961-92, 1962-63, 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69, 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1987-88, 1989-90 to 1992-93, 1994-95 to 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2021-22 with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas which are collectively available for perusal at Document No 71. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.



Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1961-92, 1962-63, 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69, 1969-70 to 1973-74, 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1992-93, 1994-95 to 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2018-19, 2021-22 with respect to Sy.No.93/2 measuring 2 Acres 9 Guntas including 8 Guntas Kharab which are collectively available for perusal at **Document No 72**. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.

Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1963-64, 1964-65, 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1992-93, 1994-95 to 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2021-22 with respect to Sy.No.94/2B measuring 6 Acres 3 Guntas including 24 Guntas Kharab which are collectively available for perusal at **Document No 73**. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.

Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1992-93, 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2001-02, 2002-03, 2003-04, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13 with respect to Sy.No.111/1 measuring 1 Acre 18 Guntas which are collectively available for perusal at **Document No 74**. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.

Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2021-22 with respect to Sy.No.111/1 measuring 29 Guntas which are collectively available for perusal at **Document**



No. 75. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.

Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1992-93, 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13 with respect to Sy.No.111/2 measuring 19 Guntas which are collectively available for perusal at **Document No 76**. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.

Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2021-22 with respect to Sy.No.111/2 measuring 9.08 Guntas which are collectively available for perusal at **Document No 77**. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.

Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1992-93, 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2021-22 with respect to Sy.No.111/3 measuring 29 Guntas which are collectively available for perusal at **Document No 78**. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.

Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2021-22 with respect to Sy.No.111/5



(old Sy.No.111/2) measuring 9.08 Guntas which are collectively available for perusal at **Document No 79**. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.

Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2021-22 with respect to Sy.No.111/6 (old Sy.No.111/1) measuring 29 Guntas which are collectively available for perusal at **Document No 80**. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.

ENCUMBRANCE CERTIFICATES

The Encumbrance Certificates (ECs) are provided as below:

1. Encumbrance Certificate dated 21.02.2015 for the period 01.04.1930 to 31.03.1993 with respect to Sy.No.92 measuring 1 Acre 5 Guntas. (453, 2621).
2. Nil Encumbrance Certificate dated 16.11.2005 for the period 01.04.1993 to 15.11.2005 with respect to Sy.No.92.
3. Encumbrance Certificate dated 21.02.2015 for the period 01.04.2004 to 21.02.2015 with respect to Sy.No.92 measuring 1 Acre 5 Guntas. (11544, 11534, 20017).
4. Nil Encumbrance Certificate dated 02.07.2015 for the period 21.02.2015 to 01.07.2015 with respect to Sy.No.92 measuring 1 Acre 5 Guntas.
5. Encumbrance Certificate dated 25.06.2019 for the period 01.07.2015 to 25.06.2019 with respect to Sy.No.92 measuring 1 Acre 5 Guntas. (4304, 3806, 10201).
6. Encumbrance Certificate dated 03.09.2018 for the period 01.04.1930 to 31.03.1993 with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas, Sy.No.93/2 measuring 2 Acres 1 Gunta. (709, 708).
7. Encumbrance Certificate dated 24.12.2021 for the period 01.04.1983 to 31.03.1984 with respect to Sy.No.93/1 measuring 3 Acres 30 Guntas, Sy.No.93/2 measuring 2 Acres 1 Gunta. (1842).



8. Nil Encumbrance Certificate dated 25.06.2019 for the period 01.04.1993 to 31.03.2001 with respect to Sy.No.93/1.
9. Encumbrance Certificate dated 25.06.2019 for the period 01.04.1950 to 31.03.2001 with respect to Sy.No.94/2B (old Sy.No.94/2) measuring 6 Acres 3 Guntas. (330, 1336, 82, 83, 720).
10. Nil Encumbrance Certificate dated 15.02.2016 for the period 01.04.2001 to 31.03.2004 with respect to Sy.No.93/1, Sy.No.93/2 and Sy.No.94/2B.
11. Encumbrance Certificate dated 15.02.2016 for the period 01.04.2004 to 15.02.2016 with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas, Sy.No.93/2 measuring 2 Acres 1 Gunta excluding 8 Guntas Kharab and Sy.No.94/2B measuring 5 Acres 19 Guntas excluding 24 Guntas Kharab. (2176, 2180, 2177, 1030, 1008, 1009).
12. Encumbrance Certificate dated 29.08.2018 for the period 01.04.2004 to 29.08.2018 with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas and Sy.No.93/2 measuring 2 Acres 1 Gunta excluding 8 Guntas Kharab. (2180, 2177, 1030, 1008, 1009).
13. Nil Encumbrance Certificate dated 25.06.2019 for the period 29.08.2018 to 25.06.2019 with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas.
14. Nil Encumbrance Certificate dated 25.06.2019 for the period 29.08.2018 to 25.06.2019 with respect to Sy.No.93/2 measuring 2 Acres 1 Gunta.
15. Encumbrance Certificate dated 23.12.2021 for the period 01.04.2014 to 31.03.2021 with respect to Sy.No.93/1 measuring 3 Acres 29 Guntas & Sy.No.93/2 measuring 2 Acres 1 Gunta. (388, 4044, 2180, 2177, 1030).
16. Encumbrance Certificate dated 25.06.2019 for the period 15.02.2016 to 25.06.2019 with respect to Sy.No.94/2B measuring 5 Acres 19 Guntas excluding 24 Guntas Kharab.
17. Encumbrance Certificate dated 03.09.2018 for the period 01.04.1930 to 31.03.2004 with respect to Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/3 measuring 29 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas. (262, 453, 1218, 2621, 12547).
18. Encumbrance Certificate dated 29.08.2018 for the period 01.04.2004 to 29.08.2018 with respect to Sy.No.111/1 measuring 29 Guntas, Sy.No.111/2 measuring 9.08 Guntas, Sy.No.111/3 measuring 29 Guntas, Sy.No.111/5 measuring 9.08 Guntas and Sy.No.111/6 measuring 29 Guntas. (2181, 2178, 3271, 4540, 2948, 20017).
19. Nil Encumbrance Certificate dated 25.06.2019 for the period 29.08.2018 to 25.06.2019 with respect to Sy.No.111/1 measuring 29 Guntas.
20. Encumbrance Certificate dated 25.06.2019 for the period 29.08.2018 to 25.06.2019 with respect to Sy.No.111/2 measuring 9.08 Guntas.



21. Nil Encumbrance Certificate dated 25.06.2019 for the period 29.08.2018 to 25.06.2019 with respect to Sy.No.111/3 measuring 29 Guntas.
22. Nil Encumbrance Certificate dated 25.06.2019 for the period 29.08.2018 to 25.06.2019 with respect to Sy.No.111/5 measuring 9.08 Guntas
23. Nil Encumbrance Certificate dated 25.06.2019 for the period 29.08.2018 to 25.06.2019 with respect to Sy.No.111/6 measuring 29 Guntas.
24. Encumbrance Certificate from 01.04.2004 to 19.10.2019 with respect to Sy Nos 92, 93/1, 93/2, 94/2B, 111/1, 111/2, 111/3, 111/5 & 111/6

Aforementioned ECs are collectively available for perusal at **Document Nos 154 to 177** which do not show any encumbrances except the transactions aforementioned in the Title tracing and the same appear to be free from all Encumbrances.

CERTIFICATE OF TITLE

From the above referred documents and observations made, I hereby certify that **Sri D. Lakkanna and Smt. Shantha** are the SOLE and ABSOLUTE OWNERS of the Schedule Property and have clear, absolute and marketable title to the said property and the developer **M/s Max Global Developers** by virtue of Joint Development Agreement and General Power of Attorney as explained in the Title Tracing have all the rights to develop the Schedule Property.

For Lex Situs,


ROOPA SHETTY
Advocate

Qualification: *This Legal Due Diligence Exercise/Report is only based on the copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.*

