



Jayanth Pattanshetti Associates LLP
ADVOCATES

Partners:

Jayanth M. Pattanshetti
Vinay K.S.

File No: 15/22
Date: 10/08/2023

DNR Corporation Private Limited,
A-304, Queen's Corner Apartment
#3, Queen's Road,
Bengaluru - 560 001.

Sirs,

Sub: Scrutiny and Title Report with respect to 8 acres 38.5 guntas or 36,269 square meters comprised in residentially converted lands bearing E-Khatha No. 150200400200820351, Property No. 1086/103/1/103/2/103/2 (earlier bearing Survey Nos. 103/1, 103/2 & 103/3) of Chikka Gubbi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District and converted lands bearing BBMP Khatha serial No. 1 Survey No. 129 & 130 earlier bearing Survey No. 129 and 130 of Byrathi Village, Bidarahalli Hobli, Bengaluru East Taluk.

The title search with respect to the property mentioned hereabove is being furnished by us at your request. This title search report is prepared for your use to facilitate and determine the marketability of the title of the landowners to the Property described in the title search report and for development and sale of the apartments to be constructed therein. Use of this title search report for any other purpose or by any other person is not authorized. This title search report shall be relied neither upon by any other person nor relied upon for any other purpose/s. No liability is assumed by us for any unauthorized use or reliance.

Thanking you,

Yours faithfully,

Vinay K. S.
Advocate

Encl: Title Search Report





1. **Description of the Property:**

Property - I

All that piece and parcel of residentially converted land bearing E-Khatha No. 150200400200820351, Property No. 1086/103/1/103/2/103/3 (earlier bearing Survey Nos. 103/1, 103/2 & 103/3, converted vide Official Memoranda dated 20-07-2016, in Nos. ALN (PBB) SE 138/2015-16, 139/2015-16 and 140/2015-16 issued by the Deputy Commissioner, Bengaluru District, Bengaluru), situated at Chikka Gubbi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, measuring in total 22,561 square meters or 2,42,848.97 square feet and bounded on the:

- East by : Property bearing Survey No. 100 and 102;
West by : Byrathi Village Boundary;
North by : Property bearing Survey No. 99; and
South by : Property bearing Survey No. 104 & followed by Road

Property - II

All that piece and parcel of residentially converted land bearing BBMP Khatha serial No. 1 Survey No. 129 & 130, (earlier bearing Survey Nos. 129 and 130, converted vide Official Memorandum dated 29-05-2009 in No. ALN(E)(B)SR:5/09-10, issued by the Deputy Commissioner, Bengaluru District, Bengaluru, situated at Byrathi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, measuring in total 13,695 square meters or 1,47,477 square feet and bounded on the:

- East by : Property bearing Survey No. 103;
West by : Road;
North by : Property bearing Survey No. 128; and
South by : Property bearing Survey No. 131.





2. **Flow of Title:**

Sl. No.	Date of Instrument	Transferor/s	Transferee/s	Obtained by virtue of
Property - I				
1.	20-02-1939	Chikka Gubbi Jodidar Venkatarayappa	Gurrappa Boyi and others	Sale
2.	01-11-1951	Gurrappa Boyi and others	A. Annaiah Reddy @ Chikkanagappa	Sale
3.	06-02-1957	A. Annaiah Reddy @ Chikkanagappa	Venkatappa	Sale
4.	15-10-1959	A. Annaiah Reddy @ Chikkanagappa	Venkatappa	Sale
5.	24-12-1963	The Special Deputy Commissioner, for Inams Abolition	Venkatappa	Occupancy Right through Inam Order
6.	-	Venkatappa	Narayanamma and others	Inheritance
7.	13-12-2006	Narayanamma and others	R. Venugopal	Sale
8.	13-12-2006	Narayanamma and others	R. Nagaraja	Sale
9.	20-12-2006	Narayanamma and others	B. Shyam Singh	Sale
10.	-	R. Venugopal	Vimla Devi and others	Inheritance
11.	-	B. Shyam Singh	Sundar Bai and others	Inheritance
12.	14-07-2021	Vimla Devi and others	Aveda Properties	Sale
13.	14-07-2021	R. Nagaraja	Aveda Properties	Sale
14.	20-07-2021	Sundar Bai and others	Aveda Properties	Sale
15.	21-11-2021	Aveda Properties	Krishnapriya Reality LLP	Sale
Property - II				
1.	08-06-1947	Government	Muniyappa	Grant
2.	08-06-1947	Government	Badigappa	Grant
3.	08-06-1947	Government	Erappa	Grant
4.	-	Badigappa	Erappa & others	Inheritance





5.	09-04-1968	Muniyappa	K.A. Thomas	Sale
6.	29-04-1968	Erappa & others	K.A. Thomas	Sale
7.	29-04-1968	Erappa	K.A. Thomas	Sale
8.	03-09-1970	K.A. Thomas	K.C. Stephen & Ponnamma Stephen	Sale
9.	19-01-1981	K.C. Stephen	Ponnamma Stephen & children	Inheritance
10.	04-12-1986	Ponnamma Stephen	Pamela Oberoi	Sale
11.	27-07-2010	Pamela Oberoi	BBMP	Relinquishment
12.	07-02-2019	Pamela Oberoi	Major OPS Oberoi Ian Oberoi & Ryan Oberoi	Gift
13.	14-06-2021	Pamela Oberoi, Major OPS Oberoi Ian Oberoi & Ryan Oberoi	Krishnapriya Reality LLP	Sale

3. **Discussion on Title:**

3.1 The land parcel on which the development is being made by constructing residential Apartment complex comprising Tower 'A', Tower 'B', Tower 'C', Tower 'D' and Tower 'E' (Amenity and EWS), the Tower 'A' to Tower 'D' consisting of 2 basement floors, ground and 22 upper floors and the Tower 'E' consisting of ground floor and 9 upper floors, is being constructed on 8 acres 38.5 guntas or 36,269 square meters of land comprised in (1) residentially converted lands bearing E-Khatha No. 150200400200820351, Property No. 1086/103/1/103/2/103/3 (earlier bearing Survey Nos. 103/1, 103/2 & 103/3) of Chikka Gubbi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District and (2) converted lands bearing BBMP Khatha serial No. 1 Survey Nos. 129 & 130 earlier bearing Survey Nos. 129 and 130 of Byrathi Village, Bidarahalli Hobli, Bengaluru East Taluk which is the subject matter of this Title Report.

3.2 The land parcel of 8 acres 38.5 guntas is comprised in two land parcels i.e., Survey No. 103 of Chikka Gubbi Village ("Property - I") and Survey Nos. 129 and 130 of Byrathi Village ("Property - II"), which are adjacent to one another and forms a composite block. Accordingly, the title is being discussed separately for the two land parcels.





Discussion on Title of Property - I:

- 3.3 On perusal of the documents furnished to us for scrutiny, it is observed that an extent of 120 acres of Chikka Gubbi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District was originally owned by Sri. Chikka Gubbi Jodidar Venkatarayappa, son of Sri. Venkataramanaiah @ Akannappa. By the Sale Deed dated 20-02-1939 Sri. Chikka Gubbi Jodidar Venkatarayappa, son of Sri. Venkataramanaiah @ Akannappa conveyed the 120 acres in Chikka Gubbi Village jointly in favour of (1) Sri. Gurrappa Boyi, son of Sri. Nandalu Boyi, (2) Sri. Mestri Nandalappa, son of Sri. Yallina Boyi and (3) Sri. Motor Driver Padmanabha Naidu, son of Sri. Kannappa Naidu. The boundaries of the property conveyed under the said sale deed is mentioned as on the east by Property titled Hosabeedu belonging to Sri. Venkatarayappa, west by Kannuru Yelle, north by Kannuru Sonnammahalli Yelle and on the south by remaining portion of Chikka Gubbi Village. The said Sale Deed is registered vide Document No. 66/1938-39 of Book I, Volume 63, Pages 204 to 206, in the office of the District Registrar of Bengaluru and a copy of the same could be evidenced from **Document No. 1**. From the village map of Chikka Gubbi, it is noted that Survey No. 103 of Chikka Gubbi Village is also part of the conveyance made in favour of the purchasers.
- 3.4 By the Sale Deed dated 01-11-1951, (1) Sri. Gurrappa Boyi, son of Sri. Nandalu Boyi, (2) Sri. Mestri Nandalappa, son of Sri. Yallina Boyi and (3) Sri. Motor Driver Padmanabha Naidu, son of Sri. Kannappa Naidu jointly conveyed the 120 acres in Chikka Gubbi Village in favour of Sri. A. Annaiah Reddy alias Chikkanagappa, son of Sri. Munishamappa. The said Sale Deed is registered vide Document No. 2299/1951-52 of Book I, Volume 740, Pages 183 to 185, in the office of the Sub-Registrar, Hosakote and a copy of the same could be evidenced from **Document No. 2**.
- 3.5 By the Sale Deed dated 06-02-1957, Sri. A. Annaiah Reddy alias Chikkanagappa, son of Sri. Munishamappa conveyed 4 acres of land in Chikka Gubbi Village in favour of Sri. Venkatappa, son of Sri. Venkataramaiah. The boundaries of the property conveyed is mentioned as on the east by property conveyed to Sri. Channappa on this day, west by Byrathi Yelle and Kannuru Yelle, north by property belonging to Sri.





Ramaiah, south by property belonging to Sri. A. Annaiah Reddy. The said Sale Deed is registered vide Document No. 2954/1956-57 of Book I, Volume 871, Pages 8 to 9, in the office of the Sub-Registrar, Hosakote and a copy of the same could be evidenced from **Document No. 3.**

- 3.6 By the Sale Deed dated 15-10-1959, Sri. A. Annaiah Reddy alias Chikkanagappa, son of Sri. Munishamappa conveyed 2 acres of land in Chikka Gubbi Village in favour of Sri. Venkatappa, son of Sri. Venkataramaiah. The boundaries of the property conveyed is mentioned as on the east by property belonging to Sri. Channappa, west by Byrathi Yelle, north by property belonging to Sri. Venkatappa, south by property belonging to Sri. A. Annaiah Reddy. The said Sale Deed is registered vide Document No. 2271/1959-60 of Book I, Volume 945, at Page 79, in the office of the Sub-Registrar, Hosakote and a copy of the same could be evidenced from **Document No. 4.**

Under the aforementioned Sale Deeds dated 06-02-1957 and 15-10-1957, Sri. Venkatappa acquired 6 acres of land in Chikka Gubbi Village and the survey number of the property that was conveyed under the sale deeds is not mentioned. From the boundaries, it is noted that the properties conveyed in favour of Sri. Venkatappa cannot be stated with certainty to be Survey No. 103. Sri. Venkatappa applied to the Special Deputy Commissioner of Abolition of Inams to register him as an occupant of Survey No. 103 and got himself registered as an occupant as discussed herebelow. Hence, it can be construed that Sri. Venkatappa had purchased and owned 6 acres of land in Survey No. 103 of Chikka Gubbi Village.

- 3.7 The Chikka Gubbi Village was earlier an Inam Village and Survey No. 103, measuring 5 acres 23 guntas being part of the said Village (hereafter referred to as "Survey No. 103"), was an Inam land. Subsequent to the abolition of inams and enactment of the Mysore (Personal & Miscellaneous) Inams Abolition Act, 1954, the Survey No. 103 got vested with the State. Sri. Venkatappa, son of Sri. Venkataramaiah applied to the Special Deputy Commissioner for Abolition of Inams, Kolar Circle, Kolar to register him as an occupant of Survey No. 103. After conducting an enquiry in Case No. 8453/1962-63, the Special Deputy Commissioner by the Order dated 25-01-1963 ordered to register Sri. Venkatappa as an occupant of Survey No. 103 under Section





9 of the Mysore (Personal and Miscellaneous) Inams Abolition Act. The copy of the Order dated 25-01-1963 could be evidenced from **Document No. 5**.

Observations: Although Sri. Venkatappa had acquired an extent of 6 acres under the Sale Deeds dated 06-02-1957 and 15-10-1959, he was conferred with occupancy rights to an extent of 5 acres 23 guntas only which is accepted and dealt with by him and hence his title will be limited only to 5 acres 23 guntas in Survey No. 103.

- 3.8 Pursuant to the aforementioned Order, the Special Deputy Commissioner for Abolition of Inams, Kolar Circle, Kolar issued the Endorsement conferring occupancy rights to Sri. Venkatappa with respect to Survey No. 103. The copy of the said Endorsement could be evidenced from **Document No. 6**.
- 3.9 Pursuant to registering Sri. Venkatappa as an occupant of Survey No. 103, the taxes payable by him to the Government was fixed and his name was entered in the Register VIII as the owner of Survey No. 103. The copy of the said Register VIII could be evidenced from **Document No. 7**.
- 3.10 Upon the death of Sri. Venkatappa on 01-02-1984, his wife and children, namely: (1) Smt. Narayamma, (2) Sri. Naraynappa, (3) Sri. Narayanswamy, (4) Sri. Krishna, (5) Sri. Nagaraj and (6) Smt. Ramakka, respectively ("**LR's of Venkatappa**") succeeded to the estate of Late Venkatappa as owners.
- 3.11 By the Agreement of Sale dated 26-04-2003, the LR's of Venkatappa agreed to convey Survey No. 103 in favour of 1) Sri. K.E. Raju Reddy, son of Sri. Erappa Reddy, 2) Sri. Sabu Varghese, son of Late T.V. Varghese, 3) Sri. Sampangi Ramaiah, son of Late Ramaiah, 4) Sri. D. Muniraj, son of Late Donnappa and Sri. E. Mohan Reddy, son of Late Dodda Erappa Reddy. The copy of the said Agreement of Sale could be evidenced from **Document No. 8**. Under the said Agreement of Sale, the LR's of Venkatappa had received the entire sale consideration in full and final settlement of their dues and they executed the General Power of Attorney in favour of Sri. Sabu Varghese. Further, Sri. K.E. Raju Reddy and others proposed to form a layout in Survey No. 103 and the LR's of Venkatappa agreed to convey the said sites in favour of the nominees of the purchasers (viz. Sri. K. E. Raju Reddy and others). It is further observed that





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

possession of Survey No. 103 was handed over to Sri. K.E. Raju and others in part performance of the contract.

- 3.12 By the Power of Attorney dated 23-04-2003 the LR's of Venkatappa appointed Sri. Sabu Varghese as their agent to develop Survey No. 103 into a residential layout and empowered him to obtain the necessary permissions and sanctions from the statutory authorities. The copy of the said General Power of Attorney could be evidenced from **Document No. 9.**

***Observations:** Under the said General Power of Attorney, the agent was not empowered to sell Survey No. 103 or any portion thereof to third parties. However, the said General Power of Attorney was utilized by Sri. Sabu Varghese to convey the sites carved out of Survey No. 103 in favour of purchasers of the sites. Since the power of attorney did not empower the agent to sell Survey No. 103 or portions thereof, no title gets conveyed to the purchasers of the sites. Further, as discussed herebelow, the sale deeds with respect to the sites have been cancelled by the respective purchasers.*

- 3.13 By the Cancellation of General Power of Attorney dated 23-01-2004, the LR's of Venkatappa unilaterally terminated the General Power of Attorney dated 12-12-2003. The copy of the said General Power of Attorney could be evidenced from **Document No. 10.**

- 3.14 Sri. K.E. Raju Reddy and others formed a residential layout comprising 87 Sites/Plots of varying dimensions in Survey No. 103 and along with the LR's of Venkatappa conveyed the sites in favour of third parties. It is noted that the said residential layout plan is not sanctioned by the concerned planning authority. The copy of the Layout Plan could be evidenced from **Document No. 11.** The purchasers of the sites have further re-conveyed the sites as stated in **Annexure- 'B'** herebelow.

- 3.15 By the Sale Deed dated 13-12-2006, the LR's of Venkatappa conveyed the western portion of Survey No. 103, measuring 2 acres ("Western Portion") in favour of Sri. R. Venugopal, son of Sri. Munikrishna. The said Sale Deed is registered vide Document No. KRI-1-30408/2006-07 of Book I, stored in C.D. No. KRID278, in the office of the Sub-Registrar, Krishnarajapuram, Bengaluru and a copy of the same could be evidenced from **Document No. 12.**





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

- 3.16 By the Sale Deed dated 13-12-2006, the LR's of Venkatappa conveyed the eastern portion of Survey No. 103, measuring 2 acres ("Eastern Portion") in favour of Sri. R. Nagaraja, son of Sri. Rangappa. The said Sale Deed is registered vide Document No. KRI-1-30410/2006-07 of Book I, stored in C.D. No. KRID278, in the office of the Sub-Registrar, Krishnarajapuram, Bengaluru and a copy of the same could be evidenced from **Document No. 13.**
- 3.17 By the Sale Deed dated 20-12-2006, the LR's of Venkatappa conveyed the remaining portion of Survey No. 103 on the northern side, measuring 1 acre 23 guntas ("Northern Portion") in favour of Sri. B. Shyam Singh, son of Late Balaram Singh. The said Sale Deed is registered vide Document No. KRI-1-30413/2006-07 of Book I, stored in C.D. No. KRID278, in the office of the Sub-Registrar, Krishnarajapuram, Bengaluru and a copy of the same could be evidenced from **Document No. 14.**
- 3.18 By the Rectification Deed dated 20-07-2021, Sri. Narayanappa, Sri. Narayanswamy, Sri. Krishna, Sri. Nagaraj, Smt. Ramakka all children of Late Venkatappa, represented by their power of attorney holder, Sri. Prabhakar Shetty (copy not provided) along with Smt. Sundara Bai and others, represented by their power of attorney holder, Sri. Ram Singh rectified the northern boundary of the aforementioned Sale Deed dated 13-12-2006, registered vide Document No. 30413/2006-07. The said Rectification Deed is registered vide Document No. BNS-1-03661/2021-22 of Book I, stored in C.D. No. BNSD1303, in the office of the Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru and a copy of the same could be evidenced from **Document No. 15.**
- 3.19 The aforesaid purchasers of Survey No. 103, i.e., Sri. Venugopal, Sri. R. Nagaraja and Sri. B. Shyam Singh, by the Sale Agreement dated 22-05-2008 agreed to convey their respective portions in Survey No. 103 in favour of Sri. Syed Waheed Ahmed, son of Late S.A. Khayum. The copy of the said Agreement of Sale could be evidenced from **Document No. 16.** It was agreed between the parties that all disputes/litigations with respect to Survey No. 103 (*as discussed herein below*) would be settled within 6 months from the date of the Agreement.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

By the Agreement to Sell dated 13-10-2011, Sri. Venugopal M., Sri. B. Shyam Singh and Sri. R. Nagaraja (represented by their power of Attorney Holder, Sri. Syed Waheed Ahmed) along with Sri. Syed Waheed Ahmed as the Confirming Party agreed to sell their respective portions in Survey No. 103 in favour of Sri. Ajith Shetty. The copy of the said Agreement to Sale could be evidenced from **Document No. 17**. In the said Agreement to Sell dated 13-10-2011, Sri. Venugopal and others has represented that other than the suits pending before the Court of the Civil Judge, Bengaluru (as discussed herein below) there are no other disputes/litigations pending with respect to the Survey No. 103 and agreed to settle the suits within 6 months from the date of the Agreement. Sri. Venugopal and others are represented by Sri. Syed Waheed Ahmed as their power of attorney holder and we are not provided with a copy of the power of attorney executed by Sri. Venugopal and others in favour of Sri. Syed Waheed Ahmed. Further, the legal heirs of Late Shyam Singh along with the legal heirs of Late Venugopal and Sri. R. Nagaraja have modified the terms of the aforesaid Agreement of Sale dated 13-10-2-11 (as discussed hereinbelow) and it can be deemed that there is an acceptance of execution of the Agreement of Sale dated 13-10-2011 by their agent.

3.20 Pursuant to the death of Sri. B. Shyam Singh on 02-02-2011, his wife and children, namely: (1) Smt. Sundara Bai, (2) Smt. Ganga Bai, (3) Sri. Ram Singh, (4) Sri. Jaganath Singh, (5) Smt. Shantha Bai, (6) Sri. Gangaram Singh, respectively succeeded to the estate of Late B. Shyam Singh including the Northern Portion ("LR's of Shyam Singh"). Pursuant to the death of Sri. Venugopal on 15-11-2014, his wife and children, namely: (1) Smt. Vimala Devi, (2) Sri. Vijaya Kumar, (3) Sri. Vinay Kumar, (4) Smt. V.G. Aishwarya, respectively ("LR's of Venugopal") succeeded to the estate of Late Venugopal including the Western Portion.

3.21 By the Agreement of Sale dated 11-08-2015, (1) the LR's of Venugopal, (2) Sri. R. Nagaraja and (3) the LR's of Shyam Singh modified the terms and conditions governing their agreement to convey their respective portions in Survey No. 103 in favour of Sri. Ajith Shetty, son of Late Vittal Shetty. The copy of the said Agreement to Sale could be evidenced from **Document No. 18**. It is observed from the recitals of the Agreement of Sale dated 11-08-2015 that the Sale Agreement dated 22-05-2008 entered between





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sri. Venugopal and others with Sri Syed Waheed Ahmed stood cancelled and the parties agreed to ensure that Sri. Syed Waheed Ahmed would appear as the Confirming Party/Consenting Witness at the time of execution of the Sale Deed.

3.22 By the General Power of Attorney dated 15-03-2018, (1) Smt. Sundara Bai, (2) Smt. Ganga Bai, (3) Sri. S. Jagannath Singh, (4) Smt. Shanta Bai and (5) Sri. Gangaram Singh appointed Sri. Ram Singh as their attorney to deal with the Northern Portion. The said General Power of Attorney is registered vide Document No. BPT-4-00454/2017-18 of Book IV, stored in C.D. No. BPTD285, in the office of the Sub-Registrar, Bangarpete, Bengaluru and a copy of the same could be evidenced from **Document No. 19.**

3.23 By the Confirmation Deed dated 14-07-2020, executed by (1) Smt. Gangamma @ Ganga R, Smt. Manjula, Smt. Nagarathna, Smt. Chandramma, Smt. Lakshmi, all daughters of Sri. Narayanappa, (2) Smt. Shankamma, Smt. Gowamma, Sri. Venkateshmurthy, all children of Sri. Naranaswamy V, (3) Sri. Likith K., Smt. Shivani K, both children of Sri. V. Krishnappa, (4) Smt. Sushma N., Smt. Sumalatha N., both daughters of Sri. Nagaraj V. and (5) Smt. Shashikala N., Sri. Chandrashekar, Smt. Roopa S., all daughters of Smt. Ramakka, ("Grandchildren of Late Venkatappa") [represented by their power of attorney holder, Sri. Sunil Kumar A.M.] in favour of LR's of Venugopal, confirmed that the LR's of Venugopal are the absolute owners of the Western Portion and that they have no manner of right, title or interest in the same. The said Confirmation Deed is registered vide Document No. BNS-1-03309/2021-22 of Book I, stored in C.D. No. BNSD1298, in the office of the Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru and a copy of the same could be evidenced from **Document No. 20.**

3.24 By the Loan Agreement and Acknowledgment of Debt dated 22-04-2021, the LR's of Venugopal acknowledged their debt to Sri. Santosh Kumar J., son of Sri. T. Jaganathan and Sri. Zeeshan Pasha A., son of Sri. Aslam Pasha. Further, the Parties entered into the Agreement of Sale dated 22-04-2021 whereby the LR's of Venugopal agreed to convey the Western Portion in favour of Sri. Santosh Kumar and Sri. Zeeshan Pasha. The said Agreement of Sale is registered vide Document No. BNS-1-





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

01219/2021-22, stored in C.D. No. BNSD1258, in the office of the Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru. The copies of the said Loan Agreement and Acknowledgment of Debt and Agreement of Sale could be evidenced from **Document Nos. 21 to 22.**

3.25 By the Deed of Cancellation dated 14-07-2021, the LR's of Venugopal, Sri. Santosh Kumar J. and Sri. Zeeshan Pasha terminated the Agreement of Sale dated 22-04-2021 upon repayment of the entire loan amount paid under the said Agreement of Sale. The said Cancellation Deed is registered vide Document No. BNS-1-03308/2021-22, stored in C.D. No. BNSD1298, in the office of the Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru and a copy of the same could be evidenced from **Document No. 23.**

3.26 Pursuant to the death of Sri. Syed Waheed Ahmed, by the Cancellation Deed dated 14-07-2021, (1) the LR's of Venugopal, (2) LR's of Shyam Singh, (3) Sri. R. Nagaraja, (4) Sri. Syed Zoheb Ahmed and Sri. Syed Zain Ahmed, both sons of Late Syed Waheed Ahmed and (5) Sri. Ajith Shetty as the Confirming Party confirmed and affirmed that the Agreements of Sale dated 22-05-2008 and 13-10-2011 were not acted upon by Late Syed Waheed Ahmed and were hence, terminated. The said Cancellation Deed could be evidenced from **Document No. 24.**

3.27 By the Sale Deed dated 14-07-2021, the LR's of Venugopal conveyed the Western Portion in favour of M/s. Aveda Properties. Further, Sri. Ajith Shetty joined in execution of the Sale Deed as Confirming Party, having assigned his right to purchase the Western Portion in favour of M/s. Aveda Properties. The said Sale Deed is registered vide Document No. BNS-1-03312/2021-22 of Book 1, stored in C.D. No. BNSD1298, in the office of the Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru and a copy of the same could be evidenced from **Document No. 25.**

3.28 By the General Power of Attorney dated 14-07-2021 executed by the LR's of Venugopal in favour of: (1)M/s. Aveda Properties, (2) Sri. Asith V. Shetty, (3) Sri. Ajith V. Shetty and (4) Sri. Vinaysagar Kulkarni, son of Sri. Janardhan Rao, empowered them to settle any pending litigations, execute any confirmation deeds with respect to the Western Portion. The said General Power of Attorney is registered vide Document No. BNS-4-





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

00170/2021-22 of Book IV, stored in C.D. No. BNSD1298 in the office of the Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru and a copy of the same could be evidenced by **Document No. 26.**

3.29 By the Confirmation Deed dated 14-07-2021, executed by the grandchildren of Late Venkatappa, represented by their power of attorney holder, Sri. Sunil Kumar A.M. in favour of Sri. R. Nagaraja, confirmed that, Sri. R. Nagaraja is the absolute owner of the Eastern Portion and they have no manner of right, title or interest in the same. The said Confirmation Deed is registered vide Document No. BNS-1-03314/2021-22 of Book I, stored in C.D. No. BNSD1298, in the office of the Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru and a copy of the same could be evidenced from **Document No. 27.**

3.30 By the Sale Deed dated 14-07-2021, Sri. R. Nagaraja along with his daughters: (1) Smt. Harini N and (2) Smt. Sowmya N. conveyed the Eastern Portion in favour of M/s. Aveda Properties. Further, Sri. Ajith Shetty joined in execution of the Sale Deed as Confirming Party, having assigned his right to purchase the Eastern Portion in favour of M/s. Aveda Properties. The said Sale Deed is registered vide Document No. BNS-1-03343/2021-22 of Book I, stored in C.D. No. BNSD1298, in the office of the Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru and a copy of the same could be evidenced from **Document No. 28.**

3.31 By the General Power of Attorney dated 14-07-2021 executed by Sri. R. Nagaraja in favour of (1)M/s. Aveda Properties, (2) Sri. Asith V. Shetty, (3) Sri. Ajith V. Shetty and (4) Sri. Vinaysagar Kulkarni, empowered them to settle any pending litigations, execute any confirmation deeds with respect to the Eastern Portion. The said General Power of Attorney is registered vide Document No. BNS-4-00173/2021-22 of Book IV, stored in C.D. No. BNSD1298 in the office of the Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru and a copy of the same could be evidenced by **Document No. 29.**

3.32 By the General Power of Attorney dated 14-07-2021 executed by Smt. Sowmya Sri N, and Smt. Harini N. in favour of M/s. Aveda Properties, Sri. Asith V. Shetty, Sri. Ajith V. Shetty and Sri. Vinaysagar Kulkarni, son of Sri. Janardhan Rao, empowered them





to settle any pending litigations, execute any confirmation deeds with respect to the Eastern Portion. The said General Power of Attorney is registered vide Document No. BNS-4-00172/2021-22 of Book IV, stored in C.D. No. BNSD1298 in the office of the Sub-Registrar, Shivajinagar (Banawadi) and a copy of the same could be evidenced by **Document No. 30.**

3.33 By the Confirmation Deed dated 20-07-2021, executed by the grandchildren of Venkatappa represented by their power of attorney holder, Sri. Sunil Kumar A.M. in favour of the LR's of Shyam Singh, confirmed that the LR's of Shyam Singh are the absolute owners of the Northern Portion and that they have no manner of right, title or interest in the same. The said Confirmation Deed is registered vide Document No. BNS-1-03662/2021-22 of Book I, stored in C.D. No. BNSD1303, in the office of the Sub-Registrar, Shivajinagar (Banawadi), Bengaluru and a copy of the same could be evidenced from **Document No. 31.**

3.34 By the Sale Deed dated 20-07-2021, the LR's of Shyam Singh conveyed the Northern Portion in favour of M/s. Aveda Properties. Further, Sri. Ajith Shetty joined in execution of the Sale Deed as a Confirming Party, having assigned his right to purchase the Northern Portion in favour of M/s. Aveda Properties. The said Sale Deed is registered vide Document No. BNS-1-03667/2021-22 of Book I, stored in C.D. No. BNSD1303, in the office of the Sub-Registrar, Shivajinagar (Banawadi), Bengaluru and a copy of the same could be evidenced from **Document No. 32.**

3.35 By the General Power of Attorney dated 14-07-2021 executed by Smt. Sundara Bai in favour of (1)M/s. Aveda Properties, (2) Sri. Asith V. Shetty, (3) Sri. Ajith V. Shetty and (4) Sri. Vinaysagar Kulkarni, empowered them to settle any pending litigations, execute any confirmation deeds with respect to the Northern Portion in favour of third parties. The said General Power of Attorney is registered vide Document No. BNS-4-00199/2021-22 of Book IV, stored in C.D. No. BNSD1303 in the office of the Sub-Registrar, Shivajinagar (Banawadi), Bengaluru and a copy of the same could be evidenced by **Document No. 33.**

3.36 By the General Power of Attorney dated 05-10-2021 executed by (1) Smt. Revathi R., Sri. Vishal and Smt. Tejaswini R., all children of Sri. S. Ram Singh, (2) Sri. Prashanth





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

G., Sri. Satyanarayana Singh G., both sons of Sri. Ganga Ram Singh, (3) Sri. Purushotham Singh J., son of Sri. Jaganath Singh J., (4) Sri. Giridhar Singh D. and Sri. Rahul Singh D., both sons of Smt. Shantha Bai, (5) Sri. P. Amar Singh and Sri. Udaya Shankar Singh, both sons of Smt. Ganga Bai ("**Smt. Revathi R. and others**") in favour of Smt. Sundara Bai, empowered her to execute any confirmation deeds with respect to the Northern Portion. The said General Power of Attorney is registered vide Document No. BPT-4-00190-2021-22 of Book IV, stored in C.D. No. BPTD977 in the office of the Sub-Registrar, Bangarpet and a copy of the same could be evidenced by **Document No. 34.**

3.37 By the Confirmation Deed dated 07-10-2021 executed by Smt. Revathi R. and others represented by her general power of attorney holder, Smt. Sundara Bai in favour of M/s. Aveda Properties, confirmed that M/s. Aveda Properties have obtained absolute right, title and interest over the Northern Portion by the Sale Deed dated 20-07-2021, registered vide Document No. 3667/2021-22, The said Confirmation Deed is registered vide Document No. BNS-1-08356/2021-22 of Book I, stored in C.D. No. BNSD1361, in the office of the Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru and a copy of the same could be evidenced from **Document No. 35.**

3.38 By the General Power of Attorney dated 08-10-2021 executed by Smt. Rekha J, daughter of Sri. Jaganath Singh in favour of her father, Sri. Jaganath Singh, empowered him to execute any confirmation deeds with respect to the Northern Portion. The copy of the said General Power of Attorney could be evidenced by **Document No. 36.**

3.39 By the Confirmation Deed dated 01-12-2021 executed by Smt. Rekha J, represented by her general power of attorney holder, Sri. Jaganath Singh in favour of M/s. Aveda Properties, confirmed that M/s. Aveda Properties have absolute right, title and interest over the Northern Portion by the Sale Deed dated 20-07-2021, registered vide Document No. 3667/2021-22. The said Confirmation Deed is registered vide Document No. BDH-1-04218/2021-22 of Book I, stored in C.D. No. BDHD904, in the office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bengaluru and a copy of the same could be evidenced from **Document No. 37.**





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

- 3.40 By the Confirmation Deed dated 04-10-2021 executed by (1) Sri. Ganga Ram Singh @ S. Gangaram Singh, (2) Sri. Jaganath Singh @ S. Jaganath, (3) Smt. Shantala Bai @ Shanta Bai S., and (4) Smt. Ganga Bai @ S. Ganga Bai, all children of Late B. Shyam Singh in favour of M/s. Aveda Properties, confirmed that M/s. Aveda Properties have absolute right, title and interest over the Northern Portion by the Sale Deed dated 20-07-2021, registered vide Document No. 3667/2021-22. The said Confirmation Deed is registered vide Document No. BNS-1-08207/2021-22 of Book I, stored in C.D. No. BNSD1359, in the office of the Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru and a copy of the same could be evidenced from **Document No. 38.**
- 3.41 By the General Power of Attorney dated 20-07-2021 executed by Sri. S. Ram Singh in favour of (1)M/s. Aveda Properties, (2) Sri. Asith V. Shetty, (3) Sri. Ajith V. Shetty and (4) Sri. Vinaysagar Kulkarni, empowered them to settle any pending litigations, execute any confirmation deeds with respect to the Northern Portion in favour of third parties. The said General Power of Attorney is registered vide Document No. BNS-4-00198/2021-22 of Book IV, stored in C.D. No. BNSD1303 in the office of the Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru and a copy of the said General Power of Attorney could be evidenced by **Document No. 39.**
- 3.42 By the Confirmation Deed dated 20-07-2021 executed by Sri. Syed Zoheb Ahmed and Sri. Syed Zain Ahmed (*being the legal heirs of Late Syed Waheed Ahmed*) in favour of M/s. Aveda Properties, confirmed that M/s. Aveda Properties have absolute right, title and interest over the Eastern Portion, Western Portion and Northern Portion of Survey No. 103 by the Sale Deeds dated 14-07-2021 and 20-07-2021, registered vide Document Nos. 3312/2021, 3343/2021-22 and 3667/2021-22. The said Confirmation Deed is registered vide Document No. BNS-1-03691/2021-22 of Book I, stored in C.D. No. BNSD1308, in the office of the Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru and a copy of the same could be evidenced from **Document No. 40.**
- 3.43 By the Settlement Agreements dated between 16-01-2020 and 06-04-2021, and the Confirmation Deed dated 29-10-2021 executed between the Owners of the Site Nos. 1 to 87 ("Site Owners") represented by their General Power of Attorney Holders along





with Sri. R. Nagaraj, the LR's of Shyam Singh, the LR's of Venugopal, Sri. Ajith V. Shetty and M/s. Aveda Properties represented by their General Power of Attorney Holders, agreed that the Sale Deeds for their respective sites are infructuous and stand cancelled. Further, the parties agreed that M/s. Aveda Properties are the absolute owners of Survey No. 103. The copies of the said Settlement Agreements, General Powers of Attorney and Confirmation Deed are stated in Annexure- 'C' hereinbelow.

- 3.44 By the Amalgamation Deed dated 19-08-2021, M/s. Aveda Properties amalgamated the Eastern Portion, Western Portion and Northern Portion of Survey No. 103 and got the khatha's of the said portions clubbed into one single Khatha, which is the Property - I. The said Amalgamation Deed is registered vide Document No. SHV-1-01830/2021-22 of Book I, stored in C.D. No. SHVD925, in the office of the Senior Sub-Registrar, Shivajinagar, Bengaluru and a copy of the same could be evidenced from **Document No. 41.**
- 3.45 By the Sale Deed dated 02-11-2021, M/s. Aveda Properties conveyed the Property - I in favour of Krishnapriya Estates LLP. The said Sale Deed is registered vide Document No. BNS-1-09876/2021-22 of Book I, stored in C.D. No. BNSD1376, in the office of the Sub-Registrar, Banaswadi, Bengaluru and a copy of the same could be evidenced from **Document No. 42.**

4. **Discussion on Title of Property - II:**

- 4.1 It is observed that the land bearing Survey No. 28 of Byrathi Village, Bidarahalli Hobli, Bengaluru East Taluk was a Government Land. An extent of 22 acres of Survey No. 28 was granted to several persons (i.e., eleven of them granted 2 acres each) in the year 1947. The details of the grant of the lands to the grantees are not furnished and the copy of the Endorsement dated 17-08-2010 in No. R.K.C.R: 110/10-11 issued by the Taluk Shirestheadar, Hosakote Taluk is furnished which states that the copies of the grant records in No. DD 2/46-47 cannot be furnished as the records are not available. The copy of the said Endorsement dated 17-08-2010 issued by the Thasildar, Hosakote Taluk could be evidenced from **Document No. 43.**





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

- 4.2 The details regarding grant of the lands in Survey No. 28 can be evidenced in the extract of the Saguvali Chit issue Register issued by the Thasildar, Hosakote Taluk. It is noted that the below mentioned persons were allotted 2 acres each in Survey No. 28:

Sl. No.	Name	Extent in Acres	Block
1.	Thayappa	2-00	XI
2.	Muniyappa	2-00	X
3.	Badagiappa	2-00	IX
4.	Muniyappa	2-00	VIII
5.	Munithayappa	2-00	VII
6.	Muniyappa	2-00	VI
7.	Erappa	2-00	V
8.	Kadarappa	2-00	IV
9.	Muniga	2-00	III
10.	Pujiga	2-00	II
11.	Munishami	2-00	I

The copy of the extract of the Saguvali Issue Register could be evidenced from **Document No. 44.**

- 4.3 The names of the aforementioned grantees were entered in the Mutation Registers as owners of their respective extents and blocks in R.R. Nos. 246 to 254 referring to orders in No. DD 2/1946-47, dated 08-06-1947 and also stating that the lands have been granted through auction. The copy of the said Mutation Register extract could be evidenced from **Document No. 45.**
- 4.4 In the absence of the Saguvali Chit and the Orders mentioned above, we have based our tracing of title on the revenue entries made by the revenue authorities.
- 4.5 By the Indenture of Sale dated 09-04-1968, Sri. Muniyappa, son of Badigappa conveyed 4 acres in Survey No. 133 and 135 of Byrathi Village in favour of Sri. K.A. Thomas, son of Sri. K.T. Thomas. The said Indenture of Sale is registered vide Document No. 659/1968-69 of Book I, Volume 1215, Pages 168 to 170 in the office





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

of the Sub-Registrar, Hosakote and a copy of the same could be evidenced from **Document No. 46.**

- 4.6 The aforementioned Indenture of Sale dated 09-04-1968 was later rectified by the Indenture of Rectification dated 24-08-1970 executed by Sri. Muniyappa, son of Sri. Badigappa in favour of Sri. K.A. Thomas, son of Sri. K.T. Thomas, registered vide Document No. 1964/1970-71 of Book I, Volume 1284, Pages 47 to 49 in the office of the Sub-Registrar, Hosakote. The copy of the Indenture of Rectification dated 24-08-1970 could be evidenced from **Document No. 47.**

Under the Rectification Deed, the Survey number of the property conveyed under the Indenture of Sale dated 09-04-1968 were rectified as Survey Nos. 129 and 131 instead of Survey Nos. 133 and 135 pursuant to the changes made by the Assistant Superintendent of Land Records, Bengaluru District, Bengaluru vide his Letter dated 08-05-1969 in No. A3/H9/75/68-69.

- 4.7 By the Indenture of Sale dated 29-04-1968, (1) Sri. Erappa, (2) Sri. Durgappa, (3) Sri. Muniappa, (4) Sri. Narayanappa, (5) Sri. Mylarappa, all sons of Late Badigappa conveyed 2 acres in Survey No. 134 of Byrathi Village in favour of Sri. K.A. Thomas, son of Sri. K.T. Thomas. The said Indenture of Sale is registered vide Document No. 658/1968-69 of Book I, Volume 1214, Pages 182 to 185 in the office of the Sub-Registrar, Hosakote and a copy of the same could be evidenced from **Document No. 48.**

- 4.8 The aforementioned Indenture of Sale dated 29-04-1968 was later rectified by the Indenture of Rectification dated 28-05-1970 executed by Sri. Erappa, Sri. Durgappa, Sri. Muniappa, Sri. Narayanappa, Sri. Mylarappa, all sons of Late Badigappa in favour of Sri. K.A. Thomas, son of Sri. K.T. Thomas, registered vide Document No. 743/1970-71 of Book I, Volume 1275, Pages 8 to 10 in the office of the Sub-Registrar, Hosakote. The copy of the Indenture of Rectification dated 28-05-1970 could be evidenced from **Document No. 49.**

Under the Rectification Deed, the survey number of the property conveyed under the Indenture of Sale dated 29-04-1968 was rectified as Survey No. 130 instead of Survey





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Nos. 134 pursuant to the changes made by the Assistant Superintendent of Land Records, Bengaluru District, Bengaluru vide his Letter dated 08-05-1969 in No. A3/H9/75/68-69.

4.9 By the Indenture of Sale dated 29-04-1968, Sri. Erappa, son of Badigappa conveyed 2 acres in Survey No. 130 of Byrathi Village in favour of Sri. K.A. Thomas, son of Sri. K.T. Thomas. The said Indenture of Sale is registered vide Document No. 657/1968-69 of Book I, Volume 1216, Pages 122 to 125, in the office of the Sub-Registrar, Hosakote and a copy of the same could be evidenced from **Document No. 50.**

4.10 The aforementioned Indenture of Sale dated 29-04-1968 was later rectified by the Indenture of Rectification dated 24-08-1970 executed by Sri. Erappa, son of Badigappa in favour of Sri. K.A. Thomas, son of Sri. K. T. Thomas, registered vide Document No. 1965/1970-71 of Book I, Volume 1281, Pages 179 to 181 in the office of the Sub-Registrar, Hosakote. The copy of the Indenture of Rectification dated 24-08-1970 could be evidenced from **Document No. 51.**

Under the Rectification Deed, the survey number of the property conveyed under the Indenture of Sale dated 29-04-1968 was rectified as Survey No. 128 instead of Survey Nos. 130 pursuant to the changes made by the Assistant Superintendent of Land Records, Bengaluru District, Bengaluru vide his Letter dated 08-05-1969 in No. A3/H9/75/68-69.

4.11 Thus, in terms of the aforementioned Indenture of Sales mentioned hereabove and the Indenture of Rectification, Sri. K.A. Thomas, son of Sri. K.T. Thomas came to own and possess the agricultural lands bearing Survey Nos. 128, 129, 130 and 131, totally measuring 8 acres 2 guntas of Byrathi Village ("Composite Lands").

4.12 By virtue of the Indenture of Sale dated 03-09-1970 Sri. K. A. Thomas, son of Sri. K. T. Thomas sold the Composite Lands in favour of Sri. K.C. Stephen, son of Late P.T. Chacko and his wife Smt. Ponnamma Stephen. The said Indenture of Sale is registered vide Document No. 2061/1970-71 of Book I, Volume 1281, Pages 241 to 245 in the office of the Sub-Registrar, Hosakote and a copy of the same could be evidenced from **Document No. 52.**





Jayanth Pattanshetti Associates LLP
ADVOCATES

- 4.13 Under the aforementioned Indenture of Sale dated 03-09-1970, Sri. K. C. Stephen, son of Late P. T. Chacko and his wife Smt. Ponnamma Stephen were represented by their general power of attorney holder, Sri. K.C. Thomas, who was conferred power to purchase immovable properties on their behalf by virtue of the Power of Attorney dated 03-04-1970 executed by them. The copy of the said Power of Attorney dated 03-04-1970 executed by Sri. K. C. Stephen, son of Late P. T. Chacko and his wife Smt. Ponnamma Stephen in favour of Sri. K. C. Thomas could be evidenced from **Document No. 53.**
- 4.14 Sri. Kunnakat Chalko Stephen died on 19-01-1981 and his death is registered in the office of the Deputy Registrar-General, Republic of Zambia. The copy of the Death Certificate of Late Kunnakat Chalko Stephen issued by the Deputy Registrar-General could be evidenced from **Document No. 54.**
- 4.15 By the Orders dated 18-12-1981, the High Court of Zambia granted Letters of Administration to the properties of Late Kunnakat Chalko Stephen to his wife, Smt. Ponnamma Stephen. The copy of the said Order dated 18-12-1981 passed by the High Court of Zambia could be evidenced from **Document No. 55.**
- 4.16 Smt. Ponnamma Stephen, wife of Late K.C. Stephen executed the Power of Attorney dated 14-07-1986 in favour of Sri. Alphonse Kurian empowering him to manage the Composite Lands including the power to alienate the same. The Power of Attorney is attested by the High Commission of India at Harare and a copy of the same could be evidenced from **Document No. 56.**
- 4.17 Smt. Jacintha Samuel, daughter of Late K.C. Stephen executed the Power of Attorney dated 14-07-1986 in favour of Sri. Alphonse Kurian empowering him to manage the Composite Lands including the power to alienate the same. The Power of Attorney is attested by the High Commission of India at Harare and a copy of the same could be evidenced from **Document No. 57.**
- 4.18 Smt. Jacqueline Maryann, daughter of Late K.C. Stephen executed the Power of Attorney dated 14-07-1986 in favour of Sri. Alphonse Kurian empowering him to manage the Composite Lands including the power to alienate the same. The Power of





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Attorney is attested by the High Commission of India at Harare and a copy of the same could be evidenced from **Document No. 58.**

4.19 Smt. Jasmin Nathew, daughter of Late K.C. Stephen executed the Power of Attorney dated 19-07-1986 in favour of Sri. Alphonse Kurian empowering him to manage the Composite Lands including the power to alienate the same. The Power of Attorney is attested by the High Commission of India at Harare and a copy of the same could be evidenced from **Document No. 59.**

4.20 Sri. Jacomino Stephen Palapura, son of Late K.C. Stephen executed the Power of Attorney dated 28-08-1986 in favour of Sri. Alphonse Kurian empowered him to manage the Composite Lands including the power to alienate the same. The Power of Attorney is attested by the High Commission of India at London and a copy of the same could be evidenced from **Document No. 60.**

4.21 By the Agreement of Sale dated 06-10-1986 Smt. Ponnamma Stephen, wife of Late K.C. Stephen, represented by her power of attorney holder, Mr. Alphonse Kurian agreed to sell the Composite Lands to Smt. Pamela Oberoi, wife of Major Oberoi. The copy of the said Agreement of Sale dated 06-10-1986 could be evidenced from **Document No. 61.**

4.22 Smt. Pamela Oberoi having agreed to purchase the Composite Lands under the aforementioned Agreement of Sale, applied to the Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru seeking permission to purchase the same and to grant exemption under Section 80 of the Karnataka Land Reforms Act. The Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru by his Order dated 03-04-1985 in No. LRF CR 143/85-86 accorded permission to Smt. Pamela Oberoi to purchase the Composite Lands for agricultural purpose and also exempted the applicability of Section of 80 of the Karnataka Reforms Act, 1961, subject to the condition that Smt. Pamela Oberoi shall utilize the Composite Lands for the aforementioned purpose within one year. The copy of the said Order dated 03-04-1985 could be evidenced from **Document No. 62.**





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

- 4.23 By the Indenture of Sale dated 04-12-1986 Smt. Ponnamma Stephen, wife of Late K. C. Stephen, represented by her Power of Attorney Holder, Sri. Alphonse Kurian sold the Composite Lands in favour of Smt. Pamela Oberoi, wife of Major O. P. S. Oberoi. The said Sale Deed is registered vide Document No. 6112/1986-87 of Book I, Volume 2524, Pages 78 to 85 in the office of the Sub-Registrar, Bengaluru South Taluk, Bengaluru and a copy of the same could be evidenced from **Document No. 63**. The children of Late K. C. Stephen namely, (1) Jacomino Stephen Palapura, (2) Jasmin Mathew, (3) Jacintha Samuel and (4) Jacqueline Maryann Stephen, represented by their Power of Attorney Holder Sri. Alphonse Kurian have attested the sale deed as confirming parties.
- 4.24 By the Relinquishment Deed dated 27-07-2010, Smt. Pamela Oberoi, wife of Major O.P.S. Oberoi has relinquished an area of 2647.92 square meters of the Composite Lands to the Commissioner, Bruhat Bengaluru Mahanagara Palike, Bengaluru for widening of the existing road to 120 feet and agreed to receive the Development Right Certificate equaling to 1.5 times of the total land surrendered amounting to 3971.88 square meters. The Relinquishment Deed dated 27-07-2010 is registered vide Document No. BDH-1-02609/2010-11 of Book I, stored in C.D. No. BDHD49 in the office of the Sub-Registrar, Bidarahalli, Bengaluru and a copy of the same could be evidenced from **Document No. 64**.
- 4.25 The aforementioned Relinquishment Deed dated 27-07-2010 was later rectified by the Rectification Deed dated 29-11-2010 executed by Smt. Pamela Oberoi in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike, Bengaluru registered vide Document No. BDH-1-04395/2010-11 of Book I, stored in C.D. No. BDHD56 in the office of the Sub-Registrar, Bidarahalli, Bengaluru. The copy of the Rectification Deed could be evidenced from **Document No. 65**.

Under the Rectification Deed, the boundaries of the Composite Lands on the east, north and south are rectified as east by Venkatappa's land, north by Sri. Kuruvillas land and south by Remaining Property of Sy. No. 128, 129, 130 and 131 of Bairathi. It is represented to us that subsequently, Smt. Pamela Oberoi and others were in





possession and enjoyment of an extent of 1,47,477 square feet (viz. the Property-II) and the khatha was also accordingly mutated in their names for the said extent.

- 4.26 By the Gift Deed dated 07-02-2019, Smt. Pamela Oberoi, wife of Major O.P.S. Oberoi has gifted in favour of Major O.P.S. Oberoi, Mr. Ian Oberoi, son of Major O.P.S. Oberoi and Mr. Ryan Oberoi, son of Major O.P.S. Oberoi an extent of 1 acre 32.17 guntas in Survey No. 129 and an extent of 1 acre 32.17 guntas in Survey No. 130. The said Gift Deed is registered vide Document No. BNS-1-18584/2018-19 of Book I, stored in C.D. No. BNSD698 in the office of the Sub-Registrar, Shivajinagar (Banashwadi), Bengaluru and a copy of the same could be evidenced from **Document No. 66.**

Under the Gift Deed, Smt. Pamela Oberoi has gifted to each of the Donees, 25% undivided land share, ownership, right, title and interest (i.e., 75% share) in the site area of 58,162.5 square feet out of 77,550 square feet in Survey No. 129 of Byrathi Village and in the site area of 58,162.5 square feet out of 77,550 square feet in Survey No. 130 of Byrathi Village.

- 4.27 By the Sale Deed dated 14-06-2021, 1) Smt. Pamela Oberoi, wife of Major O.P.S. Oberoi, 2) Major O.P.S. Oberoi, son of Late Col. Manmohan Singh, 3) Mr. Ian Oberoi, son of Major O.P.S. Oberoi, and 4) Mr. Ryan Oberoi, son of Major O.P.S. Oberoi conveyed the Property-II in favour of Krishnapriya Estates LLP ("Krishnapriya"). The said Sale Deed is registered vide Document No. SHV-1-01900/2021-22 of Book I, stored in C.D. No. SHVD927, in the office of the Sub-Registrar, Shivajinagar, Bengaluru and a copy of the same could be evidenced from **Document No. 67.**

5. **Development Agreement & Plan Etc.**

- 5.1 By the Joint Development Agreement dated 25-04-2022, Krishnapriya has offered the Subject Property to DNR Corporation Private Limited ("DNR Corp") for development of the same by constructing residential apartment complex thereon. It is further agreed between the parties that Krishnapriya and DNR Corp shall share the revenue arising out of the saleable area in the development and the rental income arising out of the area in the development that is not sold in the ratio of 31.04% of the distributable revenue to the share of Krishnapriya and 68.96% of the distributable revenue to the share of DNR Corp. Further, it is agreed that DNR Corp shall be entitled to obtain a





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

loan facility on the security of their share of the distributable revenue in the development. The said Joint Development Agreement dated 25-04-2022 is registered vide Document No. INR-1-00980/2022-23 of Book I, stored in C.D. No. INRD1059, in the office of the Sub-Registrar, Shivajinagar (Indiranagar), Bengaluru and a copy of the same could be evidenced from **Document No. 68.**

5.2 Pursuant to the aforementioned Joint Development Agreement, Krishnapriya, have executed the General Power of Attorney dated 25-04-2022, in favour of DNR Corp, authorizing and empowering them to apply and obtain plans and necessary sanctions for development of the Subject Property under the aforesaid Joint Development Agreement and for sale of entire development made in the Project. The said General Power of Attorney is registered vide Document No. INR-4-00147/2022-23 of Book IV, stored in C.D. No. INRD1059, in the office of the Sub-Registrar Shivajinagar (Indiranagar), Bengaluru and a copy of the same could be evidenced from **Document No. 69.**

5.3 Accordingly, DNR Corp has propounded a scheme for development of the Subject Property, whereunder 784 apartments comprising Tower 'A', Tower 'B', Tower 'C', Tower 'D' and Tower 'E' (Amenity and EWS), the Tower 'A' to Tower 'D' consisting of 2 basement floors, ground and 22 upper floors and the Tower 'E' consisting of ground floor and 9 upper floors, with 931 car parks and a club house are to be constructed with infrastructure facilities in the residential project known as "DNR Parklink". The Commissioner, Bangalore Development Authority by the Sanction Letter and the Building Plan both dated 31-03-2023 bearing No. BEMPRA/NaMa/AS/AA-2/Tas-3/U/23/2022-23. The copies of the said Sanction Letter and the building sanctioned plan could be evidenced from **Document Nos. 70 and 71.**

5.4 The Assistant General Manager (BTS Planning), Bharat Sanchar Nigam Limited, Bengaluru by the Certificate dated 30-06-2022 in No. DGM (CM) BGTD/NOC for High Rise/2021-22 has granted no objection for construction of the building on the Subject Property to a maximum height of 95 meters only above ground level and structure not exceeding 1007.5 meters above mean sea level. The copy of the said No Objection Certificate dated 30-06-2022 could be evidenced from **Document No. 72.**





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

- 5.5 The Superintending Engineer (Ele), BRC, BESCOM, Bengaluru District by the Certificate dated 02-07-2022 in No. SEE/BRC/EE(O)/AEE(O)/AE(O)/F-1(A) & F-22/22-23/2506-08 has granted no objection for arranging power supply to an extent of 800 KVA on self-execution basis to the proposed residential apartment building on the Subject Property. The copy of the said No Objection Certificate dated 02-07-2022 could be evidenced from **Document No. 73**.
- 5.6 The Panchayat Development Officer, Kannur Gram Panchayat, Bidarahalli Hobli, Bengaluru East Taluk by the Letter dated 17-01-2023 has granted no objection for providing water supply to the Project. The copy of the said Certificate could be evidenced from **Document No. 74**.
- 5.7 The Chief/Senior Environmental Officer, Karnataka State Pollution Control Board, Bengaluru, by the Letter dated 28-03-2023 in No. CTE-337120 has accorded consent to discharge of 594 KLD of waste water and to operate sewerage treatment plan of capacity of 600 KLD for treatment and discharge of treated sewerage from residential apartment with 784 flats on the Subject Property. The copy of the said Certificate could be evidenced from **Document No. 75**.
- 5.8 The Director General of Police and Director General, Karnataka State Fire and Emergency Services, by the Certificate dated 10-11-2022 in No. KSFES/GBC(1)/385 Docket No. KSFES/NOC/348/2022 has granted a revised no objection for construction of the Residential Apartments on the Subject Property having: (i) Building No. 1 with Towers A & B consisting of 2 Basements and 22 Upper Floors; (ii) Building No. 2 with Towers C & D consisting of 2 Basements and 22 Upper Floors; (iii) Building No. 3 with Tower-E consisting of Ground and 9 Upper floors; and (iv) Club House consisting of Ground and First Floor. The copy of the said Certificate could be evidenced from **Document No. 76**.
- 5.9 The Member Secretary, State Level Environment Impact Assessment Authority, Karnataka by the Letter dated 03-01-2023 in No. SEIAA/132/CON/2022 has granted no objection to construct Residential Apartments on the Subject Property subject to the terms and conditions stated therein. The copy of the said Certificate could be evidenced from **Document No. 77**.





Jayanth Pattanshetti Associates LLP
ADVOCATES

5.10 The General Manager (CIC), Airports Authority of India, by the Certificate dated 24-06-2022, in No. BIAL/South/B/060222/675393 has accorded permission for construction of the Project on the Subject Property, subject to the condition that, the total height of the structure shall not exceed 1002.5 Mts. AMSL (Above Mean Sea Level). The copy of the said No Objection Certificate could be evidenced from **Document No. 78.**

5.11 The Residential Project known as "DNR Parklink Phase I" is registered with the Real Estate Regulatory Authority, Karnataka as evidenced from the Registration Certificate in No. PRM/KA/RERA/1251/446/PR/040823/006113 issued by the Chairman, Karnataka Real Estate Regulatory Authority. The registration of the Project is valid for the period commencing from 13-05-2023 and ending on 31-12-2027. The copy of the said Registration Certificate could be evidenced from **Document No. 79.**

6. **Genealogy with respect to owners of the Property - I**

6.1 Sri. Venkatappa, son of Sri. Venkataramaiah died on 01-02-1984 and his death is registered vide No. 74701 in the office of the Chief Registrar of Birth and Death. The copy of the Death Certificate of Late Venkatappa could be evidenced from **Document No. 80.**

6.2 On perusal of the family tree of Sri. Venkatappa, it is observed that Sri. Venkatappa was married to Smt. Narayanamma and they have four sons and one daughter, namely, Sri. Narayanappa, Sri. Narayanswamy, Sri. Krishna, Sri. Nagaraj and Smt. Ramakka.

Sri. Narayanappa is married to Smt. Papamma and they have five daughters, namely, Smt. Ganga @ Gangamma, Smt. Chandrika @ Chandramma, Smt. Nagarathna, Smt. Lakshmi and Smt. Manjula.

Sri. Narayanswamy is married to Smt. Ratnamma and they have a son and two daughters, namely, Sri. Venkatesh Murthy, Smt. Gowramma @ Gowri Thanu and Smt. Shankramma @ Sindhu.

Sri. Krishnappa is married to Smt. Saraswatamma @ Saraswathi and they have a son and a daughter, namely, Sri. Likith Kumar (earlier known as Vasanth Kumar) and Smt. Shivani K.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Sri. Nagaraju is married to Smt. Nagaratnamma and they have two daughters, namely, Smt. Sushma N. and Smt. Sumalatha N.

Smt. Ramakka is married to Sri. Narayanswamy and they have two daughters and a son, namely, Smt. Sheshikala, Smt. Roopa and Sri. Chandrashekhar.

The copies of the Family Trees and Affidavits could be evidenced from **Document Nos. 81 to 87.**

6.3 Sri. B. Shyam Singh, son of Late Balaram Singh died on 02-02-2011 and his death is registered vide No. 2011-D-18 in the office of the Chief Registrar of Births and Deaths, Bangarapete. The copy of the Death Certificate of Late B. Shyam Singh could be evidenced from **Document No. 88.**

6.4 On perusal of the family tree of Sri. Ram Singh, son of B. Shyam Singh, it is observed that, Sri. B. Shyam Singh was married to Smt. Sundara Bai and they have three sons and two daughters, namely, Sri. Ram Singh, Sri. S. Gangaram Singh, Sri. S. Jagannath, Smt. Ganga Bai and Smt. Shantha Singh. The copy of the family tree could be evidenced from **Document No. 89.**

Observations: It is observed from the Agreement of Sale dated 11-08-2015 that one Shiva is stated to be the son of Late Shyam Singh. We have been informed that no such person exists and his name is also not mentioned in the family tree.

6.5 On perusal of the family tree of Sri. Venugopal, it is observed that Sri. Venugopal was married to Smt. Vimaladevi and they have two sons and a daughter, namely, Sri. V.G. Vinay Kumar, Sri. Vijaya Kumar and Smt. V.G. Vinay Kumar. The copy of the family tree of Sri. Venugopal could be evidenced from **Document No. 90.**

6.6 Smt. Aliya Tabassum, wife of Sri. Syed Waheed Ahmed died on 24-02-2017 and her death is registered vide No. 118763 in the office of the Chief Registrar of Birth and Death. The copy of the Death Certificate of Late Aliya Tabassum could be evidenced from **Document No. 91.**

6.7 Sri. Syed Waheed Ahmed, son of Late S.A. Khayum died on 13-03-2017 and his death is registered vide No. 1187235 in the office of the Chief Registrar of Birth and Death.





The copy of the Death Certificate of Late Syed Waheed Ahmed could be evidenced from **Document No. 92.**

- 6.8 On perusal of the family tree of Late Syed Waheed Ahmed, it is observed that Late Syed Waheed Ahmed was married to Late Aliya Tabassum and they have two sons, namely, Syed Zoheb Ahmed and Syed Zain Ahmed. The copy of the family tree could be evidenced from **Document No. 93.**

7. **Genealogy with respect to owners of the Property - II**

- 7.1 Smt. Pamela Oberoi has sworn to an Affidavit stating that, she is married to Major O. P. S. Oberoi and they have two sons namely, (1) Sri. Ian Oberoi and (2) Sri. Ryan Oberoi. Further, it is stated that (1) Sri. Ian Oberoi is married to Lavina Oberoi and they have a son Adrian Joshua, and (2) Sri. Ryan Oberoi is married to Sandra Oberoi and they have two daughters namely, Tiara Michelle Oberoi and Tiana Esther Oberoi. The copy of the said Notarised Affidavit dated 20-06-2019 could be evidenced from **Document No. 94.**

8. **Details of Litigations with respect to Property - I**

- 8.1 On perusal of the Complaint, Written Statement, Orders and Judgement passed in suit bearing O.S. No. 781/2007 on the file of the Principal II Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru, it is observed that Sri. B. Shyam Singh had filed the suit against Sri. Sabu Verghese and others seeking permanent injunction restraining Sri. Sabu Verghese from interfering with the Northern Portion. On concluding the trial, the Hon'ble Court by the Judgement dated 28-06-2006 accepted the contentions of Sri. B. Shyam Singh and granted the permanent injunction on the grounds of the documents provided in support of the claim and failure of Sri. Sabu Verghese to appear before the Hon'ble Court. The copies of the said Complaint, Written Statement, Orders and Judgement passed in O.S. No. 781/2007 on the file of the Principal II Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru could be evidenced from **Document No. 95.**
- 8.2 On perusal of the Complaint, Written Statement, Orders and Judgement passed in suit bearing O.S. No. 782/2007 on the file of the Addl. II Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru, it is observed that Sri. Venugopal had filed the





suit against Sri. Sabu Verghese and others seeking permanent injunction restraining Sri. Sabu Verghese from interfering with the Western Portion. On concluding the trial, the Hon'ble Court by the Judgement dated 24-08-2010 accepted the contentions of Sri. B. Venugopal and granted the permanent injunction on the grounds of the documents provided in support of the claim and failure of Sri. Sabu Verghese to appear before the Hon'ble Court. The copies of the said Complaint, Written Statement, Orders and Judgement passed in O.S. No. 782/2007 on the file of the Addl. II Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru could be evidenced from **Document No. 96.**

8.3 On perusal of the Complaint, Orders and Judgement passed in Original Suit bearing O.S. No. 783/2007 on the file of the Principal II Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru, it is observed that, Sri. R. Nagaraja had filed the suit against Sri. Sabu Verghese and others seeking permanent injunction restraining Sri. Sabu Verghese from interfering with the Eastern Portion. On concluding the trial, the Hon'ble Court by the Judgement dated 28-06-2008, accepted the contentions of Sri. R. Nagaraja and granted the permanent injunction on the grounds of the documents provided in support of the claim and failure of Sri. Sabu Verghese to appear before the Hon'ble Court. The copy of the said Complaint, Written Statement, Orders and Judgement passed in O.S. No. 781/2007 on the file of the Principal II Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru could be evidenced from **Document No. 97.**

8.4 On perusal of the Complaint, Orders and Memo for Withdrawal filed in suit bearing O.S. No. 1409/2014 on the file of the Principal Senior Civil Judge Bengaluru Rural District, Bengaluru, it is observed that (1) Smt. Nagarathna, wife of Sri. Nagaraja, (2) Smt. Sushma N., daughter of Sri. Nagaraja, (3) Smt. Sushmalatha N., daughter of Sri. Nagaraja, (4) Smt. Manjula, daughter of Sri. Narayanappa, (5) Smt. Gangamma, daughter of Sri. Narayanappa, (6) Smt. Nagarathna, daughter of Sri. Naraynappa, (7) Smt. Lakshmi, daughter of Sri. Naraynappa, (8) Smt. Shankamma, daughter of Sri. Narayanswamy, (9) Sri. Venkateshmurthy, son of Sri. Narayanswamy, (10) Smt. Gowamma, daughter of Sri. Narayanswamy ("Smt. Nagarathna and others") filed the suit against Smt. Narayamma and others along with Sri. R. Nagaraja, Sri. B. Shyam





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Singh and Sri. Venugopal seeking partition and separate possession of 1/6th share in Survey No. 103. Further, Smt. Nagarathna and others along with Smt. Narayamma and others executed the General Power of Attorneys all dated 29-01-2021 and 18-2-2021 in favour of Sri. Sunil Kumar A.M. and Sri. Prashnath P. Shetty to settle any pending litigations, execute any confirmation deeds with respect to Survey No. 103 in favour of third parties. Accordingly, Smt. Nagarathna and others executed the Confirmation Deeds dated 14-07-2020 and 20-07-2020 (*as discussed herein above*) in favour of Sri. R. Nagaraja, Sri. B. Shyam Singh and Sri. Venugopal confirming that they have no manner of right, title and interest in Survey No. 103. Further, Smt. Nagarathna and others filed the memo for withdrawal dated 25-08-2021 in lieu of the aforesaid Confirmation Deeds. The copies of the said Complaint, Orders, Memo for Withdrawal filed in Original Suit bearing O.S. No. 1409/2014 on the file of the Principal Senior Civil Judge Bengaluru Rural District, Bengaluru and the General Power of Attorneys could be evidenced from **Document Nos. 98 to 118.**

Observations: *It is observed that Smt. Nagarathna, wife of Sri. Nagaraja had not joined in execution of the said Confirmation Deed consequent to memo for withdrawal filed. We have been provided with the Settlement Agreements dated 29-01-2021 executed by Smt. Nagarathna, wife of Nagaraja and others. However, the said Settlement Agreements are not duly attested by all parties.*

- 8.5 On perusal of the Complaint, Written Statement, Orders and Judgement passed in Original Suit bearing O.S. No. 1668/2007 on the file of the Addl. I Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru, it is observed that Sri. K.J. Paul had filed the suit against Smt. Narayamma and others seeking permanent injunction restraining them from interfering with the Site No. 13 carved out of Survey No. 103. On concluding the trial, the Hon'ble Court by the Judgement dated 09-12-2015 accepted the contentions of Sri. K.J. Paul and granted the permanent injunction on the grounds of the documents provided in support of the claim. The copy of the said Complaint, Written Statement, Orders and Judgement passed in O.S. No. 1668/2007 on the file of the Addl. I Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru could be evidenced from **Document No. 119.**





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

- 8.6 On perusal of the Memorandum of Appeal, Orders, Memorandum of Compromise Petition and Compromise Decree passed in Regular Appeal bearing R.A. No. 111/2019 on the file of the Principal Senior Civil Judge, Bengaluru Rural District, Bengaluru, it is observed that, Sri. Nagaraja R. had filed the appeal against Sri. K.J. Paul and others seeking to set aside the Judgement dated 09-12-2015 passed in O.S. No. 1668/2007 on the file of the Addl. I Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru on the grounds of the Judgement being erroneous in law. Subsequently, the parties filed the Memorandum of Compromise dated 06-09-2021 whereunder Sri. K. J. Paul agreed that no layout had been formed on Survey No. 103 and the Sale Deed dated 27-03-2004, registered vide Document No. 28468/2003-04 executed in favour of Smt. Sarammal Saji, wife of Sri. Saji P. Ipe. and the Sale Deed dated 21-06-2006, registered vide Document No. 9369/2006-07 executed in his favour stand cancelled. Pursuant to an enquiry, the Hon'ble Court passed the Compromise Decree dated 18-10-2021 in accordance with the terms of the Memorandum of Compromise Petition dated 06-09-2021. The copies of the said Memorandum of Appeal, Orders, Memorandum of Compromise Petition and Compromise Decree passed in Regular Appeal bearing R.A. No. 111/2019 on the file of the Principal Senior Civil Judge, Bengaluru Rural District, Bengaluru could be evidenced from **Document No. 120.**
- 8.7 On perusal of the Plaint, Orders and Judgement passed in Original Suit bearing O.S. No. 86/2014 on the file of the Addl. I Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru, it is observed that Smt. Seena Biju had filed the suit against Sri. R. Nagaraja and others seeking permanent injunction restraining them from interfering with the Site Nos. 37 and 38 carved out of Survey No. 103. On concluding the trial, the Hon'ble Court by the Judgement dated 30-11-2019 accepted the contentions of Smt. Seena Biju and granted the permanent injunction on the grounds of the documents provided in support of the claim and the failure of Sri. R. Nagaraja and others to appear before the Hon'ble Court. The copies of the said Plaint, Orders and Judgement passed in O.S. No. 86/2014 on the file of the Addl. I Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru could be evidenced from **Document No. 121.**





- 8.8 On perusal of the Memorandum of Appeal, Orders, Memorandum of Compromise Petition and Compromise Decree passed in Regular Appeal bearing R.A. No. 46/2020 on the file of the Principal Senior Civil Judge, Bengaluru Rural District, Bengaluru, it is observed that Sri. Nagaraja R. had filed the appeal against Smt. Seena Biju and others seeking to set aside the Judgement dated 30-11-2019 passed in O.S. No. 86/2014 on the file of the Addl. I Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru, on the grounds of the Judgement being erroneous in law. Subsequently, the parties filed the Memorandum of Compromise dated 06-01-2021 whereunder Smt. Seena Biju agreed that no layout had been formed in Survey No. 103 and the Sale Deed dated 27-10-2003, registered vide Document No. 14464/2003-04 executed in her favour stands cancelled. The Hon'ble Court passed the Compromise Decree dated 12-02-2021 in accordance with the terms of the Memorandum of Compromise Petition dated 06-01-2021. The copies of the said Memorandum of Appeal, Orders, Memorandum of Compromise Petition and Compromise Decree passed in Regular Appeal bearing R.A. No. 46/2020 on the file of the Principal Senior Civil Judge, Bengaluru Rural District, Bengaluru could be evidenced from **Document No. 122.**
- 8.9 On perusal of the Complaint, Written Statement, Orders and Judgement passed in Original Suit bearing O.S. No. 1716/2007 on the file of the Addl. II Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru, it is observed that, Sri. Maxmelbin Nelson had filed the suit against Smt. Narayanamma and others seeking permanent injunction restraining them from interfering with the Site No. 14 carved out of Survey No. 103. On concluding the trial, the Hon'ble Court by the Judgement dated 26-09-2014 accepted the contentions of Sri. Maxmelbin Nelson and granted the permanent injunction on the grounds of the documents provided in support of the claim. The copies of the said Complaint, Written Statement, Orders and Judgement passed in O.S. No. 1716/2007 on the file of the Addl. II Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru, could be evidenced from **Document No. 123.**
- 8.10 On perusal of the Complaint, Orders and Memo for Withdrawal filed in Original Suit bearing O.S. No. 544/2014 on the file of the Principal II Civil Judge Bengaluru Rural District, Bengaluru, it is observed that, Sri. Jaison Daniel had filed the suit against





Sri. R. Nagaraja and others seeking permanent injunction restraining them from interfering with the Site Nos. 37 and 38 carved out of Survey No. 103. Sri. Jaison Daniel filed the memo for withdrawal dated 30-09-2021 in lieu of the compromise arrived at in suit bearing O.S. No. 348/2018 on the file of Court of the II Additional Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru (as discussed herein below). The copies of the said Complaint, Orders and Memo for Withdrawal filed in Original Suit bearing O.S. No. 544/2014 on the file of the Principal II Civil Judge Bengaluru Rural District, Bengaluru could be evidenced from **Document No. 124.**

- 8.11 On perusal of the Complaint, Written Statement, Orders, Memorandum of Compromise Petition and Compromise Decree passed in O.S. No. 348/2018 on the file of Court of the II Additional Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru it is observed that Sri. Nagaraja R., LR's of Venugopal and LR's of Shyam Singh had filed the suit against Sri. Ajith Shetty, LR's of Venkatappa, Sri. Sabu Varghese and the Site Owners seeking permanent injunction against the aforesaid defendants from interfering with the possession or claiming any right, title and interest in Survey No. 103 on the grounds of the acquiring the said property in the manner stated herein above. Subsequently, the parties filed the Memorandum of Compromise dated 26-08-2021 whereunder the defendants, represented by their General Power of Attorney Holders, agreed that no layout had been formed on Survey No. 103 and the Sale Deeds for their respective sites stand cancelled. On concluding the trial, the Hon'ble Court passed the Compromise Decree dated 26-08-2021 in accordance with the terms of the Memorandum of Compromise Petition dated 26-08-2021. The copies of the said Complaint, Written Statement, Orders, Memorandum of Compromise Petition and Compromise Decree passed in O.S. No. 348/2018 on the file of Court of the II Additional Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru could be evidenced from **Document No. 125.**

9. **Details of Litigations with respect to Property - II**

- 9.1 The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru on behalf of Sri. Erappa along with the owners of adjacent lands initiated a suo-moto proceedings in Case No. K:SC:ST 55,56,54 and 53 : 98-99 against K. A. Thomas, K. C. Stephen, Smt. Pamela Oberoi and others for violating the provisions of the Karnataka Schedule





Jayanth Pattanshetti Associates LLP
ADVOCATES

Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 as the grantees of the land by the Government as stated above were restrained from alienating the Composite Lands for a period of 10 years. Upon conducting the enquiry, the Assistant Commissioner by the Orders dated 19-02-1999 dismissed the said proceedings on the grounds that the Grant was in the year 1947 and the transaction took place after a period of 21 years i.e., on 29-04-1968 much before the Karnataka Schedule Caste & Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1972 ("PTCL Act") came into force and there was no violation of the terms of the Grant. The copy of the said Order dated 19-02-1999 passed by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru could be evidenced from **Document No. 126.**

9.2 Aggrieved by the aforesaid Order, Sri. Chikka Erappa, Sri. Mahadeva and Sri. Anjanappa filed Appeals in No. SC.ST.(A)8,9 & 10/2004-05 before the Special Deputy Commissioner, Bengaluru Urban District, Bengaluru challenging the Orders dated 19-02-1999 of the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru. After consideration of the pleadings and objections, the Special Deputy Commissioner, Bengaluru Urban District, Bengaluru by the Orders dated 10-03-2006 partly allowed the appeal by setting aside the order of the Assistant Commissioner and remanded the matter to the Assistant Commissioner for fresh enquiry in accordance with law and facts. The copy of the Order dated 10-03-2006 passed by the Special Deputy Commissioner, Bengaluru Urban District, Bengaluru could be evidenced from **Document No. 127.**

9.3 As per the aforementioned Orders dated 10-03-2006 of the Special Deputy Commissioner, fresh proceedings were initiated by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru in Case Nos. KSC.ST.108, 108A, 108B:2005-06. After consideration of the pleadings and objections, the Assistant Commissioner, Bengaluru by the Orders dated 27-05-2008 dismissed the proceedings on the ground that there are no merits in the Case of the applicants. The copy of the said Orders dated 27-05-2008 passed by the Assistant Commissioner, Bengaluru could be evidenced from **Document No. 128.**





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

- 9.4 The Assistant Commissioner, Bengaluru District, Bengaluru by the Endorsement dated 17-08-2010 in No. KSC ST Appeal 8, 9 and 10/04-05 certified that there no Appeal are filed before the Hon'ble High Court of Karnataka challenging the Order dated 10-03-2006 passed in No. KSC ST Appeal 8, 9 and 10/04-05 by the Special Deputy Commissioner. The copy of the said Endorsement could be evidenced from **Document No. 129.**
- 9.5 Aggrieved by the aforesaid Orders dated 27-05-2008, Sri. Chikka Erappa, Sri. Mahadeva and Sri. Anjanappa filed Appeals in No. SC.ST.(A) 128/2008-09 before the Deputy Commissioner, Bengaluru District, challenging the Orders dated 27-05-2008 of the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru. After consideration of the pleadings and objections, the Deputy Commissioner, Bengaluru Urban District, Bengaluru by the Orders dated 28-06-2012 partly allowed the appeal by setting aside the order of the Assistant Commissioner. The copy of the Order dated 28-06-2012 passed by the Deputy Commissioner, Bengaluru District could be evidenced from **Document No. 130.**
- 9.6 Aggrieved by the aforesaid Orders dated 28-06-2012, Smt. Pamela Oberoi filed the Writ Petition No. 37934/2012 (SCST) before the Hon'ble High Court of Karnataka at Bengaluru challenging the Orders dated 28-06-2012 of the Deputy Commissioner, Bengaluru District. The Hon'ble High Court of Karnataka passed a detailed Orders dated 04-12-2018 and after finding merits in the writ petition and allowed the same by quashing the Orders dated 28-06-2012 and the Rule was absolute. The copy of the Order dated 04-12-2018 passed by the Hon'ble High Court of Karnataka at Bengaluru could be evidenced from **Document No. 131.**

Observations: *It is averred by the grantees that the conditions of the grant made in the 1946 was that they were barred from selling the granted lands and the sale made in the year 1968 amounts to violation of the terms of the grant and they had sought for restoration of the lands. The Hon'ble High Court of Karnataka in its aforementioned orders have relied on the several precedents of the Hon'ble Supreme Court of India and has concluded that there is gross delay and laches in filing the applications by the grantees for restoration of the granted lands (i.e., after a period of 30 years) from the date of first sale and by no stretch of imagination it can be said as within reasonable time. It is also noted that upon sale of the Composite Land in Property-II in the year*





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

1968, third party rights came to be created and the parties are in settled positions and there is no dispute with regard to the dates.

- 9.7 We are furnished with the copy of the Orders dated 06-12-2017 passed by the Hon'ble Supreme Court of India in Civil Appeal No. 2166/2009 in matter of Vivek M. Hinduja & Ors., vs. M. Ashwatha and Ors. On perusal of the same it is noted that the facts of the case are similar to the proceedings that are pertaining to the Composite Land in Property - II and the respondents had submitted that the outer limit for initiating the action should be 30 years as stated in the case of Manchegowda and Ors., Vs. State of Karnataka and Ors., and Sunkara Rajayalakshmi & Ors., vs. State of Karnataka. It is submitted by the Respondents that the Section 4 of the Karnataka Act *proprio vigore* (i.e., by its own force or vigor) annuls a transfer made in contravention of itself it makes no difference if the proceedings are initiated even after 20 to 25 years. The Hon'ble Supreme Court of India has held that the observations made in the cases mentioned above are not apposite and are made with reference to the period of prescription in respect of Government properties under the Limitation Act, 1963. It is also reiterated on the second submission, the necessity of an order of a competent court or Tribunal before which the impugned order can be declared as null and void and the Court relied on the oft-quoted passage in Smith vs. East Elloe Rural District Council which reads as under:

".....An order, even if not made in good faith, is still an act capable of legal consequences. It bears no brand of invalidity on its forehead. Unless the necessary proceedings are taken at law to establish the cause of invalidity and to get it quashed or otherwise upset, it will remain as effective for its ostensible purpose as the most impeccable of orders."

(emphasis supplied)

This must be equally true even where the brand of invalidity is plainly visible: for there also the order can effectively be resisted in law only by obtaining the decision of the court. The necessity of recourse to the court has been pointed out (sic) repeatedly in the House of Lords and Privy Council without distinction between patent and latent defects. (Ed. Wade and Forsyth in Administrative Law, 7th Edn. 1994.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Agreeing with the above observations, the Hon'ble Supreme Court of India has further held that where limitation is not prescribed, the party ought to approach the competent court or authority within reasonable time, beyond which no relief can be granted and as decided earlier, this principle would apply even to suo motu actions. The copy of the Order dated 06-12-2017 of the Hon'ble Supreme Court of India could be evidenced from **Document No. 132.**

9.8 Hence, based on the aforementioned orders of the Hon'ble High Court of Karnataka and the Hon'ble Supreme Court of India, the title of Smt. Pamela Oberoi to the Composite Lands became impeccable and clear.

10. **Revenue Records/Mutations/Inheritance with respect to Property - I**

10.1 Pursuant to the Sale Deed dated 20-02-1939, the katha / mutation of the Larger Extent was jointly transferred and registered in the names of Sri. Gurrappa Boyi, Sri. Mestri Nandalappa, and Sri. Motor Driver Padmanabha Naidu, son of Kannappa Naidu vide serial No. 308/1938-39 of the Memorandum of Documents under Sections 64, 65 and 66. The copy of the said Memorandum of Documents could be evidenced from **Document No. 133.**

10.2 On perusal of the Record of Rights Register extract bearing serial No. 187, it is observed that the name of Sri. Venkatappa, is entered as the owner of the Survey No. 103. The copy of the said Record of Rights could be evidenced from **Document No. 134.**

10.3 Pursuant to the death of Sri. Venkatappa, the katha/mutation with respect to the Survey No. 103 was transferred in the name of his wife, Smt. Narayamma vide serial No. 1/88-89 of the Inheritance Register. The copy of the said Inheritance Register extract could be evidenced from **Document No. 135.**

10.4 Pursuant to the Sale Deed dated 13-12-2006, the katha / mutation of the Eastern Portion was transferred and registered in the names of Sri. R. Venugopal, son of Sri. Munikrishnappa vide serial No. 36/2006-07 of the Mutation Register. The copy of the said Mutation Register could be evidenced from **Document No. 136.**





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

- 10.5 Pursuant to the Sale Deed dated 13-12-2006, the katha / mutation of the Western Portion was transferred and registered in the names of Sri. R. Nagaraja, son of Sri. Rangappa vide serial No. 37/2006-07 of the Mutation Register. The copy of the said Mutation Register could be evidenced from **Document No. 137.**
- 10.6 Pursuant to the Sale Deed dated 20-12-2006, the katha / mutation of the Northern Portion was transferred and registered in the names of Sri. B. Shyam Singh, son of Late Balaram Singh vide serial No. 38/2006-07 of the Mutation Register. The copy of the said Mutation Register could be evidenced from **Document No. 138.**
- 10.7 Pursuant to the death of Sri. Balaram Singh, the katha/mutation with respect to the Northern Portion was transferred in the name of his wife, Smt. Sundara Bai vide serial No. H10/2011-12 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 139.**
- 10.8 Pursuant to the bifurcation of the Composite Land of Property-I, the (1) Eastern Portion was assigned with the Survey No. 103/2 measuring 2 Acres; (2) Western Portion was assigned with Survey No. 103/1 measuring 2 acres and (3) Northern Portion was allotted with Survey No. 103/3 measuring 1 acre 23 guntas and the khatha/mutation with respect to the Eastern Portion, Western Portion and Northern Portion were respectively transferred in the names of Smt. Vimla Devi, Sri. R. Nagaraj and Smt. Sundara Bai vide serial No. T3/2011-12. The copy of the said Mutation Register extract could be evidenced from **Document No. 140.**
- 10.9 Pursuant to the death of Sri. Venugopal, the katha/mutation with respect to the Eastern Portion was transferred in the name of his wife, Smt. Vimla Devi vide serial No. H4/2015-16 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 141.**
- 10.10 Pursuant to the conversion of the Eastern Portion from agricultural to non-agricultural residential purposes, the khata/mutation was registered in the name of Smt. Vimladevi vide serial No. T4/2016-17 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 142.**





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

- 10.11 Pursuant to the conversion of the Western Portion from agricultural to non-agricultural residential purposes, the khata/mutation was registered in the name of Sri. R. Nagaraja vide serial No. T5/2016-17 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 143.**
- 10.12 Pursuant to the conversion of the Northern Portion from agricultural to non-agricultural residential purposes, the khata/mutation was registered in the name of Smt. Sundarbai was modified vide serial No. T6/2016-17 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 144.**
- 10.13 We are furnished with the extract of the Mutation Register in serial No T15/2021-22 made pursuant to an Order dated 07-09-2021, passed by the Tahsildar, Bengaluru East Taluk in proceedings bearing No. RRT/D/661/21-22 with respect to Survey No. 103/1. The Mutation Register Extract does not reflect any fresh rights created with respect to the Subject Property and the R.T.Cs also do not reflect any fresh rights or transactions made. The copy of the said Mutation Register extract could be evidenced from **Document No. 145.**
- 10.14 We are furnished with the extract of the Mutation Register in serial No T16/2021-22 made pursuant to an Order dated 07-09-2021, passed by the Tahsildar, Bengaluru East Taluk in proceedings bearing No. RRT/D/657/21-22 with respect to Survey No. 103/2. The Mutation Register Extract does not reflect any fresh rights created with respect to the Subject Property and the R.T.Cs also do not reflect any fresh rights or transactions made. The copy of the said Mutation Register extract could be evidenced from **Document No. 146.**
- 10.15 We are furnished with the extract of the Mutation Register in serial No T17/2021-22 made pursuant to an Order dated 07-09-2021, passed by the Tahsildar, Bengaluru East Taluk in proceedings bearing No. RRT/D/663/21-22 with respect to Survey No. 103/3. The Mutation Register Extract does not reflect any fresh rights created with respect to the Subject Property and the R.T.Cs also do not reflect any fresh rights or transactions made. The copy of the said Mutation Register extract could be evidenced from **Document No. 147.**





10.16 **Details of RTC with respect to Property - I:**

Survey No.	Period	Name of the Owner	Extent	Name of the Cultivator	References to MR & Encumbrances
103	1971-72 to 1972-73, 1974-75 to 1986-87	Venkatappa	05-23	Venkatappa	Inamti Order
103	1987-88 to 2006-07	Narayanamma	05-23	Narayanamma	IHC 1/1988-89
103	2007-08 to 2010-11	Venugopal, R. Nagaraj and B. Shyam Singh	05-23	Venugopal, R. Nagaraj and B. Shyam Singh	MR 36, 37 & 38/2006-07
103	2011-12	Venugopal, R. Nagaraj and Sundara Bai	05-23	Venugopal, R. Nagaraj and Sundara Bai	MR 36 & 37/2006-07, H10/2011-12
103/1	2012-13 to 2021-22	R. Nagaraj	02-00	R. Nagaraj	MR 37/2006-07 & T5/2016-17
103/2	2012-13 to 2014-15	Venugopal	02-00	Venugopal	MR 36/2006-07
103/2	2015-16 to 2021-22	Vimaladevi	02-00	Vimaladevi	MR H4/2015-16 & T4/2016-17
103/3	2012-13 to 2021-22	Sundara Bai	01-23	Sundara Bai	MR H10/2011-12 & T6/2016-17

The copies of the said RTC's could be evidenced from **Document Nos. 148 to 151.**

11. **Revenue Records/Mutations/Inheritance with respect to Property - II**

11.1 The name of Sri. Kadarappa is entered in the Record of Rights as the owner of Survey No. 129 initially and thereafter the name of Sri. K.A. Thomas is entered as the owner of Survey No. 129.

The name of Sri. Erappa is entered in the Record of Rights as the owner of Survey No. 130 initially and thereafter the name of Sri. K.A. Thomas is entered as the owner of Survey No. 130.

In the Records of Rights it is noted that the name of Sri. K.A. Thomas is entered as the owner of Survey No. 129 and Survey No. 130 based on the orders No. A3HB 75/68-69 of the Superintendent for change of survey numbers. The copies of the said Index of Lands and Record of Rights could be evidenced from **Document No. 152.**





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

- 11.2 The khatha / mutation of a portion of Property - II was transferred / registered in the name of Sri. K.A. Thomas pursuant to the purchase of the Survey No. 130 under the Sale Deed dated 09-05-1968 vide serial No. 1/68-69 of the Mutation Register. The said Mutation Register extract in serial No. 1/68-69 could be evidenced from **Document No. 153.**
- 11.3 Upon the death of Sri. K.C. Stephen, the khatha of the Composite Lands was transferred in the name of his wife Smt. Ponnamma Stephen vide Inheritance Certificate in serial No. 1/86-87. The Taluk Shirestheadar, Krishnarajapura, Bengaluru East Taluk vide the Endorsement dated 09-08-2010 in No. RK.CR/554/10-11 has stated that the said Inheritance Certificate in serial No. 1/86-87 is not available. The copy of the said Endorsement dated 09-08-2010 could be evidenced from **Document No. 154.**
- 11.4 The khatha / mutation of the Composite Lands is transferred / registered in the name of Smt. Pamela Oberoi pursuant to purchase of the same under the Sale Deed dated 04-12-1986 vide serial No. 9/86-87 of the Mutation Register. The said Mutation Register extract in serial No. 9/86-87 could be evidenced from **Document No. 155.**
- 11.5 The conversion of the Composite Lands has been recorded in the Mutation Register vide serial No. 37/08-09. The copy of the said Mutation Register extract in serial No. 37/08-09 could be evidenced from **Document No. 156.**
- 11.6 The name of Smt. Pamela Oberoi is entered in the Mutation Register vide serial No. H24/2018-19 as the owner of Survey No. 129 and Survey No. 130 pursuant to the orders passed in Writ Petition No. 37934/2012 by the Hon'ble High Court of Karnataka at Bengaluru. The copies of the mutation register extract in serial No. H24/2018-19 could be evidenced from **Document No. 157.**
- 11.7 **Details of R.T.C's with respect to Property-II**

<u>Survey No.</u>	<u>Period</u>	<u>Name of the Owner</u>	<u>Extent</u>	<u>Name of the Cultivator</u>	<u>References to MR & Encumbrances</u>
129	1968-69 to 1985-86	Karadappa and K.A. Thomas,	02-01	Karadappa and K.A. Thomas,	





		K.C. Stephen and Ponnamma Stephen		K.C. Stephen and Ponnamma Stephen	
129	1986-87 to 2011-12	Pamela Oberoi	02-01	Pamela Oberoi	IHC11/1986-87 and MR 9/1986-87
129	2014-15	Pamela Oberoi	02-01	Pamela Oberoi	MR H42/2011-12
129	2018-19	Pamela Oberoi	02-01	Pamela Oberoi	MR H42/2011-12
130	1968-69; 1974-75 to 1988-89	Karadappa and K.A. Thomas, K.C. Stephen and Ponnamma Stephen	02-01	Karadappa and K.A. Thomas, K.C. Stephen and Ponnamma Stephen	IHC11/1986-87 and MR 9/1986-87
130	1989-90 to 2011-02	Pamela Oberoi	02-01	Pamela Oberoi	MR 9/1986-87
130	2018-19	Pamela Oberoi	02-01	Pamela Oberoi	MR H42/2011-12
130	2020-21	Pamela Oberoi	02-01	Pamela Oberoi	MR H24/2018-19

The copies of the said RTC's could be evidenced from **Document Nos. 158 and 159.**

12. **Survey Records with respect to Property - I**

12.1 As per the Akarband, the total extent of the land in Survey No. 103 is 5 acres 23 guntas with no kharab land. Further, as per the Akarband, the total extent of land in Survey No. 103/1 is 2 acres, the total extent in Survey No. 103/2 is 2 acres and the total extent in Survey No. 103/3 is 1 acre 23 guntas, all with no kharab land. The said extents are in conformity with the extent mentioned in the R.T.C's. The copies of the said Akarband could be evidenced from **Document Nos. 160 and 161.**

12.2 On perusal of the of the Hissa Tippyany and R.R. Pakka Book (Balabagadha Nakallu), it is observed that the land bearing Survey No. 103, measuring 5 acres 23 guntas is bifurcated into three portions i.e., Survey Nos. 103/1, measuring 2 acres, Survey No. 103/2, measuring 2 acres and Survey No. 103/3 measuring 1 acre 23 guntas and the names of Sri. R. Nagaraju, Smt. Vimladevi and Smt. Sundara Bai are entered as the hissadars / owners of the lands bearing Survey Nos. 103/1, 103/2 and 103/3,





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

respectively. The copies of the said Hissa Tippyany and R.R. Pakka Book (Balabagadha Nakallu) could be evidenced from **Document Nos. 162 and 163.**

12.3 The Tippyany, Atlas and Village Map of Chikka Gubbi confirms the shape and location of the Property - I in the said village. The copies of the said Tippyany, Atlas and Village Map could be evidenced from **Document Nos. 164 and 165.**

13. **Survey Records with respect to Property - II**

13.1 As per the Akarband, Survey No. 129 and Survey No. 130, each measure 2 acres 1 gunta with no kharab land and it confirms the extents mentioned in the R.T.C.s. The copy of the said Akarband could be evidenced from **Document No. 166.**

13.2 The extent of 2 acres in Survey No. 28, Block IV granted to Sri. Kadarappa is bifurcated from the composite survey No. 28 and is assigned with new Survey No. 129. The total extent of land ascertained on bifurcation is 2 acres 1 gunta. The copy of the Hissa Tippyany could be evidenced from **Document No. 167.**

13.3 The extent of 2 acres in Survey No. 28, Block V granted to Sri. Erappa is bifurcated from the composite survey No. 28 and is assigned with new Survey No. 130. The total extent of land ascertained on bifurcation is 2 acres 1 gunta. The copy of the Hissa Tippyany could be evidenced from **Document No. 168.**

13.4 The Tippyany and the Village Map of Byrathi confirms the shape and location of the Survey No. 129 and Survey No. 130 in the said Village. The copy of the Village Map of Byrathi could be evidenced from **Document Nos. 169.**

14. **Conversion or Change of Land Use with respect to Property - I**

14.1 The Deputy Commissioner, Bengaluru District, Bengaluru vide the Official Memoranda dated 20-07-2016 in Nos. ALN. (PB)SR: 138/2015-16, ALN. (PB)SR: 139/2015-16 and ALN. (PB)SR: 140/2015-16, has accorded permission for conversion of the Eastern Portion, Western Portion and the Northern Portion from agricultural use to non-agricultural/residential purposes. The conversion fine for non-agricultural purposes has been paid. The copies of the said Official Memorandums, challans for having paid the conversion fine and the Sketches





prepared at the time of conversion could be evidenced from **Document No. 170 to 172.**

14.2 The Deputy Commissioner, Bengaluru District, Bengaluru vide the Official Memoranda dated 05-03-2021 in Nos. ALN. (EBB)CR: 08/2020-21 and ALN. (EBB)CR: 09/2020-21 modified the Official Memoranda dated 20-07-2016 in Nos. ALN. (PB)SR: 138/2015-16 and ALN. (PB)SR: 139/2015-16 and rectified the errors in the boundaries. The copy of the said Official Memoranda could be evidenced from **Document Nos. 173 and 174.**

14.3 The Deputy Commissioner, Bengaluru District, Bengaluru vide the Official Memorandum dated 05-03-2021 in No. ALN. (EBB)CR: 10/2020-21 modified the Official Memoranda dated 20-07-2016 in No. ALN. (PB)SR: 140/2015-16 and rectified the name of the applicant from Smt. Sundarbabu to Smt. Sundara Bai. The copy of the said Official Memorandum could be evidenced from **Document No. 175.**

15. **Conversion or Change of Land Use with respect to Property - II**

15.1 The Special Deputy Commissioner, Bengaluru District, Bengaluru has accorded permission for conversion of 2 acres 01 gunta in Survey No. 129 and 1 acre 34 guntas in Survey No. 130 from agricultural use to non-agricultural residential use vide Official Memorandum dated 29-05-2009 in No. ALN:(E) (B) SR:5/09-10. The copies of the Intimation Letter dated 15-05-2009, Challan dated 19-05-2009 for having remitted the conversion fine and the Official Memorandum dated 29-05-2009 could be evidenced from **Document No. 176.**

16. **Land Acquisition with respect to Property - I**

16.1 It is noted that an extent of 383 acres and 18 guntas of land in Chikka Gubbi and Byrathi Village was proposed to be acquired by the Karnataka Housing Board. Pursuant to the meeting of the Karnataka Housing Board dated 02-09-2014 withdrew the acquisition proceedings as it was not financially viable. Further, the extract of the Karnataka Gazette dated 13-11-2014 wherein the notification dated 28-10-2014 bearing No. KHB/Bhoo.Swa.Vi./Bem/42/2012-13 has been published, notified that the acquisition proceedings initiated under the notification dated 11-07-2013 bearing





No. KHB/Bhoo.Swa.Vi./Bem/42/2012-13 for the land parcels in Byrathi and Chikka Gubbi village, published in the Karnataka Gazette dated 01-08-2013 has been withdrawn. The copy of the said extract of the meeting and Gazette publication could be evidenced from **Document Nos. 177 and 178.**

17. **Land Acquisition with respect to Property - II**

17.1 The Bangalore Development Authority for the purpose of formation of Peripheral Ring Road-Part-I (PRR-I) with providing Truck Terminals, B.M.T.C. Departments between Tumkur Road, Old Madras Road and Hosur Road notified the Subject Property for acquisition vide its Preliminary Notification dated 15-11-2006 in No. BDA/Commr/DC(LA)SALAO/79/2006-07.

17.2 Further, in the Final Notification dated 29-06-2007 in No. UDD/399/MNX 2006 the Survey No. 129 is not included for acquisition and an extent of 7 guntas in Survey No. 130 is notified for acquisition. The copy of the said Final Notification dated 29-06-2007 could be evidenced from **Document No. 179.**

17.3 The Special Additional Land Acquisition Officer, Bangalore Development Authority, Bengaluru, by the Endorsement dated 11-12-2008 in No. BDA/AC/(LAQ):SALAO:C 1:PR:201:08-09 has certified that the Survey No. 129 is not acquired for any of its developmental purposes and it is further stated that 7 guntas (out of 2 acres 1 gunta) in Survey No. 130 has been notified for acquisition. The copy of the said Endorsement could be evidenced from **Document No. 180.**

17.4 The Special Land Acquisition Officer, Karnataka Housing Board, Cauvery Bhavan, Bengaluru by the Endorsement dated 19-04-2021 in No. KHB/LAQ/Byrathi/568/2020-21 has certified that the Survey No. 129 and Survey No. 130 have not been acquired for any of its developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 181.**

17.5 The Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bengaluru by the Endorsement dated 20-04-2021 in No. Bengaluru/SLAO/399/2020-21 has certified that the Survey No. 129 and Survey No.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

130 have not been acquired for any of its developmental purposes. The copy of the said Endorsement dated 20-04-2021 could be evidenced from **Document No. 182.**

18. **Constitution of Partnership Firms & Company**

18.1 M/s Aveda Enterprises is a Partnership Firm constituted on 29-04-2019 by Sri. Asit V. Shetty and Sri. Ajith V. Shetty, both sons of Late Vittal Shetty to carry on the business of development of immoveable properties and other allied activities. Further, Sri. Ajith V. Shetty assigned his right to purchase the Eastern Portion, Western Portion and the Northern Portion to the said firm as his capital contribution. The duration of the partnership is agreed to be "at will" of the partners. The copy of the said Partnership Deed could be evidenced from **Document No. 183.**

18.2 The said Firm has been registered with the Registrar of Firm, Basavanagudi, vide the Registration No. SJN-F871-2019-20. The copy of the said Form 'C' and Certificate of Registration dated 22-11-2019 could be evidenced from **Document No. 184.**

18.3 Krishnapriya Estates LLP is a Limited Liability Partnership Firm constituted under the Limited Liability Partnership Act, 2008 on 01-12-2018 by Sri. Avnash Amarlal, Sri. Assardas Amarlal, Smt. Kiran Amarlal and Smt. Ekta Kukreja to carry on the business of financing, money lending, buying and selling of immoveable properties and other allied activities. The copy of the Said Partnership Deed could be evidenced from **Document No. 185.**

18.4 Krishnapriya Estates LLP has been registered with the Registrar of Companies and is assigned with the LLP Identification No. AAO-2823. The copy of the said Form - 16 dated 15-02-2019 could be evidenced from **Document No. 186.**

18.5 DNR Corp is a company incorporated under the Companies Act, 1956 on 07-12-2007 with Corporate Identity No. U45201KA2007PTC044602. The copy of the Certificate of Incorporation issued by the Registrar of Companies, Karnataka could be evidenced from **Document No. 187.**

18.6 The main objects of DNR Corp is to carry on the business as builders, construction contractors, township planners, land developers, civil engineers, mechanical





engineers, erectors, designers etc. The copy of the Memorandum and Article of Association of the Company could be evidenced from **Document No. 188.**

19. **Katha & Property Taxes with respect to Property - I**

19.1 The Western Portion was assessed to taxes by the Kannuru Village Panchayath and the name of Smt. Vimla Devi was registered as the owner of the Western Portion Property-I in the E-Katha (Form 11B). The copy of the said Form 11B issued by the Development Officer, Kannuru Village Panchayath, Anekal Taluk, Bengaluru District could be evidenced from **Document No. 189.**

19.2 The Eastern Portion was assessed to taxes by the Kannuru Village Panchayath and the name of Sri. R. Nagaraja was registered as the owner of the Eastern Portion Property-I in the E-Katha (Form 11B). The copy of the said Form 11B issued by the Development Officer, Kannuru Village Panchayath, Anekal Taluk, Bengaluru District could be evidenced from **Document No. 190.**

19.3 The Northern Portion was assessed to taxes by the Kannuru Village Panchayath and the name of Smt. Sundara Bai was registered as the owner of the Northern Portion Property-I in the E-Katha (Form 11B). The copy of the said Form 11B issued by the Development Officer, Kannuru Village Panchayath, Anekal Taluk, Bengaluru District could be evidenced from **Document No. 191.**

19.4 Subsequent to the amalgamation of the Western Portion, Eastern Portion and the Northern Portion, the Property-I continues to be assessed to taxes by the Kannuru Village Panchayath as a single unit and the name of M/s. Aveda Properties is registered as the owner of the Property-I in the E-Katha (Form 11B). The copy of the said Form 11B issued by the Development Officer, Kannuru Village Panchayath, Anekal Taluk, Bengaluru District could be evidenced from **Document No. 192.**

19.5 Sri. R. Nagaraja, Smt. Vimla Devi and Smt. Sundara Bai have paid the taxes for the period 2020-21 with respect to the properties bearing Survey Nos. 103/1, 103/2 and 103/3 respectively. M/s. Aveda Properties have paid the taxes for the period 2021-22





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

with respect to the Property - I. The copies of the said Tax paid receipts could be evidenced from **Document Nos. 193 to 198.**

20. **Katha & Property Taxes with respect to Property - II**

20.1 Smt. Pamela Oberoi has paid the taxes for the period 1987-88, 1989-90 and 1998-99 to the Government. The copy of the said Tax paid receipt dated 25-01-1999 (3 in numbers) could be evidenced from **Document No. 199.**

20.2 By the Official Memorandum dated 20-12-2010 in No. BBMP/CR/496/10-11, the Deputy Commissioner, Mahadevapura Range, Bruhat Bengaluru Mahanagara Palike, Bengaluru has ordered to register the katha with respect to an extent of 259017 square feet in Survey Nos. 128, measuring 2 acres 1 gunta, Survey No. 129, measuring 2 acres 1 gunta, Survey No. 130, measuring 1 acre 34 guntas and Survey No. 131, measuring 1 acre 7 guntas and has further ordered to pay the sum of Rs. 60,18,053/- as betterment charges. The copy of the said Official Memorandum dated 20-12-2010 in No. BBMP/CR/496/10-11 issued by the Deputy Commissioner, Mahadevapura Range, Bruhat Bengaluru Mahanagara Palike, Bengaluru could be evidenced from **Document No. 200.**

20.3 The betterment charges of ₹ 60,18,053/- is remitted by Smt. Pamela Oberoi to the Bruhat Bengaluru Mahanagara Palike vide Receipt No. 266657, dated 21-12-2010. The copy of the said Receipt dated 21-12-2010 could be evidenced from **Document No. 201.**

20.4 The khata with respect to the land measuring 2,59,017 square feet in Survey Nos. 128, measuring 2 acres 1 gunta, Survey No. 129, measuring 2 acres 1 gunta, Survey No. 130, measuring 1 acre 34 guntas and Survey No. 131, measuring 1 acre 7 guntas was registered in the name of Smt. Pamela Oberoi in the revenue records of the Bruhat Bengaluru Mahanagara Palike, Bengaluru. The Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike has issued the Certificate dated 30-12-2010 in No. KTR/CR/143/10-11 certifying that the katha No. 1, Survey No. 128, 129, 130 and 131 is registered in the name of Smt. Pamela Oberoi. The copy of the Certificate dated 30-12-2010 could be evidenced from **Document No. 202.**





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

- 20.5 An application was made to the Bruhat Bengaluru Mahanagara Palike, Bengaluru by Smt. Pamela Oberoi for bifurcation of the katha of the Composite Lands. The Deputy Commissioner, Mahadevapura Range, Bruhat Bengaluru Mahanagara Palike by its Letter dated 08-02-2011 has sought for payment of differential betterment charges of ₹ 36,10,635/-. The copy of the said Letter dated 08-02-2011 issued by the Deputy Commissioner, Mahadevapura Range, Bruhat Bengaluru Mahanagara Palike could be evidenced from **Document No. 203.**
- 20.6 The differential betterment charges of ₹ 36,10,635/- is remitted by Smt. Pamela Oberoi to the Bruhat Bengaluru Mahanagara Palike vide Receipt No. 267610, dated 11-02-2011. The copy of the said Receipt dated 11-02-2011 could be evidenced from **Document No. 204.**
- 20.7 The Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike by the Endorsement dated 06-03-2021 has stated that the khatha of Property No. 1 Survey No. 129 and 130 of Byrathi Village is registered in the name of Smt. Pamela Oberoi. The copy of the said Endorsement dated 06-03-2021 could be evidenced from **Document No. 205.**
- 20.8 The property taxes with respect to the Property-II is paid in the name of Smt. Pamela Oberoi to the Bruhat Bengaluru Mahanagara Palike for the period 2018-19 to 2020-21. The copies of the said Tax paid receipts could be evidenced from **Document No. 206.**

21. **Statutory Authority- Endorsements with respect to Property - I**

- 21.1 The Thasildar Grade - 2, Bengaluru East Taluk, Krishnarajapura vide the Endorsement bearing No. R.K/C.R/168/2021-22 has certified that the RTC's for the period 1956 to 1966 are not available. The copy of the said Endorsement could be evidenced from **Document No. 207.**
- 21.2 The Taluk Shirestedar, Bengaluru East Taluk, Krishnarajapura vide the Endorsement dated 26-08-2011 bearing No. R.K/C.R/972/2011-12 has certified that the RTCs for the period 1968 to 1970 are not available. The copy of the said Endorsement could be evidenced from **Document No. 208.**





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

- 21.3 The Assistant Commissioner, Bengaluru North Taluk, Krishnarajapura, vide the Endorsement dated 26-07-2011 bearing No. PTCL.CR/640/2011-12 has certified that there are no applications filed under the PTCL Act, 1978 with respect to the Survey No. 103. The copy of the said Endorsement could be evidenced from **Document No. 209.**
- 21.4 The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru vide the Endorsement dated 26-07-2011 in No. LRF: (BE) CR/509/2011-12 has certified that there are no proceedings initiated or pending under Section 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to the Survey No. 103. The copy of the said Endorsement could be evidenced from **Document No. 210.**
- 21.5 The Thasildar, Bengaluru East Taluk, Krishnarajapura, vide the Endorsements dated 02-04-2016 has certified that there are no tenancy applications filed under Form 7 of the Karnataka Land Reforms Act, 1961 with respect to the Western Portion, Eastern Portion and Northern Portion. The copies of the said Endorsement could be evidenced from **Document Nos. 211 to 213.**
- 21.6 The Special Land Acquisition Officer Grade -2, KIADB, vide the Endorsement dated 10-05-2016 that the Property - I or any part thereof is not subject to any acquisition. The copies of the said Endorsement could be evidenced from **Document No. 214.**

22. **Statutory Authority- Endorsements with respect to Property - II**

- 22.1 The Thasildar, Bengaluru East Taluk, vide the Endorsement dated 25-08-2010 in No. 211/2010-11 has certified that there are no tenancy applications, filed or pending with respect to the Subject Property under Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961. The copy of the said Endorsement could be evidenced from **Document No. 215.**
- 22.2 The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru vide the Endorsement dated 10-08-2010 in No. LRF. (B.E) 302/10-11 has certified that there are no proceedings initiated or pending with respect to the Subject Property for violation of the provisions of Sections 79A and 79B of the Karnataka Land Reforms





Act, 1961. The copy of the said Endorsement dated 10-08-2010 could be evidenced from **Document No. 216.**

- 22.3 The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru vide the Endorsement dated 21-02-2009 in No. PTCL. CR. 1097/08-09 has certified that the cases have been filed in No. 53,54,55,56/98-99 and 108/05-06 with respect to the Subject Property under the provisions of the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978. The copy of the said Endorsement could be evidenced from **Document No. 217.** Further, it is observed that the cases in Nos. 57/96-97 and 33/07-08 mentioned in the said Endorsement are not related to the Subject Property.

23. **Search Reports with respect to Property - I**

- 23.1 Details of Encumbrance Certificates with respect to the Sites carved out of the Composite Land of Property-I:

Site Nos.	Period		S. A. No.	Details of Entries
	From	To		
1 & 2	01-06-1989	31-03-2004	8506/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3161/2021-22	Nil
3, 4 & 5	01-06-1989	31-03-2004	7467/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	3189/2021-22	Nil
6	01-06-1989	31-03-2004	15334/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3177/2021-22	Nil
7 & 74	01-06-1989	31-03-2004	17905/2019-20	Nil
	01-06-1989	31-03-2004	17909/2019-20	Nil
	01-04-2004	15-06-2021	3177/2021-22	In consonance with the entries stated in Annexure - 'B'
8	01-06-1989	31-03-2004	17908/2019-20	Nil
	01-04-2004	14-06-2021	3183/2021-22	In consonance with the entries stated in Annexure - 'B'
9	01-06-1989	31-03-2004	7164/2019-20	Nil
	01-04-2004	23-06-2021	4246/2021-22	Nil
10	01-06-1989	31-03-2004	17907/2019-20	Nil





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

	01-04-2004	14-06-2021	3165/2021-22	In consonance with the entries stated in Annexure - 'B'
11, 12, 13, 18 & 19	01-06-1989	31-03-2004	17907/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	3194/2021-22	Nil
13	01-06-1989	31-03-2004	7465/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	3172/2021-22	In consonance with the entries stated in Annexure - 'B'
14	01-06-1989	31-03-2004	7466/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	3179/2021-22	In consonance with the entries stated in Annexure - 'B'
15	01-06-1989	31-03-2004	7165/2019-20	Nil
	01-04-2004	23-06-2021	4245/2021-22	Nil
16	01-06-1989	31-03-2004	14487/2019-20	In consonance with the entries stated in Annexure - 'B'
17	01-06-1989	31-03-2004	7464/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3195/2021-22	In consonance with the entries stated in Annexure - 'B'
20	01-06-1989	31-03-2004	7482/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3176/2021-22	In consonance with the entries stated in Annexure - 'B'
21 & 22	01-06-1989	31-03-2004	14488/2019-20	Nil
	01-04-2004	15-06-2021	3167/2021-22	In consonance with the entries stated in Annexure - 'B'
23, 24, 30 & 31	01-06-1989	31-03-2004	7483/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3197/2021-22	Nil
25 & 26	01-06-1989	31-03-2004	8508/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3174/2021-22	Nil
27	01-06-1989	31-03-2004	7484/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3157/2021-22	Nil
28 & 29	01-06-1989	31-03-2004	14489/2019-20	Nil
	01-04-2004	15-06-2021	3159/2021-22	In consonance with the entries stated in Annexure - 'B'
32	01-06-1989	31-03-2004	7468/2019-20	In consonance with the entries stated in Annexure - 'B'





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

	01-04-2004	15-06-2021	3178/2021-22	In consonance with the entries stated in Annexure - 'B'
33	01-06-1989	31-03-2004	7469/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3182/2021-22	Nil
34	01-06-1989	31-03-2004	7485/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	7706/2021-22	In consonance with the entries stated in Annexure - 'B'
35 & 36	01-06-1989	31-03-2004	14490/2019-20	Nil
	01-04-2004	14-06-2021	3193/2021-22	In consonance with the entries stated in Annexure - 'B'
37 & 38	01-06-1989	31-03-2004	1470/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	7708/2021-22	Nil
39	01-06-1989	31-03-2004	14491/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	3150/2021-22	In consonance with the entries stated in Annexure - 'B'
40	01-06-1989	31-03-2004	7166/2019-20	Nil
	01-04-2004	23-06-2021	4243/2021-22	Nil
41, 42 and 43	01-06-1989	31-03-2004	7471/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3144/2021-22	In consonance with the entries stated in Annexure - 'B'
44	01-06-1989	31-03-2004	7472/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3191/2021-22	Nil
45	01-06-1989	31-03-2004	7480/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3145/2021-22	In consonance with the entries stated in Annexure - 'B'
46/1	01-06-1989	31-03-2004	8503/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-09-2021	22792/2021-22	In consonance with the entries stated in Annexure - 'B'
46/2	01-06-1989	31-03-2004	22850/2015-16	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	3187/2021-22	In consonance with the entries stated in Annexure - 'B'
47	01-06-1989	31-03-2004	7473/2019-20	In consonance with the entries stated in Annexure - 'B'





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

	01-04-2004	15-06-2021	3153/2021-22	Nil
48	01-06-1989	31-03-2004	7165/2019-20	Nil
	01-04-2004	23-06-2021	4244/2021-22	Nil
49, 50, 54 and 55	01-06-1989	31-03-2004	14493/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3158/2021-22	Nil
51	01-06-1989	31-03-2004	7476/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	3146/2021-22	In consonance with the entries stated in Annexure - 'B'
51/1	01-06-1989	31-03-2004	7476/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	30-06-2021	7707/2021-22	In consonance with the entries stated in Annexure - 'B'
52	01-06-1989	31-03-2004	7475/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3170/2021-22	In consonance with the entries stated in Annexure - 'B'
53	01-06-1989	31-03-2004	14495/2019-20	Nil
	01-04-2004	15-06-2021	3168/2021-22	In consonance with the entries stated in Annexure - 'B'
56	01-06-1989	31-03-2004	8501/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3169/2021-22	Nil
57	01-06-1989	31-03-2004	7477/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3160/2021-22	Nil
58	01-06-1989	31-03-2004	14496/2019-20	Nil
	01-04-2004	14-06-2021	3198/2021-22	In consonance with the entries stated in Annexure - 'B'
59	01-06-1989	31-03-2004	14497/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3156/2021-22	In consonance with the entries stated in Annexure - 'B'
60	01-06-1989	31-03-2004	14498/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	3196/2021-22	In consonance with the entries stated in Annexure - 'B'
61	01-06-1989	31-03-2004	8502/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	3147/2021-22	In consonance with the entries stated in Annexure - 'B'





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

62	01-06-1989	31-03-2004	7478/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	3148/2021-22	In consonance with the entries stated in Annexure - 'B'
63	01-06-1989	31-03-2004	8897/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	3149/2021-22	In consonance with the entries stated in Annexure - 'B'
64	01-06-1989	31-03-2004	14494/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	3180/2021-22	In consonance with the entries stated in Annexure - 'B'
65	01-06-1989	31-03-2004	14494/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	3173/2021-22	In consonance with the entries stated in Annexure - 'B'
66	01-06-1989	31-03-2004	7498/2019-20	In consonance with the entries stated in Annexure - 'B'
67	01-06-1989	31-03-2004	8499/2019-20	In consonance with the entries stated in Annexure - 'B'
68	01-06-1989	31-03-2004	8500/2019-20	In consonance with the entries stated in Annexure - 'B'
66, 67 & 68	01-04-2004	14-06-2021	3181/2021-22	In consonance with the entries stated in Annexure - 'B'
69 & 70	01-06-1989	31-03-2004	8496/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3184/2021-22	In consonance with the entries stated in Annexure - 'B'
71 & 72	01-06-1989	31-03-2004	8504/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	5170/2021-22	Nil
73	01-06-1989	31-03-2004	7169/2019-20	Nil
	01-04-2004	23-06-2021	4242/2021-22	Nil
75 & 76	01-06-1989	31-03-2004	8505/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	3252/2021-22	Nil
77 & 79	01-06-1989	31-03-2004	17904/2019-20	Nil
	01-06-1989	31-03-2004	29074/2019-20	Nil
	01-04-2004	14-06-2021	3196/2021-22	In consonance with the entries stated in Annexure - 'B'
78 & 80	01-06-1989	31-03-2004	7486/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	14-06-2021	3151/2021-22	Nil





81	01-06-1989	31-03-2004	8509/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3162/2021-22	Nil
82	01-06-1989	31-03-2004	17903/2019-20	Nil
	01-04-2004	14-06-2021	3175/2021-22	In consonance with the entries stated in Annexure - 'B'
83 & 85	01-06-1989	31-03-2004	8495/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3185/2021-22	Nil
84	01-06-1989	31-03-2004	17902/2019-20	Nil
	01-04-2004	14-06-2021	3154/2021-22	In consonance with the entries stated in Annexure - 'B'
86	01-06-1989	31-03-2004	15335/2019-20	Nil
	01-04-2004	14-06-2021	3186/2021-22	In consonance with the entries stated in Annexure - 'B'
87	01-06-1989	31-03-2004	8507/2019-20	In consonance with the entries stated in Annexure - 'B'
	01-04-2004	15-06-2021	3189/2021-22	Nil

The copies of the said Encumbrance Certificates could be evidenced from **Document No. 218**.

Note: To furnish the Encumbrance Certificate for the period 01-04-2004 to upto date with respect to Site No. 16.

23.2 Details of Encumbrance Certificates with respect to the Composite Land of Property-I:

Survey No.	Period		S.A. No.	Details of Entries
	From	To		
103	01-08-1985	31-05-1989	14469/2021-22	Nil
	01-06-1989	31-03-2004	20423/2021-22	Nil
	01-04-2004	30-07-2021	2394/2023-24	In consonance with the entries as discussed hereinabove.
	01-04-2021	05-05-2022	6078/2022-23	In consonance with the entries as discussed hereinabove.
103/1	01-04-2011	31-07-2021	2286/2023-24	In consonance with the entries as discussed hereinabove.
103/2	01-04-2011	31-07-2021	2285/2023-24	In consonance with the entries as discussed hereinabove.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

103/3	01-04-2011	31-07-2021	2929/2023-24	In consonance with the entries as discussed hereinabove.
E-Khatha No. 150200400200820351	01-04-2016	31-03-2022	2395/2023-24	Nil
E-Khatha No. 150200400200820352	01-04-2016	31-03-2022	2393/2023-24	Nil
E-Khatha No. 150200400200820353	01-04-2016	31-03-2022	2395/2023-24	In consonance with the entries as discussed hereinabove.
E-Khatha No. 150200400200820351	01-04-2021	12-05-2023	2284/2023-24	In consonance with the entries as discussed hereinabove.

The copies of the said Encumbrance Certificates could be evidenced from **Document No. 219.**

24. **Search Reports with respect to Property - II**

24.1 Details of Encumbrance Certificates with respect to the Composite Land of Property-II:

Survey Nos.	Period		S.A. No.	Details of Entries
	From	To		
130	11-08-1955	11-08-1967	834/1967-68	Nil
129 and 130	01-04-1960	31-07-1986	2084/2023-24	In consonance with the entries as discussed hereinabove.
129 and 130	01-08-1986	31-05-1989	8727/2023-24	In consonance with the entries as discussed hereinabove.
128, 129, 130 and 131	01-08-1986	31-05-1989	2754/2021-22	In consonance with the entries as discussed hereinabove.
128, 129, 130 and 131	01-06-1989	31-03-2004	4437-2021-22	Nil
128, 129, 130 and 131	01-04-2004	08-06-2021	2777/2021-22	In consonance with the entries as discussed hereinabove.
129 and 130	01-04-2021	03-07-2023	456567/2023-24	In consonance with the entries as discussed hereinabove.

The copies of the said Encumbrance Certificates could be evidenced from **Document No. 220.**





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

25. **Lost Documents/Public Notice with respect to Property - I**

25.1 The originals of the: (1) Sale Deed dated 20-02-1939, registered vide Document No. 66/1938-39; (2) Sale Deed dated 01-11-1951, registered vide Document No. 2299/1951-52; (3) Sale Deed dated 06-02-1957, registered vide Document No. 2954/1956-57; (4) Sale Deed dated 15-10-1959, registered vide Document No. 2271/1959-60; (5) Inheritance Certificate bearing No. 01/1988-89; (6) Sale Deed dated 01-08-2003, registered vide Document No. 7679/2003-04; (7) Sale Deed dated 17-09-2003, registered vide Document No. 11688/2003-04; (8) Sale Deed dated 22-06-2006, registered vide Document No. 9656/2006-07 were lost or misplaced and hence, a complaint was lodged with the Bengaluru City Police. The Public Notice regarding misplacement of the original documents in serial Nos. (1) to (5) is published in the Kannada daily newspaper Prajavani and the English daily newspaper Deccan Herald on 25-03-2021, intimating the public about the loss of the original Sale Deeds. The Public Notice regarding the misplacement of the original documents in serial No. (6) is published in the Kannada daily newspaper Prajavani and the English daily newspaper Deccan Herald on 24-01-2020, intimating the public about the loss of the original Sale Deed. The Public Notice regarding misplacement of the original documents in serial Nos. (7) and (8) is published in the Kannada daily newspaper Kannada Prabha and the English daily newspaper Indian Express on 23-01-2020, intimating the public about the loss of the original Sale Deeds. The copies of the said Complaint and Public Notice could be evidenced from **Document Nos. 221 to 227.**

25.2 The Public Notices with respect to the sale and purchase of the Property-I was published in the Kannada daily "Vijay Karnataka" and the English daily 'Times of India' on 09-09-2021, calling objections/ claims, if any from any person/s with respect to the Property-I. Pursuant to the said Public Notice, M/s. 'Lex Situs' Advocates & Solicitors have issued the No claim certificate stating that no objections/ claims from third persons have been received as on date. The copies of the said Public Notices and No claim certificate could be evidenced from **Document No. 228 to 229.**





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

26. **Public Notice with respect to Property - II**

26.1 The Public Notices with respect to the sale and purchase of the Property-I was published in the Kannada daily "Vijay Karnataka" and the English daily 'Times of India' on 13-05-2021, calling objections/ claims, if any from any person/s with respect to the Property-II. Pursuant to the said Public Notice, no objections/ claims from third persons have been received by us as on date. The copies of the said Public Notices could be evidenced from **Document No. 230.**

27. **Conclusion**

27.1 On perusal of the above documents and subject to the observations made above, I am of the opinion that Krishnapriya Estates LLP, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at No. 100/1, Citi Center, Opposite to Town Hall, J.C. Road is the absolute owner of: (i) the residentially converted lands (*converted vide Official Memoranda dated 20-07-2016, bearing Nos. ALN (PBE) SE 138/2015-16, 139/2015-16 and 140/2015-16*) bearing E-Khatha No. 150200400200820351, Property No. 1086/103/1/103/2/103/2 (*earlier bearing Survey Nos. 103/1, 103/2 & 103/3*) admeasuring 22561.22 square meters situated at Chikka Gubbi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District; and (ii) the residentially converted land bearing BBMP Khatha serial No. 1 Survey No. 129 & 130 earlier bearing Survey No. 129 and 130 (*converted vide Official Memorandum in No. ALN(E)(B)SR:5/09-10, dated 29-05-2009 issued by the Deputy Commissioner, Bengaluru District,*) situated at Byrathi Village, Bidarahalli Hobli, Bengaluru East Taluk, measuring in total 1,47,477 square feet.

27.2 In terms of the Joint Development Agreement dated 25-04-2022, DNR Corporation Private Limited, is entitled to develop the said Property and is entitled to 68.96% of the distributable revenue arising from sale of the development made thereon and Krishnapriya Estates LLP is entitled to the balance 31.04% of the distributable revenue arising from sale of the development made thereon.



Vinay K.S.
Vinay K.S.
Advocate



Annexure- 'A'

Standard Exceptions to the Title Search

- i) Defects, liens, encumbrances, adverse claims or other matters, if any, created subsequent to the effective date of this Title Report.
- ii) Any Testamentary dispositions made that are not disclosed or brought to our notice.
- iii) Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- iv) Rights or claims of a person not shown by the public records.
- v) Any easements, lien or a right to lien not shown in the public records or that may be ascertained by person in possession of the land.
- vi) Taxes or assessments or deficit stamp duty/registration charges which are not shown as existing liens in the public records.
- vii) All corporate matters.
- viii) Any suits that are filed claiming rights, partition or attachments, if any, that are not disclosed by verification of the documents furnished for scrutiny.





Annexure - 'B'
(List of Sites Conveyed)

Site No.	Area (Sq. Ft.)	Document	Vendor	Purchaser	Document No.	SRO
1 & 2	4009.25	Sale Deed dated 12-03-2004	LR's of Venktappa (represented by their G.P.A Holder, Sabu Varghese)	Col. Naresh Wahi, son of R. S. Wahi	KRI-1-27387/2003-04 of Book I, stored in C. D. No. KRID16	K.R. Puram, Bengaluru
3, 4 & 5	5010	Sale Deed dated 12-03-2004	LR's of Venktappa (represented by their G.P.A Holder, Sabu Varghese)	S.R. Ramesh, son of Late S R. Ranaswamy	KRI-1-27396/2003-04 of Book I, stored in C. D. No. KRID16	K.R. Puram, Bengaluru
6	2400	Sale Deed dated 04-02-2004	LR's of Venktappa (represented by their G.P.A Holder, Sabu Varghese)	Mary S. Jacob, wife of Sunny Jacob & Divya Jacob, daughter of Sunny Jacob	KRI-1-22908/2003-04 of Book I, stored in C. D. No. KRID131	K.R. Puram, Bengaluru
7	2400	Sale Deed dated 10-05-2010	Sri. Sabu Varghese (represented by his G.P.A Holder, K. Jayamary)	S. Ravi Krishnan, son of Lt. B. S. Sampath.	BDH-1-00792/2010-11 of Book I, stored in C.D. No. BDHD4316	Bidarahalli, Bengaluru -
8		Sale Deed dated 04-05-2004	LR's of Venktappa (represented by their G.P.A Holder, Sabu Varghese)	Petuna Helen Scott, daughter of C.A. Besterwitch.	KRI-1-02735/2004-05 of Book I, stored in C.D. No. KRID43,	K.R. Puram, Bengaluru
10	2000	Sale Deed dated 28-04-2004	LR's of Venktappa (represented by their G.P.A Holder, Sabu Varghese)	G. Ravi, son of M. Gundappa.	KRI-1-02319/2004-05 of Book I, stored in C.D. No. KRID42	K.R. Puram, Bengaluru
		Agreement of Sale dated 31-07-2006	G. Ravi	R.V. Pillappa	KRI-1-14160/2006-07, stored in C.D. No. KRID237	K.R. Puram, Bengaluru
		Cancellation of Agreement of Sale dated 23-07-2012	G. Ravi	R.V. Pillappa	BDH-1-2310/2012-13, stored in C.D. No. BDHD87	Bidarahalli Bengaluru
11, 12, 18 & 19	5200	Sale Deed dated 12-02-2004	LR's of Venktappa (represented	Shivaji Jotiram Nimase, son	23754/2003-04 of Book I	





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Site No.	Area (Sq. Ft.)	Document	Vendor	Purchaser	Document No.	SRO
			by their G.P.A Holder, Sabu Varghese)	of Jotiram Denrao Nimase.		
13 and 14	2400	Sale Deed dated 27-03-20042	LR's of Venktappa (represented by their G.P.A Holder, Sabu Varghese)	Sarammal Saji, wife of Saji P. Ipe.	KRI-1-28468/2003-04 of Book I, stored in C.D. No. KRID25,	K.R. Puram, Bengaluru
13	1200	Sale Deed dated 21-06-2006	Sarammal Saji	K. J. Paul, son of Joesph Karumancherry.	KRI-1-09369/2006-07 of Book I, stored in C.D. No. KRID225,	K.R. Puram, Bengaluru
14	1200	Sale Deed dated 11-07-2006	Sarammal Saji	Maxmelbin Nelson, son of A.I. Nelson and M. Jayashree, wife of Maxmelbin Nelson.	KRI-1-11967/2006-07 of Book I, stored in C.D. No. KRID232,	K.R. Puram, Bengaluru
16	1200	Sale Deed dated 16-01-2004	LR's of Venktappa (represented by their G.P.A Holder, Sabu Varghese)	Govinda Raja, son of Subamma.	KRI-1-20698/2003-04 of Book I, stored in C.D. No. KRID126	K.R. Puram, Bengaluru
17	2000	Sale Deed dated 27-10-2003	LR's of Venktappa (represented by their G.P.A Holder, Sabu Varghese)	Sujatham wife of Mallappachimma Malige.	KRI-1-01448/2003-04 of Book I, stored in C.D. No. KRID113	K.R. Puram, Bengaluru
20	1200	Sale Deed dated 27-03-2004	LR's of Venktappa (represented by their G.P.A Holder, Sabu Varghese)	Bineesh Babu, son of Babu Alex.	KRI-1-28463/2003-04 of Book I, stored in C.D. No. KRID25	K.R. Puram, Bengaluru
21 and 22	2400	Sale Deed dated 04-06-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	Helen Parthiba Paul, wife of Theophilus Daniel Paul.	KRI-1-05784/2004-05 of Book I, stored in C.D. No. KRID53,	K.R. Puram, Bengaluru
23, 24, 30 & 31	6400	Sale Deed dated 17-09-2003	LR's of Venkatappa (represented by their G.P.A	R. Vaidyanatha, son of Ramachandran K.,	KRI-1-11661/2003-04 of Book I, stored in C.D. No. KRID106,	K.R. Puram, Bengaluru





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Site No.	Area (Sq. Ft.)	Document	Vendor	Purchaser	Document No.	SRO
			Holder, Sabu Varghese)			
25 and 26	2400	Sale Deed dated 20-02-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	M. P. Sekar, son of Late D.G. Muniswamy	24519/2003-04 of Book I	K.R. Puram, Bengaluru
27	1200	Sale Deed dated 27-02-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese	B. Madan Kumar, son of Sri. T. Balakrishna.	KRI-1-25432/2003-04, of Book I, stored in C.D. No. KRID 6	K.R. Puram, Bengaluru
28, 29, 35 & 36		Sale Deed dated 26.04.2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	R. Chandra Lal, son of Ramachandran Nair	KRI-1-02059/2004-05 of Book I, stored in C.D. No. KRID39	K.R. Puram, Bengaluru
28 and 29	2172	Sale Deed dated 10-03-2006,	R. Chandra Lal, son of Ramachandran Nair	Biju Thomas, son of V. J. Thomas.	KRI-1-22484-2005-06 of Book I, stored in C.D. No. KRID193	K.R. Puram, Bengaluru
35 and 36	2037.6	Sale Deed dated 25-01-2005,	R. Chandra Lal, son of Ramachandran Nair	Jiji Thomas, son of K.T. Thomas	KRI-1-28849/2004-05 of Book I, stored in C.D. No. KRID107	K.R. Puram, Bengaluru
35 and 36	2037.6	Sale Deed dated 10-03-2006,	Jiji Thomas (represented by his general power of attorney holder, R. Chandra Lal)	Sharley Biju, wife of Biju Thomas.	KRI-1-22581/2005-06 of Book I, stored in C.D. No. KRID193	K.R. Puram, Bengaluru
32	1200	Sale Deed dated 18-12-2003	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese	Mathew K. Verghese, son of K.M. Verghese.	KRI-1-19105/2003-04, of Book I, stored in C.D. No. KRID123	K.R. Puram, Bengaluru
33	1200	Sale Deed dated 04-02-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese	Smt. Pavithra, A., daughter of Ajith Cherian.	KRI-1-22912/2003-04 of Book I, stored in C.D. No. KRID131	K.R. Puram, Bengaluru
34	1200	Sale Deed dated 04-02-2004,	LR's of Venkatappa (represented	Smt. Shantha A. Cheriyan,	KRI-1-22904/2003-04 of Book I, stored	K.R. Puram, Bengaluru





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Site No.	Area (Sq. Ft.)	Document	Vendor	Purchaser	Document No.	SRO
			by their G.P.A Holder, Sabu Varghese)	wife of Ajith Cherian.	in C.D. No. KRID131	
34	1200	Sale Deed dated 19-05-2006,	Smt. Shantha A. Cheriyan wife of Ajith Cherian.	Sadhik Basha	KRI-1-05678/2006-07 of Book I, stored in C.D. No. KRID216	K.R. Puram, Bengaluru
37 and 38	1200	Sale Deed dated 27-10-2003	LR's of Venkatappa	Seena Biju, wife of Biju Alexander	KRI-1-14464/2003-04 of Book I, stored in C.D. No. KRID113	K.R. Puram, Bengaluru
39	1200	Sale Deed dated 27-10-2003	LR's of Venkatappa	Mathew Chakkalakkal, son of Mathai Mathew and Mary Mathew, wife of Mathew Chakkalakkal [represented by their GPA holder, M. Joseph Chandy (copy not provided)]	KRI-1-14496/2003-04 of Book I, stored in C.D. No. KRID 113	K.R. Puram, Bengaluru
39	1200	Sale Deed dated 28-03-2006	Mathew Chakkalakkal, and Mary Mathew (represented by their GPA holder, M. Joseph Chandy)	Muralidhar C., son of Late N. C. Chinnakannan	KRI-1-25626/2005-06 of Book I, stored in CD No. KRID-201	K.R. Puram, Bengaluru
39	1200	Sale Deed dated 04-06-2012,	Muralidhar C., son of Late N. C. Chinnakannan	Ajith Shetty, son of Late Vittal Shetty.	BDH-1-01245/2012-13 of Book I, stored in C.D. No. BDHD-86	Bidarahalli, Bengaluru
41, 42 & 43	2920	Sale Deed dated 04-02-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	Babukutty Kurien, son of Late Kurien and Smt. Wilma Maria Kurien, wife of Babukutty Kurien	KRI-1-22900/2003-04 of Book I, stored in C.D. No. KRID131,	K.R. Puram, Bengaluru





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Site No.	Area (Sq. Ft.)	Document	Vendor	Purchaser	Document No.	SRO
41, 42 & 43	2920	Sale Deed dated 04-06-2012,	Babukutty Kurien and Wilma Maria Kurien	Ajith Shetty	BDH-1-01248/2012-13 of Book I, stored in C.D. No. BDHD 86	Bidarahalli, Bengaluru.
44	2400	Sale Deed dated 16-01-2004,	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese).	Saji Mon Lukose	KRI-1-20689/2003-04 of Book I, stored in C.D. No. KRID126,	K.R. Puram, Bengaluru
45	2400	Sale Deed dated 16-01-2004,	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	Suresh V.C., son of Chandrashekar Bhatt.	KRI-1-20692/2003-04 of Book I, stored in C.D. No. KRID126	K.R. Puram, Bengaluru
45	2400	Sale Deed dated 04-06-2012	Suresh V.C., son of Chandrashekar Bhatt	Ajith Shetty.	BDH-1-01242/2012-13 of Book I, stored in C.D. No. BDHD 86	Bidarahalli, Bengaluru.
46	3000	Sale Deed dated 17-09-2003	LR's of Venkatappa	Mathew Chakkalakkal, and Smt. Mary Mathew (represented by their GPA holder Joseph Chandy).	KRI-1-11687/2003-04 of Book I, stored in C.D. No. KRID106	K.R. Puram, Bengaluru
Site No. 46/1 (being a portion of Site No. 46)	1500	Sale Deed dated 04-07-2006	Mathew Chakkalakkal, and Mary Mathew (represented by their GPA holder Joseph Chandy)	Franklin Albert Anthony Crasta.	KRI-1-11145/2006-07, of Book I, stored in C.D. No. KRID230	K.R. Puram, Bengaluru
		Deed of Rectification dated 21-07-2010	Mathew Chakkalakkal, and Mary Mathew (represented by their GPA holder Joseph Chandy)	Franklin Albert Anthony Crasta.	BDH-1-02508/2010-11 of Book I, stored in C. D. No. BDHD48	Bidarahalli, Bengaluru.
Site No. 46/2 (being a portion	1500	Sale Deed dated 03-05-2006	Mathew Chakkalakkal, and Mary Mathew	S. Gajalakshmi, wife of	KRI-1-03614/2006-07 of Book I, stored	K.R. Puram, Bengaluru





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Site No.	Area (Sq. Ft.)	Document	Vendor	Purchaser	Document No.	SRO
of Site No. 46)			(represented by their GPA holder Joseph Chandy)	Swaminathan.	in C.D. No. KRID211,	
47	2400	Sale Deed dated 20-02-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese	Ambiga D.N., wife of S. Jayapaul.	KRI-1-24527/2003-04 of Book I, stored in C.D. No. KRID5	K.R. Puram, Bengaluru
49, 50, 54 & 55	9600	Sale Deed dated 27-10-2003	LR's of Venkatappa	Biju Thomas and Shirley Biju.	KRI-1-14494/2003-04 of Book I, stored in C.D. No. KRID113	K.R. Puram, Bengaluru
51	2400	Sale Deed dated 27-10-2003	LR's of Venkatappa	A. Nirmala, wife of Somasundaran	KRI-1-14486/2003-04 of Book I, stored in C.D. No. KRID112	K.R. Puram, Bengaluru
51	1200	Sale Deed dated 24-01-2006,	A. Nirmala, wife of Somasundaran	Philomena Saldana, daughter of Alphons Santhees.	KRI-1-14261/2005-06 and stored in C.D. No. KRID 174	K.R. Puram, Bengaluru
		Sale Deed dated 04-06-2012	Philomena Saldana, daughter of Alphons Santhees.	Ajith Shetty	BDH-1-01246/2012-13 and stored in C.D. No. BID 86	Bidarahalli, Bengaluru
51	1200	Sale Deed dated 24-01-2006,	A. Nirmala, wife of Somasundaran	F. R. Sandeep, son of F.R. George	KRI-1-14263/2005-06 of Book I, stored in C.D. No. KRID-174	K.R. Puram, Bengaluru.
52	2400	Sale Deed dated 01-03-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	Jossy Thomas, son of Thomas Varghese.	KRI-1-25744/2003-04 in Book I, stored in C.D. No. KRID6	K.R. Puram, Bengaluru
53	2580	Sale Deed dated 04-06-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	Helen Parthiba Paul	KRI-1-05778/2004-05 of Book I, stored in C.D. No. KRID53,	K.R. Puram, Bengaluru
56	2400	Sale Deed dated 14-01-2004	LR's of Venkatappa (represented by their G.P.A	Jaison Daniel, son of P.G. Daniel.	KRI-1-20611/2003 - 04 of Book I, stored	K.R. Puram, Bengaluru





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Site No.	Area (Sq. Ft.)	Document	Vendor	Purchaser	Document No.	SRO
			Holder, Sabu Varghese		in C.D. No. KRID126	
57	2400	Sale Deed dated 21-01-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	Cabrini Solomon, wife of Solomon Selvaraj and Solomon Selvaraj R., son of Rathnam M.J.	KRI-1-21166/2003-04 of Book I, stored in C.D. No. KRID128	K.R. Puram, Bengaluru
58	2310	Sale Deed dated 05-07-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	K. E. Raju Reddy.	KRI-1-09389/2004-05 of Book I, stored in C.D. No. KRID61	K.R. Puram, Bengaluru
		Sale Deed dated 16-02-2005	K.E. Raju Reddy	Andrew Soares, son of Tellies Soares.	KRI-1-31276/2004-05 of Book I, stored in C.D. No. KRID114	K.R. Puram, Bengaluru
		Sale Deed dated 05-03-2005	Andrew Soares, son of Tellies Soares	Vikranth Mohan Rao, son of Mohan Rao M	KRI-1-33356/2004-05 of Book I, stored in C.D. No. KRID121.	K.R. Puram, Bengaluru
59	2000	Sale Deed dated 25-07-2003	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	Joseph Chandy	KRI-1-07675/2003-04 of Book I, stored in C.D. No. KRID98	K.R. Puram, Bengaluru
		Sale Deed dated 17.01.2006	Joseph Chandy	Annamma Zachariaiah, daughter of K. J. Zachariah.	KRI-1-12648/2005-06 of Book I, stored in C.D. No. KRID170	K.R. Puram, Bengaluru
60	2000	Sale Deed dated 25-07-2003,	LR's of Venkatappa	Leju Sabu, wife of Sabu Daniel	KRI-1-07671/2003-04 of Book I, stored in C.D. No. KRID98	K.R. Puram, Bengaluru
		Sale Deed dated 17-01-2006	Leju Sabu, wife of Sabu Daniel (represented by her GPA holder, Joseph	Annamma Zachariaiah daughter of K. J. Zachariah	KRI-1-12647/2005-06 of Book I, stored in C.D. No. KRID170	K.R. Puram, Bengaluru





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Site No.	Area (Sq. Ft.)	Document	Vendor	Purchaser	Document No.	SRO
			Chandy (copy not provided)]			
61	2240	Sale Deed dated 27-10-2003,	LR's of Venkatappa	A. Solomon, son of Alphonse Raj	KRI-1-14492/2003-04 of Book I, stored in C.D.No. KRID113	K.R. Puram, Bengaluru
		Sale Deed dated 23-01-2006,	A. Solomon, son of Alphonse Raj	Paul Santhees, son of Alphonse Santhees	KRI-1-14055/2005-06 of Book I, stored in C.D. No. KRID173	K.R. Puram, Bengaluru
		Sale Deed dated 04-06-2012	Paul Santhees, son of Alphonse Santhees	Ajith Shetty son of Late Vittal Shetty.	BDH-1-01247/2012-13 of Book I, stored in C.D. No. BDHD86	Bidarahalli, Bengaluru
62	2240	Sale Deed dated 27-10-2003	LR's of Venkatappa	A. Solomon son of Alphonse Raj	KRI-1-14483/2003-04 of Book I, stored in C.D. No. KRID113	K.R. Puram, Bengaluru
		Sale Deed dated 23-01-2006,	A. Solomon son of Alphonse Raj	Paul Santhees, son of Alphonse Santhees	KRI-1-14069/2005-06 of Book I, stored in C.D. No. KRID174	K.R. Puram, Bengaluru
		Sale Deed dated 04-06-2012	Paul Santhees, son of Alphonse Santhees	Ajith Shetty son of Late Vittal Shetty.	BDH-1-01244/2012-13 of Book I, stored in C.D. No. BDHD 86	Bidarahalli, Bengaluru
63	1680	Sale Deed dated 27-10-2003,	LR's of Venkatappa	A. Solomon son of Alphonse Raj	KRI-1-14485/2003-04 of Book I, stored in C.D. No. KRID113	K.R. Puram, Bengaluru
		Sale Deed dated 23-01-2006,	A. Solomon son of Alphonse Raj	Paul Santhees, son of Alphonse Santhees	KRI-1-14064/2005-06 of Book I, stored in C.D. No. KRID 174	K.R. Puram, Bengaluru
		Sale Deed dated 04-06-2012,	Paul Santhees, son of Alphonse Santhees	Ajith Shetty son of Late Vittal Shetty.	BDH-1-01243/2012-13 of Book I, stored in C.D. No. BDHD 86	Bidarahalli, Bengaluru
64 and 65	Site No. 65 measuri	Sale Deed dated 25-07-2003	LR's of Venkatappa	Kottupalli Nathai Koshy, son of	KRI-01-07679/2003-04	K.R. Puram, Bengaluru





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Site No.	Area (Sq. Ft.)	Document	Vendor	Purchaser	Document No.	SRO
	ng 4000 square feet			Kottupalli Mathai and Anush Mathew Koshy, son of Kottupalli Mathai Koshy (represented by their GPA holder M Joseph Chandy).	of Book I, stored in C.D. No. 98,	
	Site No. 64 measuring 2000 square feet (being a portion of the Site No. 65)	Sale Deed dated 10-02-2006	Kottupalli Mathai Koshy and Anush Mathew (represented by their GPA holder M Joseph Chandy)	Onnooni Kunjumon, son of Abraham Onnooni.	KRI-1-17526/2005-06 of Book I, stored in C.D. No. KRID182	K.R. Puram, Bengaluru
	remaining portion of Site No. 65 measuring 2000	Sale Deed dated 30-04-2005	Kottupalli Mathai Koshy and Anush Mathew (represented by their GPA holder M Joseph Chandy (copy not provided))	M. J. Raju, son of Cheriyan Yohannan and Sheela Raju, wife of M. J. Raju (represented by their GPA holder Abraham Skarish).	KRI-1-03254/2005-06 of Book I, stored in C.D. No. KRID 137	K.R. Puram, Bengaluru
66	2000	Sale Deed dated 27-10-2003	LR's of Venkatappa	A. Solomon son of Alphonse Raj	KRI-1-14489/2003-04, stored in C.D. No. KRID113	K.R. Puram, Bengaluru
		Sale Deed dated 24-01-2006	A. Solomon son of Alphonse Raj	Paul Santhees, son of Alphonse Santhees	KRI-1-14341/2005-06 of Book I, stored in C.D. No. KRID174	K.R. Puram, Bengaluru
67	2000	Sale Deed dated 27-10-2003	LR's of Venkatappa	A. Solomon son of Alphonse Raj	KRI-1-14490/2003-04 of Book I, stored in C.D. No. KRID113	K.R. Puram, Bengaluru
		Sale Deed dated 24-01-2006	A. Solomon son of Alphonse Raj	Paul Santhees, son of	KRI-1-14325/2005-06 of Book I, stored	K.R. Puram, Bengaluru





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Site No.	Area (Sq. Ft.)	Document	Vendor	Purchaser	Document No.	SRO
				Alphonse Santhees	in C.D. No. KRID174	
68	1300	Sale Deed dated 27-10-2003,	LR's of Venkatappa	A. Solomon son of Alphonse Raj	KRI-1-14480/2003-04 of Book I, stored in C.D. No. KRID113	K.R. Puram, Bengaluru
		Sale Deed dated 24-01-2006	A. Solomon son of Alphonse Raj	Paul Santhees, son of Alphonse Santhees	KRI-1-14333/2005-06 of Book I, stored in C.D. No. KRID174	K.R. Puram, Bengaluru
69 and 70	4800	Sale Deed dated 17-09-2003	LR's of Venkatappa	Yohannan, son of Mathew [represented by his GPA Holder Joseph Chandy (copy not provided)]	KRI-1-11688/2003-04 of Book I, stored in C.D. No. KRID 100	K.R. Puram, Bengaluru
		Sale Deed dated 22-06-2006	Yohannan (represented by his GPA Holder Joseph Chandy)	R. Chen Raj, son of P. Roychand.	KRI-1-11688/2003-04 of Book I, stored in C.D. No. 106	K.R. Puram, Bengaluru
71 and 72	2700	Sale Deed dated 21-02-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	Safeeruddin, son of Lt. Shamsheedin (represented by his GPA holder, Saifuddin) and Saifuddin, son of Late Shamsheedin	KRI-1-24571/2003-04 of Book I, stored in C.D. No. KRID5,	K.R. Puram, Bengaluru
74	2700	Sale Deed dated 08-10-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	D. Ashwath, son of Donneappa	KRI-1-18873/2004-05 of Book I, stored in C.D. No. KRID76,	K.R. Puram, Bengaluru
		Sale Deed dated 31-03-2005	D. Ashwath, son of Donneappa	Henry M. Balaram, son of J. M. Balaram,	KRI-1-37188/2004-05 of Book I, stored in C.D. No. KRID127	K.R. Puram, Bengaluru





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Site No.	Area (Sq. Ft.)	Document	Vendor	Purchaser	Document No.	SRO
		Sale Deed dated 19-04-2010	Henry M. Balaraj, son of J. M. Balaraj.	S. Ravi Krishnan	KRI-1-00358/2010-11 of Book I, stored in C.D. No. KRID127	K.R. Puram, Bengaluru
75 and 76	2700	Sale Deed dated 21-02-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	Safeeruddin (represented by his GPA holder, Saifuddin) and Saifuddin.	KRI-1-24568/2003-04, stored in C.D. No. KRID5	K.R. Puram, Bengaluru
77 and 79	Site No. 77 measuring 4325 square feet & Site No. 79 measuring 4100 square feet	Sale Deed dated 26-04-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	Smt. Thankamma Alexander, wife of K. G. Alexander.	KRI-1-02061/2004-05 of Book I, stored in C.D. No. KRID39	K.R. Puram, Bengaluru
78 and 80	8000	Sale Deed dated 20-02-2004,	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	Ambiga D.M.	KRI-1-24524/2003-04 of Book I, stored in C.D. No. KRID 5	K.R. Puram, Bengaluru
81	4000	Sale Deed dated 12-03-2004.	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	Col. Naresh C Wahi, son of R.S. Wahi	KRI-1-27399/2003-04 of Book I, stored in C.D. No. KRID16	K.R. Puram, Bengaluru
82	4100	Sale Deed dated 06-05-2004,	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	Mallikarjun B. M., son of B. Kalleshappa.	KRI-1-03038/2004-05 of Book I, stored in C.D. No. KRID43	K.R. Puram, Bengaluru
83 and 85	8560	Sale Deed dated 17-03-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	Raman Multhari, son of Krishnan Multani.	KRI-1-27381/2003-04 of Book I, stored in C.D. No. KRID16	K.R. Puram, Bengaluru
84	3750	Sale Deed dated 05-07-2004	LR's of Venkatappa (represented by their G.P.A	Sabu Jose, son of P.P. Joseph	KRI-1-09377/2004-05 of Book I, stored	K.R. Puram, Bengaluru





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Site No.	Area (Sq. Ft.)	Document	Vendor	Purchaser	Document No.	SRO
			Holder, Sabu Varghese)		in C.D. No. KRID61	
		Sale Deed dated 28-07-2004	Sabu Jose, son of P.P. Joseph	Alice Thayamoni Rajan Babu, wife of J.M. Rajan Babu.	KRI-1-11737/2004-05 of Book I, stored in C.D. No. KRID 66	K.R. Puram, Bengaluru
		Gift deed dated 06-01-2010	Alice Thayamoni Rajan Babu, wife of J.M. Rajan Babu.	Angelina Salomic Jeevapu shpam, daughter of Alice Thayamoni	BDH-1-04599/2009-10 of Book I, stored in C.D. No. BDHD 34,	Bidaraballi, Bengaluru
86	3550	Sale Deed dated 05-07-2004,	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	Smt. Lakshmi Devi, wife of K.E Raju Reddy	KRI-1-09382/2004-05 of Book I, stored in C.D. No. KRID61,	K.R. Puram, Bengaluru
		Sale Deed dated 18-10-2004	Lakshmi Devi, wife of K.E Raju Reddy	Regena Clement, wife of Samson Fredric Gilbert (represented by her GPA Holder Kamakshi Gilbert)	KRI-1-19500/2004-05 of Book I, stored in C.D. No. KRID78	K.R. Puram, Bengaluru
87	4000	Sale Deed dated 12-03-2004	LR's of Venkatappa (represented by their G.P.A Holder, Sabu Varghese)	S. R. Ramesh, son of Late S. R. Ramaswamy.	KRI-1-27390/2003-04 of Book I, stored in C.D. No. KRID16,	K.R. Puram, Bengaluru

The copies of the aforesaid Sale Deeds could be evidenced from **Document No. 231**.

Note: It is represented that the Site Nos. 9, 15, 40, 48 & 73 were not transacted and from the Encumbrance Certificates with respect to the said Sites for the period 01-06-1989 to 26-06-2021 (as discussed herein above), there are no entries with regard to sale of the said sites.





Annexure - 'B'

(List of Settlement Agreements and General Powers of Attorney)

Site No.	Document	Settlor/Owner	Settlee/ Attorney Holder	Document No.	SRO
1, 2 & 81	Settlement Agreement dated 10/01/2020	Col. Naresh Wahli	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 10/01/2020	Col. Naresh Wahli	Jagadeesh R., son of T. Ramappa	SHV-04-00500-2019-20 of Book IV, stored in C.D. No. SHVD551	Shivajinagar, Bengaluru.
3, 4, 5 & 87	Settlement Agreement dated 10/01/2020	S.R. Ramesh,	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	Settlement Agreement dated 13/05/2020	S.R. Ramesh,	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 13/05/2020	S.R. Ramesh,	Jagadeesh R.	SHV-04-00003-2020-21 of Book IV, stored in C.D. No. SHVD614	Shivajinagar, Bengaluru
6	Settlement Agreement dated 28/12/2020	Mary S. Jacob & Divya Jacob [represented by Sabu Varghese (copy not provided)]	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 13/05/2020	Mary S. Jacob & Divya Jacob (represented by Sri. Sabu Varghese)	Jagadeesh R.	-	-
7 & 74	Settlement Agreements both dated 11/02/2020	S. Ravikrishnan,	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 13/05/2020	S. Ravikrishnan,	Jagadeesh R.	SHV-04-00559-2019-20 of Book IV, stored in C.D. No. SHVD574	Shivajinagar, Bengaluru
8	Settlement Agreement dated 06/01/2020	Petula Helen Scott	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 06/01/2020.	Petula Helen Scott	Jagadeesh R.	HLS-04-00571-2019-20 of Book	Shivajinagar (Halasuru), Bengaluru





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Site No.	Document	Settlor/Owner	Settlee/ Attorney Holder	Document No.	SRO
				IV, stored in C.D. No. HLSD434	
10	Settlement Agreement dated 11/02/2020	G. Ravi	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 11/02/2020	G. Ravi	Jagadeesh R.	HLS-04-00571-2019-20 of Book IV, stored in C.D. No. HLSD434	Shivajinagar (Halasuru), Bengaluru
11, 12, 13, 18 & 19	Settlement Agreement dated 28/01/2020	Shivaji Jotiram Nimase	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 13/01/2020	Shivaji Jotiram Nimase	Ramdas Nimase	-	-
	General Power of Attorney dated 28/01/2020	Shivaji Jotiram Nimase, represented by Ramdas Nimase	Ramdas Nimase	SHV-04-00535-2019-20 of Book IV, stored in C.D. No. SHVD563	Shivajinagar (Halasuru), Bengaluru
13	Settlement Agreement dated 19/02/2021	K.J. Paul	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 11/02/2020	G. Ravi	Jagadeesh R.	SHV-04-00334-2020-21 of Book IV, stored in C.D. No. SHVD817	Shivajinagar, Bengaluru
14	Settlement Agreement dated 19/02/2021	Maxmelbin Neson and Smt. M. Jayashree	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 19/02/2020	Maxmelbin Neson and Smt. M. Jayashree	Jagadeesh R.	SHV-04-00335-2020-21 of Book IV, stored in C.D. No. SHVD817	Shivajinagar, Bengaluru
16	Settlement Agreement dated 09/06/2020	Govindaraju H.	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 09/06/2020	Govindaraju H.	Jagadeesh R.	SHV-04-00015-2020-21 of Book IV, stored in C.D. No. SHVD635	Shivajinagar, Bengaluru
17	Settlement Agreement dated 25/03/2021	Sujatha @ Sujatha Chimmalagi	LR's of Venugopal, LR's of Shyam Singh, R.	-	-





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Site No.	Document	Settlor/Owner	Settlee/ Attorney Holder	Document No.	SRO
			Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 25/03/2021	Sujatha @ Sujatha Chimmalagi	Jagadeesh R.	SHV-04-00394-2020-21 of Book IV, stored in C.D. No. SHVD842	Shivajinagar, Bengaluru
20	Settlement Agreement dated 19/02/2021	Mary Raju Mathews	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 19/02/2021	Mary Raju Mathews	Jagadeesh R.	SHV-04-00333-2020-21 of Book IV, stored in C.D. No. SHVD842	Shivajinagar, Bengaluru
21, 22 & 53	Settlement Agreement dated 16/06/2020	Helen Pratibha Paul @ Mary Helen Pratibha Paul	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 16/06/2020	Helen Pratibha Paul @ Mary Helen Pratibha Paul	Jagadeesh R.	SHV-04-00020-2020-21 of Book IV, stored in C.D. No. SHVD640	Shivajinagar, Bengaluru
23, 24, 30 & 31	Settlement Agreement dated 06/01/2020	R. Vaidyanathan	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 06/01/2020	R. Vaidyanathan	Jagadeesh R.	HLS-04-00569-2020-21 of Book IV, stored in C.D. No. HLSD434	Shivajinagar (Halasuru), Bengaluru
25 & 26	Settlement Agreement dated 28/05/2020	M.P. Sekar @ M. Poovanada Sekar	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 28/05/2020	M.P. Sekar @ M. Poovanada Sekar	Jagadeesh R.	SHV-04-00010-2020-21 of Book IV, stored in C.D. No. SHVD625	Shivajinagar, Bengaluru
27	Settlement Agreement dated 19/03/2020	B. Madan Kumar	LR's of Venugopal, LR's of Shyam Singh, R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 20/03/2020	B. Madan Kumar	Jagadeesh R.	SHV-04-00652-2019-20 of Book IV, stored in C.D. No. SHVD604	Shivajinagar, Bengaluru
28 & 29	Settlement Agreement dated 22/05/2020	Biju Thomas	LR's of Venugopal, LR's of Shyam Singh, R.	-	-





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Site No.	Document	Settler/Owner	Settlee / Attorney Holder	Document No.	SRO
			Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 20/05/2020	Biju Thomas	Jagadeesh R.	SHV-04-00009-2020-21 of Book IV, stored in C.D. No. SHVD622	Shivajinagar, Bengaluru
32	Settlement Agreement dated 16/09/2020	Matew K. Varghese @ Mathew Kavinal Varghese	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 16/09/2020	Sri. Matew K. Varghese @ Mathew Kavinal Varghese	Sri. Jagadeesh R.	SHV-04-00099-2020-21 of Book IV, stored in C.D. No. SHVD704	Shivajinagar, Bengaluru
33	Settlement Agreement dated 21/01/2020	Smt. Pavithra A. Cheriyan	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 21/01/2020	Smt. Pavithra A. Cheriyan	Sri. Jagadeesh R.	SHV-04-00523-2019-20 of Book IV, stored in C.D. No. SHVD558	Shivajinagar, Bengaluru
34	Settlement Agreement dated 06/01/2020	Sri. K. Sathik Basha @ Sathik Basha	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 06/01/2020	Sri. K. Sathik Basha @ Sathik Basha	Sri. Jagadeesh R.	HLS-04-00570-2019-20 of Book IV, stored in C.D. No. HLSD434	Shivajinagar (Halasuru), Bengaluru
35 & 36	Settlement Agreement dated 22/05/2020	Smt. Shirley Thomas @ Shirley Biju	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 20/05/2020	Smt. Shirley Thomas @ Shirley Biju	Sri. Jagadeesh R.	SHV-04-00007-2020-21 of Book IV, stored in C.D. No. SHVD622	Shivajinagar, Bengaluru
37 & 38	Settlement Agreement dated 27/08/2020	Smt. Seena Biju @ Seena N.	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 27/08/2020	Smt. Shirley Thomas @ Shirley Biju	Sri. Jagadeesh R.	SHV-04-00070-2020-21 of Book IV, stored in C.D. No. SHVD688	Shivajinagar, Bengaluru





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Site No.	Document	Settlor/Owner	Settlee/ Attorney Holder	Document No.	SRO
39	Settlement Agreement dated 25/03/2021	Sri. Ajith Shetty	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties	-	-
41, 42 and 43	Settlement Agreement dated 06/04/2021	Sri. Ajith Shetty @ Ajith V Shetty	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
44	Settlement Agreement dated 24/09/2020	Sri. Sajimon Lukose	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 24/09/2020	Sri. Sajimon Lukose	Sri. Jagadeesh R.	Registered as Document No.64/2020-21 of Book IV, Pages 157 to 162.	Amalgamated Sub-Registrar, Pathanienthi tta.
45	Settlement Agreement dated 25/03/2021	Sri. Ajith Shetty @ Ajith V Shetty	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
46/1	Settlement Agreement dated 20/01/2020	Sri. Franklin Albert Anthony Crasta	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 20/01/2020	Sri. Franklin Albert Anthony Crasta	Sri. Jagadeesh R.	SHV-4-00519/2019-20 of Book IV, Stored in C. D. No.SHVD557	Shivajinagar, Bengaluru.
46/2	Settlement Agreement dated 02/09/2020	Smt. S. Gajalakshmi alias Gajalakshmi	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 02/09/2020	Smt. S. Gajalakshmi alias Gajalakshmi	Sri. Jagadeesh R.	SHV-4-00083/2020-21 of Book IV, Stored in C. D. No.SHVD693	Shivajinagar, Bengaluru.
47	Settlement Agreement dated 02/09/2020	Smt. Ambiga D. M.	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 19/03/2020	Smt. Ambiga D. M.	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties	SHV-4-00651/2019-20 stored in C. D. No. SHVD603	Shivajinagar, Bengaluru.
49,50, 54 and 55.	Settlement Agreement dated 22/05/2020	Sri. Biju Thomas and Smt. Sherly Biju.	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Site No.	Document	Settler/Owner	Settlee/ Attorney Holder	Document No.	SRO
	General Power of Attorney dated 22/05/2020	Sri. Biju Thomas and Smt. Sherly Biju.	Sri. Jagadeesh R.	SHV-4-00008/2020-21 stored in C. D. No. SHVD622	Shivajinagar, Bengaluru.
51	Settlement Agreement dated 06/04/2021	Sri. Ajith Shetty @ Ajith V Shetty	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
51/1	Settlement Agreement dated 21/01/2020	Sri. F. R. Sandeep	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 21/01/2020	Sri. F. R. Sandeep	Sri. Jagadeesh R.	SHV-4-00521/2019-20 stored in C. D. No. SHVD558	Shivajinagar, Bengaluru.
52	Settlement Agreement dated 06/04/2021	Sri. Jossy Thomas	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 12/04/2021	Sri. Jossy Thomas	Sri. Jagadeesh R.	SHV-4-00377/2019-20	Shivajinagar, Bengaluru.
56	Settlement Agreement dated 24/09/2020	Sri. Jaison Daniel	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 24/09/2020	Sri. Jaison Daniel	Sri. Jagadeesh R.	Registered as Document No.63/2020-21 of Book IV, Volume 8, Pages 151 to 156	Amalgamated Sub-Registrar, Pathanamthitta.
57	Settlement Agreement dated 07/07/2021	Smt. Cabrini Solomon and Sri. Solomon Sivaraj R @ Solomon Selvaraj Rathnam	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 07/07/2021	Smt. Cabrini Solomon and Sri. Solomon Sivaraj R @ Solomon Selvaraj Rathnam	Sri. Jagadeesh R.	SHV-4-00054/2021-22 stored in C. D. No. SHVD892	Shivajinagar, Bengaluru.
58	Settlement Agreement dated 28/01/2021	Sri. Vikranth Mohan Rao @	LR's of Venugopal, LR's of Shyam Singh, Sri. R.		





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Site No.	Document	Settlor/Owner	Settlee/ Attorney Holder	Document No.	SRO
		Vikrant Mohanrao	Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 28/01/2021	Sri. Vikranth Mohan Rao @ Vikrant Mohanrao	Sri. Jagadeesh R.	SHV-4-00279/2020-21 stored in C. D. No. SHVD800	Shivajinagar, Bengaluru.
59 and 60	Settlement Agreement dated 16/01/2020	Smt. Annamma Zachariah	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 16/01/2020	Smt. Annamma Zachariah	Sri. Jagadeesh R.	SHV-4-00515/2019-20 stored in C. D. No. SHVD554	Shivajinagar, Bengaluru.
61	Settlement Agreement dated 25/03/2021	Sri. Ajith Shetty @ Ajith V Shetty	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
62	Settlement Agreement dated 06/04/2021	Sri. Ajith Shetty @ Ajith V Shetty	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
63	Settlement Agreement dated 25/03/2021	Sri. Ajith Shetty @ Ajith V Shetty	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 25/03/2021	Sri. Ajith Shetty @ Ajith V Shetty	Sri. Jagadeesh R.	SHV-4-00392/2020-21 stored in C. D. No. SHVD842	Shivajinagar, Bengaluru.
64	Settlement Agreement dated 23/01/2020	Sri. Onnooni Kunjumon	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 24/01/2020	Sri. Onnooni Kunjumon	Sri. Jagadeesh R.	SHV-4-00528/2019-20 stored in C. D. No. SHVD561	Shivajinagar, Bengaluru.
65	Settlement Agreement dated 01/03/2021	Sri. M. J. Raju and Smt. Sheela Raju	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 01/03/2021	Sri. M. J. Raju and Smt. Sheela Raju	Sri. Jagadeesh R.	SHV-4-00350/2020-21 stored in C. D. No. SHVD824	Shivajinagar, Bengaluru.
66, 67 & 68	Settlement Agreement dated 21/01/2020	Sri. Paul Santhees	LR's of Venugopal, LR's of Shyam Singh, Sri. R.	-	-





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Site No.	Document	Settlor/Owner	Settles/ Attorney Holder	Document No.	SRO
			Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 21/01/2020	Sri. Paul Santhees	Sri. Jagadeesh R.	SHV-04-00522-2019-20 of Book IV, stored in C.D. No. SHVD558	Shivajinagar, Bengaluru
69 & 70	Settlement Agreement dated 16/01/2020	Sri. R. Chen Raj @ Chajjer Roychand Chenraj	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 28/01/2020	Sri. R. Chen Raj @ Chajjer Roychand Chenraj	Sri. Jagadeesh R.	SHV-04-00532-2019-20 of Book IV, stored in C.D. No. SHVD563	Shivajinagar, Bengaluru
71, 72, 75 & 76	Settlement Agreement dated 22/01/2020	Sri. Saferuddin S. and Mr. Saifuddin S.	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 28/01/2020	Sri. R. Chen Raj @ Chajjer Roychand Chenraj	Sri. Jagadeesh R.	SHV-04-00524-2019-20 of Book IV, stored in C.D. No. SHVD559	Shivajinagar, Bengaluru
77 & 79	Settlement Agreement dated 22/01/2020	Smt. Thankamma Alexander	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 28/01/2020	Smt. Thankamma Alexander	Sri. Jagadeesh R.	SHV-04-00534-2019-20 of Book IV, stored in C.D. No. SHVD563	Shivajinagar, Bengaluru
78 & 80	Settlement Agreement dated 19/03/2020	Smt. Ambiga D.M. and Sri. S. Jayapaul	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties	-	-
	General Power of Attorney dated 19/03/2020	Smt. Ambiga D.M. and Sri. S. Jayapaul	Sri. Jagadeesh R.	SHV-04-00650-2019-20 of Book IV, stored in C.D. No. SHVD603	Shivajinagar, Bengaluru
82	Settlement Agreement dated 11/02/2020	Sri. Mallikarjun B. M.	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 11/02/2020	Sri. Mallikarjun B. M.	Sri. Jagadeesh R.	SHV-4-00558/2019-20 stored in C. D. No. SHVD574	Shivajinagar, Bengaluru.
83 and 85	Settlement Agreement dated 10/01/2020	Sri. Raman Multani	LR's of Venugopal, LR's of Shyam Singh, Sri. R.		





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Site No.	Document	Settlor/Owner	Settlee/ Attorney Holder	Document No.	SRO
			Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 10/01/2020	Sri. Raman Multani	Sri. Jagadeesh R.	SHV-4-00499/2019-20 stored in C. D. No. SHVD551	Shivajinagar, Bengaluru.
84	Settlement Agreement dated 28/10/2020	Smt. Angelina Salomie Jeevapushpam @ Angelina Salomie J	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 28/10/2020	Smt. Angelina Salomie Jeevapushpam @ Angelina Salomie J	Sri. Jagadeesh R.	SHV-4-00148/2020-21 stored in C. D. No. SHVD734	Shivajinagar, Bengaluru.
86	Settlement Agreement dated 28/10/2020	Smt. Regina Clement @ Regina Elizabeth Gilbert	LR's of Venugopal, LR's of Shyam Singh, Sri. R. Nagaraja & M/s. Aveda Properties		
	General Power of Attorney dated 28/10/2020	Smt. Regina Clement @ Regina Elizabeth Gilbert	Sri. Jagadeesh R.	SHV-4-00147/2020-21 stored in C. D. No. SHVD734	Shivajinagar, Bengaluru.
1 to 8, 10 to 14, 16 to 39, 41 to 47, 49 to 72, 74 to 87	Confirmation Deed dated 29/10/20221	Site Owners	M/s. Aveda Propertyies	INR-1-06755/2021-22; stored in C.D. No. INRD927	Shivajinagar (Indiranagar)

The copies of the aforesaid Sale Deeds could be evidenced from **Document No. 232**.





Annexure - 'D'

This title search report is prepared based on examination of the photocopies of the title deeds, revenue records, survey records and search reports furnished to us that are described herebelow and based thereon, the title to the Property is vested in this current owner.

Sl. No.	Date of execution/ issue	Description of documents
1.	20-02-1939	Sale Deed executed by Sri. Chikka Gubbi Jodidar Venkatarayappa, son of Sri. Venkataramanaiah @ Akannappa in favour of Sri. Gurrappa Boyi, son of Nandalu Boyi and others, registered vide Document No. 66/1938-39 of Book I, Volume No. 63, Pages 204 to 206, in the office of the District Registrar of Bengaluru.
2.	01-11-1951	Sale Deed executed by Sri. Gurrappa Boyi, son of Nandalu Boyi and others in favour of Sri. A. Annaiah Reddy, @ Chikkanagappa, son of Sri. Munishamappa, registered vide Document No. 2299/1951-52 of Book I, Volume No. 740, Pages 183 to 185, in the office of the Sub-Registrar, Hosakote.
3.	06-02-1957	Sale Deed executed by Sri. A. Annaiah Reddy, @ Chikkanagappa, son of Sri. Munishamappa in favour of Sri. Venkatappa, son of Sri. Venkataramanaiah, registered vide Document No. 2954/1956-57 of Book I, Volume No. 871, Pages 8 to 9, in the office of the Sub-Registrar, Hosakote.
4.	15-10-1959	Sale Deed executed by Sri. A. Annaiah Reddy, @ Chikkanagappa, son of Sri. Munishamappa in favour of Sri. Venkatappa, son of Sri. Venkataramanaiah, registered vide Document No. 2271/1959-60 of Book I, Volume No. 945, Page 79, in the office of the Sub-Registrar, Hosakote.
5.	25-01-1963	Order in Case No. 8453/1962-63 passed by the Special Deputy Commissioner, for Abolition of Inams, Kolar Circle, Kolar.
6.	-	Endorsement issued by the Special Deputy Commissioner, for Abolition of Inams, Kolar Circle, Kolar.
7.	17-11-2015	Register VIII issued by the Thasildar, Krishnarajapura, Bengaluru East Taluk.
8.	26-04-2003	Agreement of Sale executed by Smt. Narayamma and others in favour of Sri. K. E. Raju Reddy and others.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
9.	23-04-2003	General Power of Attorney executed by LR's of Venkatappa in favour of Sri. Sabu Varghese.
10.	23-01-2004	Cancellation of General Power of Attorney executed by LR's of Venkatappa.
11.	-	Unauthorised Layout Plan depicting the Sites/Plots carved out of the Composite Land of Property-I.
12.	13-12-2006	Absolute Sale Deed executed by Smt. Narayanamma, wife of Late Venkatappa and others in favour of Sri. Venugopal, son of Sri. Munikrishnappa, registered vide Document No. KRI-1-30408/2006-07 of Book I, stored in C. D. No. KRID278, in the office of the Sub-Registrar, K. R. Puram, Bengaluru.
13.	13-12-2006	Absolute Sale Deed executed by Smt. Narayanamma, wife of Late Venkatappa and others in favour of Sri. R. Nagaraja, son of Sri. Rangappa, registered vide Document No. KRI-1-30410/2006-07 of Book I, stored in C. D. No. KRID278, in the office of the Sub-Registrar, K. R. Puram, Bengaluru.
14.	20-12-2006	Absolute Sale Deed executed by Smt. Narayanamma, wife of Late Venkatappa and others in favour of Sri. B. Shyam Singh, son of Late Balarama Singh, registered vide Document No. KRI-1-30413/2006-07 of Book I, stored in C. D. No. KRID278, in the office of the Sub-Registrar, K. R. Puram, Bengaluru.
15.	20-07-2021	Rectification Deed executed by Sri. Narayanappa, Sri. Narayanswamy, Sri. Krishna, Sri. Nagaraj and Smt. Ramakka, all children of Late Venkatappa represented by their power of attorney holder, Sri. Prabhakar Shetty in favour of Smt. Sundara Bai and others, represented by their power of attorney holder, Sri. Ram Singh, registered vide Document No. BNS-1-03661/2021-22 of Book I, stored in C.D. No. BNSD1303, in the office of the Sub-Registrar, Shivajinagar (Banawadi), Bengaluru.
16.	22-05-2008	Sale Agreement executed by Sri. Venugopal M, son of Sri. Munikrishnappa and others in favour of Sri. Syed Waheed Ahmed, son of Late S. A. Khayum.
17.	13-10-2011	Agreement to Sell executed by Sri. Venugopal M., Sri. B. Shyam Singh and Sri. R. Nagaraja (represented by their power of Attorney





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
		Holder, Sri. Syed Waheed Ahmed) in favour of Sri. Ajith Shetty, son of Late Vittal Shetty.
18.	11-08-2015	Agreement of Sale executed by Sri. Venugopal M, son of Sri. Munikrishnappa and others, all represented by Sri. Syed Waheed Ahmed, son of Late S. A. Khayum in favour of Sri. Ajith Shetty, son of Late Vittal Shetty
19.	15-03-2018	Power of Attorney executed by Smt. Sundarabai, wife of Late B. Shyam Singh and her children in favour of Sri. S. Ram Singh, son of Late B. Shyam Singh, registered vide Document No.BPT-4-00454/2017-18 of Book IV, stored in C. D. No. BPTD285, in the office of the Sub-Registrar, Bangarapete.
20.	14-07-2020	Confirmation Deed executed by Smt. Gangamma @ Ganga R, daughter of Sri. Narayanappa and others, all represented by their GPA Holder Sri. Sunil Kumar A. M., in favour of Sri. R. Nagaraja @ Nagaraja R, registered vide Document No.BNS-1-03314/2021-22 of Book I, stored in C. D. No. BNSD1298, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
21.	22-04-2021	Loan Agreement and Acknowledgment of Debt executed between Smt. Vimala Devi, wife of Late Venugopal and others and Sri. Santosh Kumar J and Sri. Zeeshan Pasha A.,
22.	22-04-2021	Agreement of Sale executed by Smt. Vimala Devi, wife of Late Venugopal and others in favour of Sri. Santosh Kumar and Sri. Zeeshan Pasha, registered vide Document No. BNS-1-01219/2021-22 of Book I, stored in C. D. No. BNSD1258, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
23.	14-07-2021	Deed of Cancellation of Agreement of Sale dated 05-04-2021 executed between Smt. Vimala Devi, wife of Late Venugopal and others in favour of Sri. Santosh Kumar and Sri. Zeeshan Pasha, registered vide Document No. BNS-1-03308/2021-22 of Book I, stored in C. D. No. BNSD1298, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
24.	14-07-2021	Deed of Cancellation executed by Smt. Vimaladevi @ Vimala, wife of Late Venugopal M. and others and Sri. Syed Zaheeb Ahmed, Sri. Syed Zain Ahmed and Sri. Ajith Shetty @ Ajith V Shetty.
25.	14-07-2021	Absolute Sale Deed executed by Smt. Vimaladevi @ Vimala, wife of Late Venugopal and others in favour of M/s. Aveda Properties,





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
		represented by its Partners Sri. Asit V Shetty and Sri. Ajith V Shetty, registered vide Document No. BNS-1-03312/2021-22 of Book I, stored in C. D. No. BNSD1298, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
26.	14-07-2021	General Power of Attorney executed by Smt. Vimaladevi @ Vimala, wife of Late Venugopal and others in favour of M/s. Aveda Properties, represented by its Partners Sri. Asit V Shetty and Sri. Ajith V Shetty, Sri. Asit V Shetty and Sri Ajith V Shetty, both sons of Late Vittal Shetty and Sri. Vinaysagar Kulkarni, son of Sri. Janardhan Rao, registered vide Document No.BNS-4-00170/2021-22 of Book I, stored in C. D. No. BNSD1298, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
27.	14-07-2020	Confirmation Deed executed by Smt. Gangamma @ Ganga R, daughter of Sri. Narayanappa and others, all represented by their GPA Holder Sri. Sunil Kumar A. M., in favour of Sri. R. Nagaraja @ Nagaraja R, registered vide Document No.BNS-1-03314/2021-22 of Book I, stored in C. D. No. BNSD1298, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
28.	14-07-2021	Absolute Sale Deed executed by Sri. R. Nagaraja @ Nagaraja R, son of Sri. Rangappa, Smt. Sowmya, daughter of Sri. Nagaraja R and Smt. Harini N, daughter of Sri. Nagaraja R, in favour of M/s. Aveda Properties registered vide Document No. BNS-1-03343/2021-22 of Book I, stored in C. D. No. BNSD1298, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
29.	14-07-2021	General Power of Attorney executed by Sri. R. Nagaraja @ Nagaraja R, son of Sri. Rangappa, in favour of M/s. Aveda Properties, represented by its Partners Sri. Asit V Shetty and Sri. Ajith V Shetty, Sri. Asit V Shetty and Sri Ajith V Shetty, both sons of Late Vittal Shetty and Sri. Vinaysagar Kulkarni, son of Sri. Janardhan Rao, registered vide Document No.BNS-4-00173/2021-22 of Book I, stored in C. D. No. BNSD1298, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
30.	14-07-2021	General Power of Attorney executed by Smt. Sowmya Sri N and Smt. Harini N, both daughters of Sri. Nagaraja R, in favour of M/s. Aveda Properties, represented by its Partners Sri. Asit V Shetty and Sri. Ajith V Shetty, Sri. Asit V Shetty and Sri Ajith V Shetty, both sons of Late Vittal Shetty and Sri. Vinaysagar Kulkarni, son of Sri. Janardhan Rao, registered vide Document No.BNS-4-00172/2021-





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/issue	Description of documents
		22 of Book I, stored in C. D. No. BNSD1298, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
31.	20-07-2020	Confirmation Deed executed by Smt. Gangamma @ Ganga R, daughter of Sri. Narayanappa and others, all represented by their GPA Holder Sri. Sunil Kumar A. M., in favour of Smt. Sundharabai @ Sundara Bai and others, registered vide Document No.BNS-1-03662/2021-22 of Book I, stored in C. D. No. BNSD1303, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
32.	20-07-2021	Absolute Sale Deed executed by Smt. Sundharabai @ Sundara Bai, wife of Late B. Shyam Singh and others in favour of M/s. Aveda Properties, represented by its Partners, Sri. Asit V Shetty and Sri. Ajith V Shetty, registered vide Document No. BNS-1-03667/2021-22 of Book I, stored in C. D. No. BNSD1303, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
33.	14-07-2021	General Power of Attorney executed by Smt. Sundharabai @ Sundara Bai in favour of M/s. Aveda Properties, represented by its Partners Sri. Asit V Shetty and Sri. Ajith V Shetty, Sri. Asit V Shetty and Sri. Ajith V Shetty, both sons of Late Vittal Shetty and Sri. Vinaysagar Kulkarni, son of Sri. Janardhan Rao, registered vide Document No.BNS-4-00199/2021-22 of Book I, stored in C. D. No.BNSD1303, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
34.	05-10-2021	General Power of Attorney executed by Smt. Revathi R, daughter of Sri. S. Ram Singh and others in favour of Smt. Sundharabai @ Sundara Bai, wife of Late B Shyam Singh, registered vide Document No.BPT-4-00190/2021-22 of Book I, stored in C. D. No.BPTD977, in the office of the Sub-Registrar, Bangarapete, Bengaluru.
35.	07-10-2021	Confirmation Deed executed between Smt. Revathi R, daughter of Sri. S. Ram Singh and others and Aveda Properties, represented by its Partners Sri. Asit V Shetty and Sri. Ajith V Shetty, registered vide Document No. BNS-1-08356/2021-22 of Book I, stored in C. D. No. BNSD1361, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
36.	08-10-2021	General Power of Attorney executed by Ms. Rekha, daughter of Sri. S. Jaganath Singh @ S. Jaganath in favour of her father Sri. S. Jaganath Singh @ S. Jaganath.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
37.	01-12-2021	Confirmation Deed executed by Smt. Rekha J, daughter of Sri. S. Jaganath Singh @ S. Jaganath represented by her father and GPA Holder Sri. S. Jaganath Singh @ S. Jaganath in favour of M/s. Aveda Properties, represented by its Partners Sri. Asit V Shetty and Sri. Ajith V Shetty, both sons of Late Vittal Shetty, registered vide Document No.BDH-1-04218/2021-22 of Book I, stored in C. D. No. BDHD904, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
38.	04-10-2021	Confirmation Deed executed by Sri. Ganga Ram Singh @ S. Gangaram Singh and others in favour of M/s. Aveda Properties, registered vide Document No. BNS-1-08207/2021-22 of Book I, stored in C.D. No. BNSD1359, in the office of the Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru.
39.	20-07-2021	General Power of Attorney executed by Sri. Ram Singh @ S Ram Singh @ Ramsingh S in favour of M/s. Aveda Properties, represented by its Partners Sri. Asit V Shetty and Sri. Ajith V Shetty, Sri. Asit V Shetty and Sri Ajith V Shetty, both sons of Late Vittal Shetty and Sri. Vinaysagar Kulkarni, son of Sri. Janardhan Rao, registered vide Document No.BNS-4-00198/2021-22 of Book I, stored in C. D. No. BNSD1303, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
40.	20-07-2021	Confirmation Deed executed by Sri. Syed Zoheb Ahmed and Sri. Syed Zain Ahmed, both sons of Late Syed Waheed Ahmed and M/s. Aveda Properties, represented by its Partners Sri. Asit V Shetty and Sri. Ajith V Shetty, registered vide Document No.BNS-1-03691/2021-22 of Book I, stored in C. D. No. BNSD1303, in the office of the Sub-Registrar, Banaswadi, Bengaluru
41.	19-08-2021	Amalgamation Deed executed by M/s. Aveda Properties, represented by its Partners Sri. Asit V Shetty and Sri. Ajith V Shetty, registered vide Document No. SHV-1-01830/2021-22 of Book I, stored in C. D. No. SHVD925, in the office of the Sub-Registrar, Shivajinagar, Bengaluru.
42.	02-11-2021	Deed of Absolute Sale executed by M/s. Aveda Properties, represented by its Partners Sri. Asit V Shetty and Sri. Ajith V Shetty, in favour of M/s. Krishnapriya Reality LLP, represented by its Designated Partner Sri. Avnash Amarlal, registered vide Document No. BNS-1-09876/2021-22 of Book I, stored in C. D. No.





<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of documents</u>
		BNSD1376, in the office of the Sub-Registrar, Banaswadi, Bengaluru
43.	17-08-2010	Endorsement in No. R.K.C.R: 110/10-11 issued by the Taluk Shireathedar, Hosakote Taluk
44.	--	Extracts of the Saguvali Issue Register issued by the Thasikdar, Hosakote Taluk
45.	--	Mutation Register extract in RR No. 246 to 254 issued by the Taluk Shirestheadar, Bengaluru East Taluk.
46.	09-04-1968	Indenture of Sale executed by Sri. Muniyappa, son of Badigappa in favour of Sri. K.A. Thomas, son of Sri. K.T. Thomas, registered vide Document No. 659/1968-69 of Book I, Volume 1215, Pages 168 to 170 in the office of the Sub-Registrar, Hosakote.
47.	24-08-1970	Indenture of Rectification executed by Sri. Muniyappa, son of Sri. Badigappa in favour of Sri. K.A. Thomas, son of Sri. K.T. Thomas, registered vide Document No. 1964/1970-71 of Book I, Volume 1284, Pages 47 to 49 in the office of the Sub-Registrar, Hosakote.
48.	29-04-1968	Indenture of Sale executed by Sri. Erappa and others in favour of Sri. K.A. Thomas, son of Sri. K.T. Thomas, registered vide Document No. 658/1968-69 of Book I, Volume 1214, Pages 182 to 185 in the office of the Sub-Registrar, Hosakote.
49.	28-05-1970	Indenture of Rectification executed by Sri. Erappa and others in favour of Sri. K.A. Thomas, son of Sri. K.T. Thomas, registered vide Document No. 743/1970-71 of Book I, Volume 1275, Pages 8 to 10 in the office of the Sub-Registrar, Hosakote.
50.	29-04-1968	Indenture of Sale executed by Sri. Erappa, son of Badigappa in favour of Sri. K.A. Thomas, son of Sri. K.T. Thomas, registered vide Document No. 657/1968-69 of Book I, Volume 1216, Pages 122 to 125, in the office of the Sub-Registrar, Hosakote.
51.	24-08-1970	Indenture of Sale executed by Sri. Erappa, son of Badigappa in favour of Sri. K.A. Thomas, son of Sri. K.T. Thomas, registered vide Document No. 1965/1970-71 of Book I, Volume 1281, Pages 179 to 181 in the office of the Sub-Registrar, Hosakote.
52.	03-09-1970	Indenture of Sale executed by Sri. K. A. Thomas, son of Sri. K. T. Thomas in favour of Sri. K.C. Stephen, son of Late P.T. Chacko and





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
		his wife Smt. Ponnamma Stephen, registered vide Document No. 2061/1970-71 of Book 1, Volume 1281, Pages 241 to 245 in the office of the Sub-Registrar, Hosakote.
53.	03-04-1970	Power of Attorney executed by Sri. K. C. Stephen, son of Late P. T. Chacko and his wife Smt. Ponnamma Stephen in favour of Sri. K.C. Thomas, son of Late P.T. Chocko
54.	20-02-1981	Death Certificate of Kunnakat Chalko Stephen issued by the Deputy Registrar-General, Republic of Zambia.
55.	18-12-1981	Orders passed by the High Court of Zambia granting Letters of Administration (Probate) of properties of Late Kunnakat Chalko Stephen.
56.	14-07-1986	Power of Attorney executed by Smt. Ponnamma Stephen, wife of Late K.C. Stephen in favour of Sri. Alphone Kurian attested by the High Commission of India at Harare.
57.	14-07-1986	Power of Attorney executed by Smt. Jacintha Samuel, daughter of Late K.C. Stephen in favour of Sri. Alphonse Kurian attested by the High Commission of India at Harare.
58.	14-07-1986	Power of Attorney executed by Smt. Jacqueline Maryann, daughter of Late K.C. Stephen in favour of Sri. Alphonse Kurian attested by the High Commission of India at Harare.
59.	19-07-1986	Power of Attorney executed by Smt. Jasmin Nathew, daughter of Late K.C. Stephen in favour of Sri. Alphonse Kurian attested by the High Commission of India at Harare.
60.	28-08-1986	Power of Attorney executed by Sri. Jacomino Stephen Palapura, son of Late K.C. Stephen attested by the High Commission of India at London.
61.	06-10-1986	Agreement of Sale executed by Smt. Ponnamma Stephen, wife of Late K.C. Stephen in favour of Smt. Pamela Oberoi, wife of Major Oberoi.
62.	03-04-1985	Order passed in No. LRF CR 143/185-86 by the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore.
63.	04-12-1986	Indenture of Sale executed by Smt. Ponnamma Stephen, wife of Late K. C. Stephen in favour of Smt. Pamela Oberoi, wife of Major O. P.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
		S. Oberoi, registered vide Document No. 6112/1986-87 of Book I, Volume 2524, Pages 78 to 85 in the office of the Sub-Registrar, Bengaluru South Taluk, Bengaluru.
64.	27-07-2010	Relinquishment Deed executed by Smt. Pamela Oberoi, wife of Major O.P.S. Oberoi in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike, Bengaluru, registered vide Document No. BDH-1-02609/2010-11 of Book I, stored in C.D. No. BDHD49 in the office of the Sub-Registrar, Bidarahalli, Bengaluru.
65.	29-11-2010	Rectification Deed executed by Smt. Pamela Oberoi in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike, Bengaluru registered vide Document No. BDH-1-04395/2010-11 of Book I, stored in C.D. No. BDHD56 in the office of the Sub-Registrar, Bidarahalli, Bengaluru.
66.	07-02-2019	Gift Deed executed by Smt. Pamela Oberoi, wife of Major O.P.S. Oberoi has gifted in favour of Major O.P.S. Oberoi, Mr. Ian Oberoi, son of Major O.P.S. Oberoi and Mr. Ryan Oberoi, son of Major O.P.S. Oberoi, registered vide Document No. BNS-1-18584/2018-19 of Book I, stored in C.D. No. BNSD698 in the office of the Sub-Registrar, Shivajinagar (Banaswadi), Bengaluru.
67.	14-06-2021	Sale Deed executed by Smt. Pamela Oberoi, wife of Major O.P.S. Oberoi and others in favour of Krishnapriya Estates LLP, registered vide Document No. SHV-1-01900/2021-22 of Book I, stored in C.D. No. SHVD927, in the office of the Sub-Registrar, Shivajinagar, Bengaluru.
68.	25-04-2022	Joint Development Agreement executed between Krishnapriya Estates LLP and DNR Corporation Private Limited, registered vide Document No. INR-1-00980/2022-23 of Book I, stored in C.D. No. INRD1059, in the office of the Sub-Registrar, Shivajinagar (Indiranagar), Bengaluru.
69.	25-04-2022	General Power of Attorney executed by Krishnapriya Estates LLP in favour of DNR Corporation Private Limited, registered vide Document No. INR-4-00147/2022-23 of Book IV, stored in C.D. No. INRD1059, in the office of the Sub-Registrar Shivajinagar (Indiranagar), Bengaluru.
70.	31-03-2023	Sanction Letter bearing No. BEMPRA/NaMa/AS/AA-2/Tas-3/U/23/2022-23





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
71.	31-03-2023	Sanction Plan bearing No. BEMPRA/NaMa/AS/AA-2/Tas-3/U/23/2022-23
72.	01-02-1984	Death Certificate of Sri. Venkatappa issued by the Chief Registrar of Birth and Death.
73.	30-06-2022	No Objection Certificate in No. DGM (CM) BGTD/NOC issued by the Assistant General Manager (BTS Planning), Bharat Sanchar Nigam Limited, Bengaluru.
74.	17-01-2023	No Objection Certificate issued by the Panchayat Development Officer, Kannur Gram Panchayat, Bidarahalli Hobli, Bengaluru East Taluk.
75.	28-03-2023	Certificate in No. CTE-337120 issued by the Chief/Senior Environmental Officer, Karnataka State Pollution Control Board, Bengaluru.
76.	10-11-2022	No Objection Certificate in No. KSFES/GBC(1)/385 Docket No. KSFES/NOC/348/2022 issued by the Director General of Police and Director General, Karnataka State Fire and Emergency Services.
77.	03-01-2023	No Objection Certificate in No. SEIAA/132/CON/2022 issued by the Member Secretary, State Level Environment Impact Assessment Authority, Karnataka.
78.	24-06-2022	No Objection Certificate in No. BIAL/South/B/060222/675393 issued by the General Manager (CIC), Airports Authority of India.
79.	--	Registration Certificate in No. PRM/KA/RERA/1251/446/PR/040823/006113 issued by the Chairman, Karnataka Real Estate Regulatory Authority.
80.	--	Dearh Certificate of Sri. Venkatappa, son of Sri. Venkataramaiah registered vide No. 74701 in the office of the Chief Registrar of Birth and Death.
81.	20-08-2011	Family Tree of Late Venkatappa issued by the Village Accountant, Bidarahalli Hobli, Bengaluru East Taluk.
82.	14-07-2020	Family Tree of Sri. Narayanappa issued by the Deputy Tahsildar, Bidarahalli Hobli, Bengaluru East Taluk.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
83.	18-03-2020	Family Tree of Sri. Narayanswamy issued by the Deputy Tahsildar, Bidarahalli Hobli, Bengaluru East Taluk.
84.	29-06-2020	Family Tree of Sri. Krishnappa issued by the Deputy Tahsildar, Bidarahalli Hobli, Bengaluru East Taluk.
85.	27-09-2017	Affidavit sworn by Smt. Saraswathi before the Notary.
86.	27-09-2017	Affidavit sworn by Sri. Nagaraj V, Mariyappa before the Notary.
87.	12-08-2020	Family Tree of Smt. Ramakka issued by the Deputy Tahsildar, Bidarahalli Hobli, Bengaluru East Taluk.
88.	02-02-2011	Death Certificate of Sri. B. Shyam Singh issued by the Chief Registrar of Birth and Death, Bangarapete.
89.	02-07-2020	Family Tree of Sri. Ram Singh issued by the issued by the Deputy Tahsildar, Kasaba Hobli, Bangarapete Taluk.
90.	20-08-2011	Family Tree of Sri. Venugopal issued by the Village Accountant, Bidarahalli Hobli, Bengaluru East Taluk.
91.	22-03-2017	Death Certificate of Smt. Aliya Tabassum issued by the Medical Officer of Health, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
92.	13-03-2017	Death Certificate of Sri. Syed Waheed Ahmed issued by the Medical Officer of Health, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
93.	24-05-2019	Family Tree of Late Syed Waheed Ahmed issued by the Deputy Thasildar, Varthuru Hobli, Bengaluru East Taluk, Bengaluru District.
94.	20-06-2019	Affidavit sworn by Smt. Pamela Oberoi before the Notary.
95.	-	Plaint, Written Statement, Orders and Judgement passed in Original Suit bearing O.S. No. 781/2007 on the file of the Principal II Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru.
96.	--	Plaint, Written Statement, Orders and Judgement passed in Original Suit bearing O.S. No. 782/2007 on the file of the Addl. II Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/issue	Description of documents
97.	--	Plaint, Orders and Judgement passed in Original Suit bearing O.S. No. 783/2007 on the file of the Principal II Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru
98.	--	Plaint, Orders and Memo for Withdrawal filed in Original Suit bearing O.S. No. 1409/2014 on the file of the Principal Senior Civil Judge Bengaluru Rural District, Bengaluru.
99.	29-01-2021	General Power of Attorney executed by Smt. Nagarathna @ Nagarathamma, daughter of Sri. Narayanappa in favour of Sri. Sunil Kumar A. M., son of Sri. Narayana Rai, registered vide Document No. SHV-4-00287/2020-21 of Book IV, stored in C. D. No. SHVD801, in the office of the Sub-Registrar, Shivajinagar, Bengaluru.
100.	29-01-2021	General Power of Attorney executed by Smt. Sushma N., daughter of Sri. Narayanappa in favour of Sri. Sunil Kumar A. M., son of Sri. Narayana Rai, registered vide Document No. SHV-4-00295/2020-21 of Book IV, stored in C. D. No. SHVD802, in the office of the Sub-Registrar, Shivajinagar, Bengaluru.
101.	29-01-2021	General Power of Attorney executed by Smt. Sumalatha N. daughter of Sri. Nagaraj V in favour of Sri. Sunil Kumar A. M., son of Sri. Narayana Rai, registered vide Document No. SHV-4-00292/2020-21 of Book IV, stored in C. D. No. SHVD802, in the office of the Sub-Registrar, Shivajinagar, Bengaluru.
102.	29-01-2021	General Power of Attorney executed by Smt. Manjula @ Manjula N, daughter of Sri. Narayanappa in favour of Sri. Sunil Kumar A. M., son of Sri. Narayana Rai, registered vide Document No. SHV-4-00288/2020-21 of Book IV, stored in C. D. No. SHVD801, in the office of the Sub-Registrar, Shivajinagar, Bengaluru.
103.	29-01-2021	General Power of Attorney executed by Smt. Gangamma @ Ganga R, daughter of Sri. Narayanappa in favour of Sri. Sunil Kumar A. M., son of Sri. Narayana Rai, registered vide Document No. SHV-4-00289/2020-21 of Book IV, stored in C. D. No. SHVD801, in the office of the Sub-Registrar, Shivajinagar, Bengaluru.
104.	29-01-2021	General Power of Attorney executed by Smt. Lakshmi @ B. Lakshmi, daughter of Sri. Narayanappa in favour of Sri. Sunil Kumar A. M., son of Sri. Narayana Rai, registered vide Document No. SHV-4-





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
		00284/2020-21 of Book IV, stored in C. D. No. SHVD801, in the office of the Sub-Registrar, Shivajinagar, Bengaluru.
105.	29-01-2021	General Power of Attorney executed by Smt. Chandramma @ Chandrika, daughter of Sri. Narayanappa in favour of Sri. Sunil Kumar A. M., son of Sri. Narayana Rai, registered vide Document No. SHV-4-00286/2020-21 of Book IV, stored in C. D. No. SHVD801, in the office of the Sub-Registrar, Shivajinagar, Bengaluru.
106.	19-02-2021	General Power of Attorney executed by Smt. Shankamma @ Sindhu, daughter of Sri. Narayana Swamy in favour of Sri. Sunil Kumar A. M., son of Sri. Narayana Rai, registered vide Document No. BNS-4-00694/2020-21 of Book IV, stored in C. D. No. BNSD1215, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
107.	19-02-2021	General Power of Attorney executed by Smt. Gowramma @ Gowri Thanu N, daughter of Sri. Narayana Swamy in favour of Sri. Sunil Kumar A. M., son of Sri. Narayana Rai, registered vide Document No. BNS-4-00698/2020-21 of Book IV, stored in C. D. No. BNSD1215, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
108.	18-02-2021	General Power of Attorney executed by Venkateshmurthy @ Venkatesh Murthy N, son of Sri. Narayana Swamy in favour of Sri. Sunil Kumar A. M., son of Sri. Narayana Rai, registered vide Document No. BNS-4-00696/2020-21 of Book IV, stored in C. D. No. BNSD1215, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
109.	29-01-2021	General Power of Attorney executed by Sri. Narayanappa, son of Late Venkatappa & Late Narayanamma, in favour of Sri. Prashanth P Shetty, son of Sri. Prabakar Shetty, registered vide Document No. SHV-4-00283/2020-21 of Book IV, stored in C. D. No. SHVD801, in the office of the Sub-Registrar, Shivajinagar, Bengaluru.
110.	18-02-2021	General Power of Attorney executed by Sri. Narayanaswamy @ Narayana Swamy V, son of Late Venkatappa & Late Narayanamma, in favour of Sri. Prashanth P Shetty, son of Sri. Prabakar Shetty, registered vide Document No. BNS-4-00688/2020-21 of Book IV, stored in C. D. No. BNSD1215, in the office of the Sub-Registrar, Banaswadi, Bengaluru.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
111.	18-02-2021	General Power of Attorney executed by Sri. Krishna @ Krishnappa @ V. Krishnappa son of Late Venkatappa and Late Narayanamma, in favour of Sri. Prashanth P Shetty, son of Sri. Prabakar Shetty, registered vide Document No. BNS-4-00695/2020-21 of Book IV, stored in C. D. No. BNSD1215, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
112.	18-02-2021	General Power of Attorney executed by Sri. Likith K. son of Sri. V. Krishnappa in favour of Sri. Sunil Kumar A. M., son of Sri. Narayana Rai, registered vide Document No. BNS-4-00693/2020-21 of Book IV, stored in C. D. No. BNSD1215, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
113.	18-02-2021	General Power of Attorney executed by Smt. Shivani K. daughter of Sri. V. Krishnappa in favour of Sri. Sunil Kumar A. M., son of Sri. Narayana Rai registered vide Document No. BNS-4-00689/2020-21 of Book IV, stored in C. D. No. BNSD1215, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
114.	29-01-2021	General Power of Attorney executed by Sri. Nagaraj @ Nagaraj V. son of Late Venkatappa, in favour of Sri. Prashanth P Shetty, son of Sri. Prabakar Shetty, registered vide Document No. SHV-4-00294/2020-21 of Book IV, stored in C. D. No. SHVD802, in the office of the Sub-Registrar, Shivajinagar, Bengaluru.
115.	18-02-2021	General Power of Attorney executed by Smt. Ramakka. daughter of Late Venkatappa and Late Narayanamma, in favour of Sri. Prashanth P Shetty, son of Sri. Prabakar Shetty, registered vide Document No. BNS-4-00679/2020-21 of Book IV, stored in C. D. No. BNSD1214, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
116.	18-02-2021	General Power of Attorney executed by Smt. Shashikala N. daughter of Smt. Ramakka, in favour of Sri. Sunil Kumar A. M., son of Sri. Narayana Rai registered vide Document No. BNS-4-00692/2020-21 of Book IV, stored in C. D. No. BNSD1215, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
117.	18-02-2021	General Power of Attorney executed by Sri. Chandra Shekar, son of Smt. Ramakka, in favour of Sri. Sunil Kumar A. M., son of Sri. Narayana Rai registered vide Document No. BNS-4-00699/2020-21 of Book IV, stored in C. D. No. BNSD1215, in the office of the Sub-Registrar, Banaswadi, Bengaluru.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
118.	18-02-2021	General Power of Attorney executed by Smt. Roopa S. daughter of Smt. Ramakka, in favour of Sri. Sunil Kumar A. M., son of Sri. Narayana Rai registered vide Document No. BNS-4-00690/2020-21 of Book IV, stored in C. D. No. BNSD1215, in the office of the Sub-Registrar, Banaswadi, Bengaluru.
119.		Plaint, Written Statement, Orders and Judgement passed in Original Suit bearing O.S. No. 1668/2007 on the file of the Addl. I Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru.
120.		Memorandum of Appeal, Orders, Memorandum of Compromise Petition and Compromise Decree passed in Regular Appeal bearing R.A. No. 111/2019 on the file of the Principal Senior Civil Judge, Bengaluru Rural District, Bengaluru.
121.		Plaint, Orders and Judgement passed in Original Suit bearing O.S. No. 86/2014 on the file of the Addl. I Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru.
122.		Memorandum of Appeal, Orders, Memorandum of Compromise Petition and Compromise Decree passed in Regular Appeal bearing R.A. No. 46/2020 on the file of the Principal Senior Civil Judge, Bengaluru Rural District, Bengaluru.
123.		Plaint, Written Statement, Orders and Judgement passed in Original Suit bearing O.S. No. 1716/2007 on the file of the Addl. II Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru.
124.		Plaint, Orders and Memo for Withdrawal filed in Original Suit bearing O.S. No. 544/2014 on the file of the Principal II Civil Judge Bengaluru Rural District, Bengaluru.
125.		Plaint, Written Statement, Orders, Memorandum of Compromise Petition and Compromise Decree passed in O.S. No. 348/2018 on the file of Court of the II Additional Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru.
126.	19-02-1999	Order passed by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru in Case No. K:SC:ST 55,56,54 and 53 : 98-99
127.	10-03-2006	Order passed by the Special Deputy Commissioner, Bengaluru Urban District, Bengaluru in No. SC.ST.(A)8,9 & 10/2004-05.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
128.	27-05-2008	Order passed by the Assistant Commissioner, Bengaluru in Case Nos. KSC.ST.108, 108A, 108B:2005-06
129.	17-08-2010	Endorsement issued by the Assistant Commissioner, Bengaluru District, Bengaluru in No. KSC ST Appeal 8, 9 and 10/04-05.
130.	28-06-2012	Order passed by the Deputy Commissioner, Bengaluru District in proceedings bearing No. SC.ST.(A) 128/2008-09.
131.	28-06-2012	Order passed by the Hon'ble High Court of Karnataka at Bengaluru in Writ Petition No. 37934/2012 (SCST).
132.	06-12-2017	Order passed by the Hon'ble Supreme Court of India in Civil Appeal No. 2166/2009.
133.	-	Memorandum of Document under Sections 64, 65 and 66 in serial No. 308/1938-39 issued by the District Registrar, Bengaluru District.
134.	--	Record of Rights Register extract bearing Serial No. 187
135.	--	Inheritance Register extract in Serial No. 1/1988-89 issued by the Shirestheadar, Bengaluru East Taluk, Krishnarajapura.
136.	03-02-2007	Mutation Register extract in serial No. 36/2006-07 issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapuram.
137.	03-02-2007	Mutation Register extract in serial No. 37/2006-07 issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapuram.
138.	03-02-2007	Mutation Register extract in serial No. 38/2006-07 issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapuram.
139.	16-01-2012	Mutation Register extract in serial No. H10/2011-12 issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapuram.
140.	28-02-2012	Mutation Register extract in serial No. T3/2011-12.
141.	31-12-2015	Mutation Register extract in serial No. H4/2015-16 issued by the Village Accountant, Bidarahalli Hobli, Bengaluru East Taluk.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
142.	11-08-2016	Mutation Register extract in serial No.T4/2016-17 issued by the Village Accountant, Bidarahalli Hobli, Bengaluru East Taluk.
143.	11-08-2016	Mutation Register extract in serial No.T5/2016-17 issued by the Village Accountant, Bidarahalli Hobli, Bengaluru East Taluk.
144.	11-08-2016	Mutation Register extract in serial No.T6/2016-17 issued by the Village Accountant, Bidarahalli Hobli, Bengaluru East Taluk.
145.	-	Mutation Register extract in serial No.T15/2016-17 issued by the Village Accountant, Bidarahalli Hobli, Bengaluru East Taluk.
146.	-	Mutation Register extract in serial No.T16/2016-17 issued by the Village Accountant, Bidarahalli Hobli, Bengaluru East Taluk.
147.	-	Mutation Register extract in serial No.T17/2016-17 issued by the Village Accountant, Bidarahalli Hobli, Bengaluru East Taluk.
148.		R.T.C's with respect to Survey No. 103 for the periods: (1) 1971-72 to 1972-73, (2)1974-75 to 2011-12.
149.		R.T.C's with respect to Survey No. 103/1 for the periods 2012-13 to 2021-22.
150.		R.T.C's with respect to Survey No. 103/2 for the period 2012-13 to 2021-22.
151.		R.T.C's with respect to Survey No. 103/3 for the period 2012-13 to 2021-22.
152.	--	Index of Lands and Record of Rights issued by the Tahsildar, Hosakote
153.	--	Mutation register extract in serial No. 1/68-69 issued by the Tahsildar, Bengaluru North Taluk, Bengaluru.
154.	09-08-2010	Endorsement in No. RK.CR/554/10-11 issued by the Taluk Shirestheadar, Krishnarajapura, Bengaluru East Taluk.
155.	--	Mutation register extract in serial No. 9/86-87 issued by the Tahsildar, Bengaluru North Taluk, Bengaluru.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of documents</u>
156.	--	Mutation register extract in serial No. 37/08-09 issued by the Tahsildar, Bengaluru North Taluk, Bengaluru.
157.	--	Mutation register extract in serial No. H24/2018-19 issued by the Tahsildar, Bengaluru North Taluk, Bengaluru.
158.	--	R.T.C's with respect to Survey No. 129 for the periods (1) 1968-69 to 1985-86, (2) 1986-87 to 2011-12, (3) 2014-15, (4) 2018-19.
159.	--	R.T.C's with respect to Survey No. 130 for the periods (1) 1968-69, (2) 1974-75 to 1988-89, (3) 1989-90 to 2011-02, (4) 2018-19, (5) 2020-21
160.	--	Akarband issued by the Thasildar, Bengaluru East Taluk, Krishnarajapuram with respect to Survey No.103.
161.	--	Akarband issued by the Thasildar, Bengaluru East Taluk, Krishnarajapuram with respect to Survey No.103/1, 2 and 3.
162.	--	Hissa Survey TIPPANY issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapura.
163.	--	RR Pakka Book (Balabagadanakalu) issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapura.
164.	--	TIPPANY issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapura.
165.	--	Village Map of Chikka Gubbi Village.
166.	--	Akarband issued by the Thasildar, Bengaluru East Taluk, Krishnarajapuram with respect to Survey Nos. 129 and 130.
167.	--	Hissa Survey TIPPANY issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapura.
168.	--	Hissa Survey TIPPANY issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapura.
169.	--	TIPPANY and the Village Map of Byrathi Village.
170.	20-07-2016	Official Memorandum in No. ALN. (PB)SR: 138/2015-16, issued by the Deputy Commissioner, Bengaluru District, challans for having





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
		paid the conversion fine and the Sketches prepared at the time of conversion.
171.	20-07-2016	Official Memorandum in No. ALN. (PB)SR: 139/2015-16, issued by the Deputy Commissioner, Bengaluru District, challans for having paid the conversion fine and the Sketches prepared at the time of conversion.
172.	20-07-2016	Official Memorandum in No. ALN. (PB)SR: 140/2015-16, issued by the Deputy Commissioner, Bengaluru District, challans for having paid the conversion fine and the Sketches prepared at the time of conversion
173.	05-03-2021	Official Memorandum in No. ALN. (EBB)CR: 08/2020-21 issued by the Deputy Commissioner, Bengaluru District.
174.	05-03-2021	Official Memorandum in No. ALN. (EBB)CR: 09/2020-21 issued by the Deputy Commissioner, Bengaluru District.
175.	05-03-2021	Official Memorandum in No. ALN. (EBB)CR: 10/2020-21 issued by the Deputy Commissioner, Bengaluru District.
176.	29-05-2009	Official Memorandum in No. ALN:(E) (B) SR:5/09-10, issued by the Deputy Commissioner, Bengaluru District, Intimation Letter and challans for having paid the conversion fine.
177.	02-09-2014	Extract of the meeting of the Karnataka Housing Board
178.	13-11-2014	Extract of the Karnataka Gazette.
179.	29-06-2007	Final Notification in No. UDD/399/MNX 2006
180.	11-12-2008	Endorsement in No. BDA/AC/(LAQ):SALAO:C 1:PR:201:08-09 issued by the Special Additional Land Acquisition Officer, Bangalore Development Authority, Bengaluru.
181.	19-04-2021	Endorsement in No. KHB/LAQ/Byrathi/568/2020-21 issued by the Special Additional Land Acquisition Officer, Bangalore Development Authority, Bengaluru.
182.	20-04-2021	Endorsement in No. Bengaluru/SLAO/399/2020-21 issued by the Special Additional Land Acquisition Officer, Bangalore Development Authority, Bengaluru.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
183.	29-04-2019	Deed of Partnership entered between Sri. Asit V. Shetty and Sri. Ajith V. Shetty, both sons of Late Vittal Shetty.
184.	22-11-2019	Form 'C' and Certificate of Registration in registration No. SJN-F871-2019-20.
185.	01-12-2018	Limited Liability Partnership Deed entered between Sri. Avnash Amaralal, Sri. Assardas Amaralal, Smt. Kiran Amaralal and Smt. Ekta Kukreja
186.	15-02-2019	Form '16' bearing LLP Identification No. AAO-2823
187.	--	Certificate of Incorporation bearing Corporate Identity No. U45201KA2007PTC044602 issued by the Registrar of Companies, Karnataka.
188.	--	Memorandum and Article of Association of DNR Corporation Private Limited.
189.	16-03-2021	E-khatha in Form -11 with respect to Property No. 1086/103/1 issued by the Panchayat Development officer, Doddabanhalli Gram Panchayath, Bengaluru East Taluk, Bengaluru.
190.	16-03-2021	E-khatha in Form -11 with respect to Property No. 1086/103/2 issued by the Panchayat Development officer, Kannuru Gram Panchayath, Bengaluru East Taluk, Bengaluru.
191.	16-03-2021	E-khatha in Form -11 with respect to Property No. 1086/103/3 issued by the Panchayat Development officer, Kannuru Gram Panchayath, Bengaluru East Taluk, Bengaluru.
192.	26-08-2021	E-khatha in Form -11 with respect to Property No. 1086/103/1/103/2/103/3 issued by the Panchayat Development officer, Kannuru Gram Panchayath, Bengaluru East Taluk, Bengaluru.
193.	--	Tax Demand Register for the period 2020-21, issued by the Panchayat Development Officer, Kannuru Grama Panchayath, Bidarahalli Hobli, Bengaluru East Taluk.
194.	10-07-2020	Tax paid receipt in No. 1079989 issued by the Tax Collector, Bidarahalli Hobli, Bengaluru East Taluk.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
195.	10-07-2020	Tax paid receipt in No. 1079988 issued by the Tax Collector, Bidarahalli Hobli, Bengaluru East Taluk.
196.	10-07-2020	Tax paid receipt in No. 1079990 issued by the Tax Collector, Bidarahalli Hobli, Bengaluru East Taluk.
197.	16-09-2021	Tax Assessment Letter for the period issued by the Panchayat Development Officer, Kannuru Grama Panchayath, Bidarahalli Hobli, Bengaluru East Taluk.
198.	30-09-2021	Tax paid receipt in No. 1079990 issued by the Tax Collector, Bidarahalli Hobli, Bengaluru East Taluk.
199.	25-01-1999	Tax paid receipts (3 in Nos.) issued by the Office of the Tahsildar, Bangalore South Taluk (Additional), Bengaluru.
200.	20-12-2010	Official Memorandum in No. BBMP/CR/496/10-11 issued by the Deputy Commissioner, Mahadevapura Range, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
201.	21-12-2010	Receipt No. 266657 issued by the Bruhat Bengaluru Mahanagara Palike for having received the betterment charges of Rs. 60,18,053/-
202.	30-12-2010	Certificate in No. KTR/CR/143/10-11 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike.
203.	08-02-2011	Letter in No. MV/R/CR/5339/2010-11 issued by the Deputy Commissioner, Mahadevapura Range, Bruhat Bengaluru Mahanagara Palike demanding payment of differential betterment charges of ₹ 36,10,635/-.
204.	11-02-2011	Receipt No. 267610 issued by the Bruhat Bengaluru Mahanagara Palike for having received the differential betterment charges of Rs. 36,10,635/-
205.	06-03-2021	Endorsement in No. DA/W54/KTR/586/20-21 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
206.	--	Tax Paid Receipts (4 in Nos.) issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
207.	--	Endorsement bearing No. R.K/C.R/168/2021-22 issued by the Thasildar Grade - 2, Bengaluru East Taluk, Krishnarajapura
208.	26/08/2011	Endorsement bearing No. R.K/C.R/972/2011-12 issued by the Taluk Shirestedar, Bengaluru East Taluk, Krishnarajapura.
209.	26-07-2011	Endorsement bearing No PTCL.CR/640/2011-12 issued by the Assistant Commissioner, Bengaluru North Taluk, Krishnarajapura
210.	26-07-2011	Endorsement dated 26-07-2011 in No. LRF: (BE) CR/509/2011-12 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru.
211.	02-04-2016	Endorsement issued by the Thasildar, Bengaluru East Taluk, Krishnarajapura.
212.	02-04-2016	Endorsement issued by the Thasildar, Bengaluru East Taluk, Krishnarajapura.
213.	02-04-2016	Endorsement issued by the Thasildar, Bengaluru East Taluk, Krishnarajapura.
214.	10-05-2016	Endorsement issued by the Thasildar, Bengaluru East Taluk, Krishnarajapura.
215.	25-08-2010	Endorsement in No. 211/2010-11 issued by the Thasildar, Bengaluru East Taluk, Krishnarajapura.
216.	10-08-2010	Endorsement in No. LRF. (B.E) 302/10-11 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru.
217.	21-02-2009	Endorsement in No. PTCL. CR. 1097/08-09 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru.
218.	--	Encumbrance Certificates with respect to the Sites carved out of the Composite Land of Property-I described in Para 23.1.
219.	--	Encumbrance Certificates with respect to the Composite Land of Property-I described in Para 23.2.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of documents</u>
220.	--	Encumbrance Certificates with respect to the Composite Land of Property-II described in Para 24.
221.	22-01-2020	Police Complaint filed by Sri. Onnooni Kunjumon with the Crime Branch Bengaluru City Police
222.	22-01-2020	Lost Article Report in Serial No. 765816 [Lost Report No. 017735/2020] issued by the Commissioner of Police, Bengaluru.
223.	22-01-2020	Affidavit for Loss of Sale Deed executed by Sri. Onnonni Kunjumon sworn before the Notary.
224.	23-01-2020	Public Notice published in the daily newspaper "The New Indian Express", Bengaluru Edition.
225.	23-01-2020	Lost Article Report in Serial No. 766800 [Lost Report No. 018719/2020] issued by the Commissioner of Police, Bengaluru.
226.	24-01-2020	Public Notice published in the daily newspaper "Prajavani" and "Deccan Herald", Bengaluru Edition.
227.	23-03-2020	Lost Article Report in Serial No. 1002674 [Lost Report No. 081593/2021] issued by the Commissioner of Police, Bengaluru.
228.	09-09-2021	Public Notice published in the daily newspaper "Vijay Karnataka " and "Times of India", Bengaluru Edition.
229.	22-10-2021	Letter issued by Smt. Roopa Shetty, Advocate of Lex Situs to M/s. Krishnapriya Reality LLP, Bengaluru, regarding No Claim Certificate in respect of the Public Notice published in the Times of India and Vijaya Karnataka, dated 09-09-2021.
230.	13-05-2021	Public Notice published in the daily newspaper "Vijay Karnataka " and "Times of India", Bengaluru Edition.
231.		Documents stated in Annexure- 'B'
232.		Documents stated in Annexure- 'C'

