

# TITLE REPORT



*Jayanth Pattanshetti Associates*  
ADVOCATES

Bengaluru | Mysuru | Mumbai

Senior Associates:

Jayanth M. Pattanshetti

B.R. Krishna

K.S. Vinay

S. Suresh

File No: 27/21

Date: 03/04/2022

To

M/s. MSR Infraa,  
Dheeraj Lake Front,  
1<sup>st</sup> Floor, Survey Nos. 59/1 and 59/2,  
Opp. Rachenahalli Lake,  
Near JNCASR Campus,  
Dasarahalli Main Road,  
Bengaluru - 560092

Sirs,

Sub: Scrutiny with respect to undeveloped converted land bearing BBMP Katha No. 449/447/108/2/20/95/117, (earlier bearing Survey No. 108/2 converted vide Official Memorandum dated 27/01/2003 in No. ALN SR (NA) 195/2002-03, issued by the Special Deputy Commissioner, (Revenue) Bengaluru District, Bengaluru and Survey No. 117), situated at Jakkur Village, Yelahanka Hobli, Yelahanka Taluk.

The title search with respect to the property mentioned here above is being furnished by us at your request to assist you in the proposed joint development of the subject property by you. After you have reviewed the title search report you must include the prior title evidences, necessary representations, warranties and covenants you find necessary from your analysis of the transaction.

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. 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.*

**Vinay K. S.**  
Advocate



Encl: Title Search Report.



I.		Description of Property
Property No.	:	BBMP Khatha No. 449/447/108/2/20/95/117, earlier bearing Survey Nos. 108/2 and 117
PID No.	:	-
Located at	:	Village: Jakkur Hobli: Yelahanka Taluk: Bengaluru North Taluk District: Bengaluru.
Extent	:	1 acre 14 guntas or 58,806 square feet
Kharab Land (if any)	:	Nil
Boundaries	:	East by : Properties bearing Survey Nos. 108/3, 108/4, 108/5, 108/6, 108/7, 117 and Jakkur Main Road; West by : Property bearing Survey No. 108/1B; North by : Property bearing Survey No. 108/9; and South by : Property bearing Survey No. 95.
Type of Land	:	Freehold
Nature of usage	:	Converted for residential use vide the Official Memorandum dated 27-01-2003 in No. ALN SR (NA) 195/2002-03, issued by the Special Deputy Commissioner, (Revenue), Bengaluru District, Bengaluru.
Revenue Jurisdiction	:	Bruhat Bengaluru Mahanagara Palike
Planning Authority	:	Bengaluru Development Authority
Zonal Area as per CDP of Planning Authority	:	Residential zone
Details of Building, if any	:	Nil
No. of Floors	:	Nil
Area of the Building	:	Nil
Type of building	:	Nil





**II. Chain of Title Information with respect to Survey No. 108/2**

Sl. No.	Date of Instrument	Transferor/s	Transferee/s	Obtained by virtue of
1.	04-07-1933	Sri. Pilla Nanjappa alias Pillanna, son of Sri. Dodda Byranna	Sri. Chikka Muninanjappa, son of Sri. Malleppa	Sale
2.	--	Sri. Chikka Muninanjappa, son of Sri. Malleppa	Smt. Hanumakka and Sri. G.M. Subramanya	Inheritance
3.	03-04-1980	Smt. Hanumakka and Sri. G.M. Subramanya	Sri. Muniswamy Wadayar	Sale
4.	20-12-1999	Sri. M. Govinda Wadayar, Sri. Subramanya and Sri. M. Ganesh	Sri. M. Govinda Wadayar	Partition
5.	12-02-2021	Sri. Sathyamoorthi V, Smt. Latha and others	Sri. M. Govinda Wadayar	Release
6.	12-02-2021	Smt. Gandhammal Durairaj alias Kanthamma, wife of late Dorairaj	Sri. M. Govinda Wadayar	Release
7.	12-02-2021	Smt. Leelavathi M.H, wife of Sri. Hanumanthaiah. S	Sri. M. Govinda Wadayar	Release

**III. Chain of Title Information with respect to Survey No. 117**

Sl. No.	Date of Instrument	Transferor/s	Transferee/s	Obtained by virtue of
a.	05-01-2005	The Special Deputy Commissioner, Bengaluru District, Bengaluru	Sri. M. Govinda Wadayar, son of Late Muniswamy Wadayar	Grant





IV.

**Discussion on Title**

Title Flow with respect to Survey No. 108/2, measuring 01 acre 09 guntas

- a) On perusal of the documents furnished for scrutiny, it is observed that the agricultural land bearing Survey No. 108/2, measuring 01 acre 09 guntas, situated at Jakkur Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru District ("Survey No. 108/2") was earlier owned by Sri. Pilla Nanjappa alias Pillanna, son of Sri. Dodda Byranna. By the Sale Deed dated 04/07/1933, Sri. Pilla Nanjappa alias Pillanna along with his children Master Nanjappa, Master Narayanappa and Master Ramaiah, being minors represented by their natural guardian and father, Sri. Pilla Nanjappa alias Pillanna conveyed the Survey No. 108/2, in favour of Sri. Chikka Muninanjappa, son of Sri. Malleppa. It is recited in the Sale Deed, that the Survey No. 108/2 was sold in order to discharge the mortgage created in favour of Sri. S. Nanjapparaya and the said mortgage amount is repaid to Sri. S. Nanjapparaya. The said Sale Deed is registered vide Document No. 134/1933-34 of Book I, Volume 259, at Pages 466 to 473, in the office of the Sub-Registrar, Bengaluru Taluk and a copy of the same could be evidenced from **Document No. 1.**
- b) Upon the death of Sri. Chikka Muninanjappa the Survey No. 108/2 was inherited by his wife and son, namely, Smt. Hanumakka and Sri. G.M. Subramanya. By the Sale Deed dated 03/04/1980, Smt. Hanumakka and Sri. G.M. Subramanya sold the Survey No. 108/2 in favour of Sri. Muniswamy Wadayar, son of Late Muniswamy Wadayar. The said Sale Deed is registered vide Document No. 228/1980-81 of Book I, Volume 3235, at Pages 11 to 14, in the office of the Sub-Registrar, Bangalore North Taluk and a copy of the same could be evidenced from **Document No. 2.**

**Observation:** The extent of land conveyed under the aforementioned Sale Deed dated 04/07/1933 and the Sale Deed dated 03/04/1980 is mentioned as 35 guntas, the boundaries of the property conveyed in the Sale Deed dated 04/07/1933 is mentioned as East by Honge Thoppu, West by Nanjappa's property, North by Property belonging to Sri. Marinnanappa and South by Oni and cart road. The boundaries in the Sale Deed dated 03/04/1980





executed in favour of Sri. Muniswamy Wadayar, is mentioned as East by Gomal land, West by Property bearing Survey No. 108/1B, North by Property belonging to Sri. Shyamanna and South by gomal land. On verification of the boundaries along with the Karda and the survey maps, it is seen that the boundaries of the Survey No. 108/2, is mentioned for the full extent of 1 acre 09 guntas and there is no retention of land by the earlier vendors. The boundaries of the property conveyed prevails over the extent of the land mentioned in the deed and the entire extent of land within the boundaries gets conveyed under the sale deeds. The name of Sri. Muniswamy Wadayar has been entered in all the revenue records and survey records as the owner of 1 acre 9 guntas and also the full extent of 1 acre 09 guntas has been converted for non-agricultural purposes by the Special Deputy Commissioner. Hence, it can be construed that the entire extent of land i.e., 1 acre 09 guntas was conveyed to Sri. Muniswamy Wadayar under the aforementioned sale deed and he has been in possession and enjoyment of the same as owners thereof.

- c) Upon the death of Sri. Muniswamy Wadayar his sons, Sri. M. Govinda Wadayar, Sri. Subramanya and Sri. M. Ganesh partitioned the family properties including the Survey No. 108/2 by virtue of the Partition Deed dated 20-12-1999. Under the said Partition the properties listed under the Schedule 'A' including the Survey No. 108/2 was allotted to the exclusive share of Sri. M. Govinda Wadayar. The said Partition Deed is registered vide Document No. 4610/1999-2000, in the office of the Sub-Registrar, Yelahanka, Bengaluru and a copy of the same could be evidenced from **Document No. 3.**
- d) The daughters of Sri. Muniswamy Wadayar who were not parties to the aforementioned Partition Deed dated 20-12-1999, namely, Smt. Gandhammal Durairaj alias Kanthamma, Smt. Panchamma and Smt. Leelavathi released all their right, title and interest in the Survey No. 108/2 under the below mentioned Release Deeds:
- i) By the Release Deed dated 12-02-2021, Smt. Gandhammal Durairaj alias Kanthamma, wife of Late Dorairaj and daughter of Late. Muniswamy Wadayar released all her right, title and interest over the family properties (including Survey No. 108/2) in favour of her brother Sri. M. Govinda Wadayar, son of Sri. Muniswamy Wadayar. The said





Release Deed is registered vide Document No. BYP-1-08278/2020-21 of Book I, stored in CD No. BYPD803, in the office of the Sub-Registrar, Gandhinagar (Byatarayanapura), Bengaluru and a copy of the same could be evidenced from **Document No. 4.**

ii) By the Release Deed dated 12-02-2021, Smt. Leelavathi M.H, wife of Sri. Hanumanthaiah. S and daughter of Late Muniswamy Wadayar released all her right, title and interest over the family properties (including Survey No. 108/2) in favour of her brother Sri. M. Govinda Wadayar, son of Sri. Muniswamy Wadayar. The said Release Deed is registered vide Document No. BYP-1-08279/2020-21 of Book I, stored in CD No. BYPD803, in the office of the Sub-Registrar, Gandhinagar (Byatarayanapura), Bengaluru and a copy of the same could be evidenced from **Document No. 5.**

iii) By the Release Deed dated 12-02-2021, the legal heirs of Late Panchamma (i.e., the daughter of Late Muniswamy Wadayar) (1) Sri. Sathyamoorthi. V, (2) Smt. Latha, (3) Sri. Purushothaman V, (4) Smt. Dhanalakshmi Govindaraj, released all their right, title and interest over the family properties (including Survey No. 108/2) in favour of Sri. M. Govinda Wadayar, son of Late Muniswamy Wadayar. The said Release Deed is registered vide Document No. BYP-1-08289/2020-21 of Book I, stored in CD No. BYPD803, in the office of the Sub-Registrar, Gandhinagar (Byatarayanapura), Bengaluru and a copy of the same could be evidenced from **Document No. 6.**

e) By the Agreement of Sale dated 20-12-2006, (1) Sri. M. Govinda Wadayar, son of Sri. Muniswami Wadayar, (2) Smt. Vijaya Wadayar, wife of Sri. M. Govinda Wadayar, (3) Miss. Prafulla Wadayar, daughter of Sri. M. Govinda Wadayar and (4) Sri. Umesh Wadayar, son of Sri. M. Govinda Wadayar had agreed to sell the Survey No. 108/2, in favour of Sri. Kiran K, son of Sri. G. Krishna Reddy. It was agreed between the parties that the Sale Deed shall be executed and registered within a period of ninety (90) days from the date of the agreement. The said Agreement of Sale is registered vide Document





No. YAN-1-24852/2006-07 of Book I, stored in CD No. YAND263, in the office of the Sub-Registrar, Yelahanka, Bengaluru and a copy of the same could be evidenced from **Document No. 7.**

- f) The aforementioned Agreement of Sale was cancelled by the Deed of Cancellation of Agreement of Sale dated 29-04-2011 entered between (1) Sri. M. Govinda Wadayar, son of Sri. Muniswamy Wadayar, (2) Smt. Vijaya Wadayar, wife of Sri. M. Govinda Wadayar, (3) Miss Prafulla Wadayar, daughter of Sri. M. Govinda Wadayar and (4) Sri. Umesh Wadayar, son of Sri. M. Govinda Wadayar and Smt. Kastoori, wife of Sri. G. Krishna Reddy (since Kiran K was deceased represented by his legal heir and mother Smt. Kastoori). It is noted that out of the entire sale consideration, an amount of ₹ 2,00,00,000/- (Rupees Two Crores only) that was paid as advance consideration was repaid to Smt. Kastoori, wife of Sri. G. Krishna Reddy and the receipt of the same is duly acknowledged. The said Cancellation of Agreement of Sale is registered vide Document No. BYP-1-0575/2011-12 of Book I, stored in CD No. BYPD75, in the office of the Sub-Registrar, Byatarayanapura, Bengaluru and a copy of the said Cancellation of Agreement of Sale could be evidenced from **Document No. 8.**

- g) By virtue of the Release Deed dated 16-03-2011, Sri. Umesh Wadayar, son of Sri. M. Govinda Wadayar had released his 1/3<sup>rd</sup> right, title and interest over the family properties in favour of his father Sri. M. Govinda Wadayar, son of Late Muniswamy Wadayar. The said Release Deed is registered vide Document No. BYP-1-5894/2010-11, stored in CD No. BYPD70, in the office of the Sub-Registrar, Byatarayanapura, Bengaluru and a copy of the same could be evidenced from **Document No. 9.**

- h) The aforementioned Release Deed was later cancelled by the Deed of Cancellation of Release Deed dated 19-09-2020 registered vide Document No. BYP-1-3419/2020-21 of Book I, stored in CD No. BYPD697, in the office of the Sub-Registrar, Byatarayanapura, Bengaluru and a copy of the said Cancellation of Release Deed could be evidenced from **Document No. 10.** Consequent to cancellation of the Release Deed, Sri. Umesh Wadayar shall





be entitled to his share in the joint family properties including the Survey No. 108/2.

Discussion of Title with respect to Survey No. 117, measuring 05 guntas

- i) The land bearing Survey No. 95, measuring in total 08 acres 29 guntas, situated at Jakkur Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru District was originally a Gomal land. The Special Deputy Commissioner, Bengaluru District, Bengaluru vide the Official Memorandum dated 09-01-2004, in No. LND (N.A) CR-164/2000-01 granted portion of the land bearing Survey No. 95, measuring 10 guntas on lease for a period of thirty years to V.S.S.N Bank, Byatarayanapura for its operational purposes and the copy of the said Official Memorandum dated 09-01-2004 could be evidenced from **Document No. 11**. It is noted that the land granted on lease to V.S.S.N Bank, Byatarayanapura being in a triangular dimension and construction of building on the said land not appropriate, an application was made by V.S.S.N. Bank seeking for grant of other land for lease at a different location.
- j) The Secretary, Revenue Department, Bengaluru vide the Letter dated 30-12-2004 in No. RD 700 LGB 2004 intimated the Special Deputy Commissioner, Bengaluru District for grant of a portion of land bearing Survey No. 95, measuring 10 guntas of Jakkur Village (which was later re-numbered as Survey No. 117 and hereafter referred to as "Survey No. 117"), for road access to the residentially converted lands bearing Survey Nos. 108/1B and 108/2 owned by Sri. M. Govinda Wadayar, son of Late Muniswamy Wadayar and a copy of the said Letter could be evidenced from **Document No. 12**.
- k) The Special Deputy Commissioner, Bengaluru District, Bengaluru vide the Official Memorandum dated 05-01-2005 in No. LND (N.A) CR 164/2000-01, granted the Survey No. 117, in favour of Sri. M. Govinda Wadayar and has also ordered for grant of land on lease to V.S.S.N Bank, Byatarayanapura for a period of 30 years at a different location. The copy of the said Official Memorandum dated 05-01-2005 could be evidenced from **Document No. 13**.





- l) Pursuant to cancellation of the allotment of 10 guntas of land in Survey No. 95 to V.S.S.N. Bank, Byatarayanapura, the possession of the land that was handed over was cancelled and possession of the property was taken over by the Thasildar 27/01/2005 and the same is recorded vide the Possession Certificate dated 27-01-2005 in No. LND (N.A) CR-162/2001-02. The copy of the said Possession Certificate for having taken over possession by the Government could be evidenced from **Document No. 14.**
- m) Upon payment of ₹ 8,16,805/- by Sri. M. Govinda Wadayar to the Government, the Tahsildar, Bengaluru North Taluk, Yelahanka, Bengaluru he was put in possession of the Survey No. 117 and the Possession Certificate dated 24-03-2005 in No. LND (N.A) CR-162/2001-02 was issued by the Thasildar, Bengaluru North Taluk, Bengaluru. The copy of the said Possession Certificate and Receipt dated 24-03-2005 for having paid the consideration to the Government could be evidenced from **Document Nos. 15 and 16.**
- n) By the Grant Agreement dated 08-04-2005, the Tahsildar, Bengaluru North Taluk, Yelahanka, Bengaluru granted the Survey No. 117, in favour of Sri. M. Govinda Wadayar. The said Grant Agreement is registered vide Document No. 00679/2005-06 of Book I, stored in CD No. 126, in the office of the Sub-Registrar, Yelahanka, Bengaluru and a copy of the same could be evidenced from **Document No. 17.**
- o) Thus, Sri. M. Govinda Wadayar became the owner of the land bearing Survey No. 108/2, measuring 01 acre 09 guntas and Survey No. 117, measuring 05 guntas of Jakkur Village (i.e., the 'Subject Property').

**V. Joint Development Agreement / General Power of Attorney**

- a) By the General Power of Attorney dated 08-07-2021, executed by Sri. Govinda Wadayar, son of Late Muniswamy Wadayar, in favour of his son Sri. Umesh Wadayar has empowered him to sign and execute Joint Development Agreement, Supplementary Agreements, Allocation Agreements, Sharing





Agreement, Rectification Agreement, Agreement/s to Sell, Mortgage Deed/s, Rectification Deeds and other necessary documents for performing the terms of the Joint Development Agreement of the Subject Property and also to sub-delegate the powers granted under the power of attorney. The said General Power of Attorney is registered vide Document No. BYP-4-00148/2021-22 of Book IV, stored in C.D. No. BYPD888, in the office of the Sub-Registrar, Gandhinagar (Byatarayanapura), Bengaluru and a copy of the same could be evidenced from **Document No. 18.**

- b) By the General Power of Attorney dated 09-11-2021, executed by Smt. Prafulla Wadayar, daughter of Sri. Govinda Wadayar and wife of Sri. Venu Angi Reddy in favour of her brother, Sri. Umesh Wadayar empowering him to sign and execute Joint Development Agreement, Supplementary Agreements, Allocation Agreements, Sharing Agreement, Rectification Agreement, Agreement/s to Sell, Mortgage Deed/s, Rectification Deeds and other necessary documents for performing the terms of the Joint-Development Agreement of the Subject Property and also to sub-delegate the powers granted under the power of attorney. The said General Power of Attorney is registered vide Document No. BYP-4-00377/2021-22 of Book IV, stored in C.D. No. BYPD974, in the office of the Sub-Registrar, Gandhinagar (Byatarayanapura), Bengaluru and a copy of the same could be evidenced from **Document No.19.**

- c) Sri. M. Govinda Wadayar, son of Late Muniswamy Wadayar, Smt. Prafulla Wadayar, daughter of Sri. Govinda Wadayar and wife of Sri. Venu Angi Reddy, both represented by their General Power of Attorney Holder Sri. Umesh Wadayar, Sri. Umesh Wadayar, son of Sri. Govinda Wadayar, Master Daksh, son of Sri. Umesh Wadayar and Kumari Vainavi Wadayar, daughter of Sri. Umesh Wadayar (since minors represented by their natural guardian and father Sri. Umesh Wadayar) ("Owners") have entered into the Joint Development Agreement dated 28-02-2022 with M/s. MSR Infraa, a registered Partnership firm represented by its Partner Sri. M. Sanjeeva Raju, son of Sri. M. Rama Raju ("Developer") for development of the Subject





Property by constructing multistoried residential apartments. It is agreed between the parties that, the Developer shall develop the Subject Property at its cost and expenses and deliver 37% of the saleable super built up area in the development made on the Subject Property together car parking spaces and other amenities and facilities to the Owners and the Developer is entitled to the balance 63% of the saleable area together car parking spaces and other amenities and facilities. The said Joint Development Agreement is registered vide Document No. GAN-1-07046/2021-22 of Book I, stored in C.D. No. GAND1129, in the office of the Sub-Registrar, Gandhinagar, Bengaluru and a copy of the same could be evidenced from **Document No. 20.**

- d) Pursuant to the aforementioned Joint Development Agreement, the Owners have executed the General Power of Attorney dated 28-02-2022, empowering the Developer to obtain all necessary permissions and sanctions for development of the Subject Property and also to transfer, convey the Developer's Share of super built-up area with proportionate undivided share in the Subject Property. The said General Power of Attorney is registered vide Document No. GAN-4-00504/2021-22 of Book IV, stored in C.D. No. GAND1129, in the office of the Sub-Registrar, Gandhinagar (Gandhinagar), Bengaluru and a copy of the said General Power of Attorney could be evidenced from **Document No. 21.**

VI.

**Genealogy**

- a) On perusal of the Family Tree of Sri. Chikka Nanjappa, it is observed that he is married to Smt. Hanumakka and they have a son and three daughters, namely Sri. G.M. Subramanya, Smt. Nagarathnamma, Smt. Munilakshamma and Smt. Rajamma. The copy of the said Family Tree of Sri. Chikka Nanjappa attested by the Village Accountant could be evidenced from **Document No. 22.** It is stated in the family tree that Chikka Nanjappa is dead.





- b) On perusal of the Family Tree of Sri. Muniswamy Wadayar, it is observed that he is married to Smt. Muniyamma, they have three sons and three daughters, namely, Sri. M. Govinda Wadayar, Sri. Subramanya, Sri. Ganesh, Smt. Kanthamma, Smt. Panchamma and Smt. Leelavathamma. The copy of the said Family Tree of Sri. Muniswamy Wadayar attested by the Village Accountant could be evidenced from **Document No. 23**. It is stated in the family tree that Muniswamy Wadayar and Smt. Muniyamma are dead.
- c) Sri. Muniswamy Wadayar died on 12-01-1990 and his Death Certificate is registered vide No. 1 in the office of the Chief Registrar of Births and Death, Jakkur, Yelahanka Hobli. The copy of the Death Certificate of Sri. Muniswamy Wadayar issued by the Village Accountant, Jakkur Panchayat, Bengaluru North could be evidenced from **Document No. 24**.
- d) On perusal of the Family Tree of Sri. M. Govinda Wadayar, son of Sri. Muniswamy Wadayar, it is observed that he is married to Smt. Vijaya Wadayar and they have a daughter and a son, namely, Smt. Prafulla Wadayar and Sri. Umesh Wadayar. Sri. Umesh Wadayar has a son and a daughter namely, Master Daksh Wadayar and Kumari Vainavi Wadayar. The copy of the Family Tree of Sri. Govinda Wadayar attested by the Village Accountant could be evidenced from **Document No. 25**.

VII.

**Revenue Records/Mutations/ Inheritance**

- a) The Record of Rights in serial No. 1255, reflects the name of Sri. Muniswamy Wadayar as the owner of the land bearing Survey No. 108/2, measuring 01 acre 09 guntas. The copy of the said Record of Rights could be evidenced from **Document No. 26**. The copy of the Index of Lands is not furnished to us for scrutiny.
- b) Pursuant to the aforementioned Partition Deed dated 20-12-1999, referred to in Section IV(c) hereabove, the khatha/mutation of the Survey No. 108/2 is transferred and registered in the name of Sri. M. Govinda Wadayar, son of Late Munishami Wadayar vide serial No. 27/2000-01 of the Mutation





Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 27.**

- c) Pursuant to conversion of the Survey No. 108/2 from agricultural use to non-agricultural/residential purposes vide the Official Memorandum dated 27-01-2003 in No. ALN SR 195/2002-03, the same is recorded in serial No. 09/2002-03 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 28.**
- d) Pursuant to the Order passed in case No. TQBN(A) DPR 9/2007-08, the bifurcation and assignment of new Survey No. 117 to the portion of the land in Survey No. 95, measuring 05 guntas granted to Sri. M. Govinda Wadayar is recorded in the Mutation Register in serial No. 55/2006-07. The copy of the Mutation Register Extract could be evidenced from **Document No. 29.**
- e) The RTCs produced (i) for the period 1981-82 to 1996-97 and 2001-02 to 2021-22 with respect to the Survey No. 108/2 reflects the total extent of land as 01 acre 09 guntas. For the period 1981-82 to 1985-86 and 1988-89 to 1996-97, the name of Sri. Muniswamy Wadayar is entered as the owner and cultivator in column Nos. 9 and 12. For the period 2001-02 to 2021-22, the name of Sri. M. Govinda Wadayar, son of Late Muniswamy Wadayar is entered as the owner and cultivator in column No. 9 and 12. The copies of the said RTCs of Survey No. 108/2 could be evidenced from **Document No. 30.**

**Observations:** We have not been furnished the copies of the RTCs for the period 1971-72 to 1976-77, 1997-98 to 2000-01 with respect to Survey No. 108/2 and hence we could not comment on the entries made during the said period.

- f) The RTCs produced (i) for the period 2001-02 to 2006-07 with respect to Survey No. 95 reflects the total extent of land as 8 acres 29 guntas and (ii) for the period 2007-08 to 2021-22 with respect to Survey No. 117 reflects the total extent of land as 05 guntas. For the period 2001-02 to 2004-05, the name of Government Gomal Land, Department of Education, Department of





Animal Husbandry, Department of Women and Children Welfare and Revenue Department is entered as the owner and the cultivator in column Nos. 9 and 12 respectively. For the period 2005-06 and 2006-07 the name of Government Gomal Land, Department of Education, Department of Animal Husbandry, Department of Women and Children Welfare, Revenue Department and Sri. M.G. Wadayar, son of Sri. Muniswamy Wadayar is entered as the owner and cultivator in column No. 9 and 12. For the period 2007-08 to 2019-2020, the name of Sri. M.G. Wadayar, son of Sri. Muniswamy Wadayar is entered as the owner and the cultivator in column No. 9 and 12. For the period 2020-21 to 2021-22, it is entered as Non-Agricultural Kharab in column No. 9 and 12. The copies of the said RTC's of Survey No. 117 could be evidenced from **Document No. 31.**

- g) The proceedings in case No. R.R.T (B.N.A) C.R: 287/2019-2020 was conducted by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, for rectification of entry made in column No. 9 of the RTCs wherein the name of Sri. M. Govinda Wadayar was entered as the owner instead of non-agricultural kharab (NAK) since the non-agricultural land was granted by the Government. Accordingly, the Assistant Commissioner by the Letter dated 20-01-2020 directed the Thasildar, Yelahanka Taluk to rectify the said RTCs and to enter as "Non-Agricultural Kharab" (NAK) in column No. 9 of the RTCs for the Survey No. 117. The copy of the said Letter dated 20-01-2020 could be evidenced from **Document No. 32.**

- h) Pursuant to the aforementioned Order passed in case No. R.R.T (B.N.A) C.R: 287/2019-2020, the khatha/ mutation of the Survey No. 117 is registered as Non-Agricultural Kharab (NAK) and the same is recorded in the Mutation Register in serial No. H2/2020-2021 and a copy of the same could be evidenced from **Document No. 33.**

VIII.

**Survey Records**

- a) As per the Akarband, the total extent of the land in Survey No.108/2 is 01 acre 09 guntas and the same is in conformity with the extents mentioned in





the RTC's. The copy of the said Akarband could be evidenced form **Document No. 34.**

- b) As per the Akarband, the total extent of the land in Survey No. 117 is 05 guntas of kharab land and the same is in conformity with the extents mentioned in the RTC's. The copy of the said Akarband could be evidenced form **Document No. 35.**
- c) On perusal of the Karda, with respect to Survey No. 108/2, it is observed that the name of Smt. Muni, wife of Sri. Yeesaganahalli Boora is entered as the owner/ kardadar of the Survey No. 108/2. The copy of the same could be evidenced from **Document No. 36.**
- d) On perusal of the Hissa Tippyany, with respect to Survey No.108/2, it is observed that the Survey No. 108 is bifurcated into nine portions i.e., Survey Nos. 108/1 to 108/9. As per the survey conducted on 30-07-1929, it is further observed that the name of Sri. Pillappa, son of Sri. Byranna is entered as the owner / hissadar of the Survey No.108/2. The copy of the said Hissa Tippyany could be evidenced from **Document No. 37.**
- e) On perusal of the Phody Book dated 20-07-2006, with respect to Survey No. 95, it is observed that as per the Order in Nos. LND. CR. 162/01-02, No. LND. (NA) C.R. 164/00-01 and TQBN(A) DPR 9/07-08 the portion of the land bearing Survey No. 95, measuring 05 guntas granted in favour of Sri. M. Govinda Wadayar is bifurcated and assigned with new Survey No. 117. It is further noted that, the land bearing Survey No. 117 is entered as Non-Agricultural Kharab land. The copy of the said Phody Book could be evidenced from **Document No. 38.**
- f) The Tippyany, Joint Sketch, Hudbust and Village Map of Jakkur confirms the shape and location of the Subject Property in the said Village. The copies of the said Tippyany and Village Map could be evidenced from **Document Nos.39 to 42.**





IX.

**Conversions / Change of Land use**

- a) The Deputy Secretary, District Panchayat, Bengaluru Urban District vide his Order dated 26-04-1997 in No. A. K. S:06/1996-97 and in accordance with the Karnataka Regularisation of Unauthorized Constructions in Urban Areas Act, 1991 has regularised the construction of the unauthorised building on the Subject Property, measuring 2,400 square feet. The copy of the said Order could be evidenced from **Document No. 43.**
- b) The Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru has accorded permission for conversion of the Survey No. 108/2 from agricultural use to non-agricultural/residential use vide the Official Memorandum No. BDS: ALN: SR (NA) 195: 2002-03 dated 27-01-2003. The copy of the said Official Memorandum could be evidenced from **Document No. 44.**
- c) The Survey No. 117 having been granted to Sri. Govinda Wadayar by the Government as a non-agricultural land, the same is also recorded as non-agricultural land in the revenue records. Hence, the Survey No. 177 can be used for non-agricultural purposes.

X.

**Statutory Authority – Endorsements**

- a) The Thasildar, Bengaluru North Taluk, Bengaluru Urban District, vide the Certificate No. RD0038079089702 dated 10-03-2021, has certified that there are no tenancy applications filed under Form 7 and Form 7A of the Karnataka Land Reforms Act with respect to the Survey No. 108/2. The copy of the said Certificate could be evidenced from **Document No. 45.**
- b) The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, vide the Endorsement dated 06-03-2021 in No. PTCL/YLK/CR: 265/2020-21 has certified that there are no proceedings initiated under the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Certain Lands), Act





with respect to the Survey No. 108/2. The copy of the said Endorsement could be evidenced from **Document No. 46.**

- c) The Taluk Shirestedhar, Yelahanka Taluk, Yelahanka vide the Endorsement in No. RK/CR/741/2019-2020, has stated that the Index of Land and record of Rights with respect to the Survey No. 117 (Old No. Survey No. 95) are in a dilapidated condition and hence cannot be issued. The copy of the said Endorsement could be evidenced from **Document No. 47.**
- d) The Taluk Shirestedhar, Yelahanka Taluk, Yelahanka vide the Endorsement dated 31-03-2022 has stated that the RTCs for the period 1966-67 to 1970-71 with respect to Survey No. 108/2 are in dilapidated condition and hence cannot be issued. The copy of the said Endorsement could be evidenced from **Document No. 48.**

**XI. Statutory Authority – Endorsements – Land Acquisitions**

- a) The Special land Acquisition Officer, Karnataka Housing Board, Bengaluru vide the Endorsement dated 30-06-2021 in No. KHB/SLAO/11/2020-21 has certified that the Survey No. 108/2 is not acquired for its developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 49.**
- b) The Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board vide the Endorsement dated 31-03-2021 in No. Bengaluru/SLAO-2/22/2020-21 has stated that the Survey No. 108/2 is not acquired for its developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 50.**
- c) The Special Land Acquisition Officer, Bangalore Development Authority vide the Endorsement dated 20-05-2004 in No. BDA/LAO/421/2004-05 has stated that the Survey Nos. 108/2 and 108/1B are not included in the Final Notification dated 23-02-2004 in No. UDD:193: MNX :2004 and are not





acquired for its developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 51.**

- d) After computing/withdrawal of acquisition pursuant to the orders passed by the High Court of Karnataka and the Supreme Court of India, the scheme for formation of 'Arkavathy Layout' was re-modified and accordingly Final Notification as per the re-modified scheme was published in the Karnataka Gazette on 18-06-2014 in No. UDD426MNJ2011 Bengaluru, the Survey Nos. 108/2 and 117 are not notified for acquisition and a copy of the said Final Notification could be evidenced from **Document No. 52.**

XII.

**Property Tax Paid Receipts**

- a) The Survey No. 108/2 having come under the jurisdiction of the Bruhat Bengaluru Mahanagara Palike, Bengaluru ('BBMP') is assessed to taxes and is assigned with BBMP Khatha No. 449/447/108/2 and the khatha is registered in the name of Sri. M. Govinda Wadayar, son of Late Muniswamy Wadayar and the Assistant Revenue Officer has issued the Certificate dated 01-04-2021 in this regard. The copy of the khatha Certificate could be evidenced from **Document No. 53.**
- b) The tax assessment extract issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike with respect to the land bearing BBMP Khatha No. 449/447/108/2, states that the taxes are assessed at residential rates. The copy of the khatha extract dated 24-03-2021 issued by the Assistant Revenue Officer could be evidenced from **Document No. 54.**
- c) The Survey No. 117 comes under the jurisdiction of the BBMP is assessed to taxes and is assigned with BBMP Khatha No. 20/95/117 and the khatha is registered in the name of Sri. M. Govinda Wadayar, son of Late Muniswamy Wadayar and the Assistant Revenue Officer has issued the Certificate dated 24-03-2021 in this regard. The copy of the Khatha Certificate could be evidenced from **Document No. 55.**





- d) The tax assessment extract issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike with respect to the BBMP Khatha No. 20/95/117, states that the taxes are assessed at residential rates. The copy of the Khatha Extract dated 24-03-2021 issued by the Assistant Revenue Officer could be evidenced from **Document No. 56.**
- e) By the Special Notice in No. BBMP/YZ/ARO/KSD/KTR 13/2022-23 and MR/01/2022-23 dated 29-04-2022 issued by the Assistant Revenue Officer, Kodigehalli Sub-Division, Bruhat Bengaluru Mahanagara Palike, Bengaluru, it is stated that the Properties bearing BBMP Khatha Nos. 449/447/108/2 and 20/95/117, measuring in total 01 acre 14 guntas is amalgamated and is assigned with new BBMP Khatha No. 449/447/108/ 2/117. The copy of the said Special Notice dated 29-04-2022 could be evidenced from **Document No. 57.**
- f) The khatha of the land bearing BBMP Khatha No. 449/447/108/2 and the khatha of the land bearing BBMP Khatha No. 20/95/117 are amalgamated and is assigned with new BBMP khatha No. 449/447/108/2/20/95/117 and the khatha is registered in the name of Sri. M. Govinda Wadayar, son of Late Muniswamy Wadayar and the Assistant Revenue Officer has issued the Certificate dated 01-04-2021. The copy of the Khatha Certificate could be evidenced from **Document No. 58.**
- g) The tax assessment extract issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike with respect to the BBMP Khatha No. 449/447/108/2/20/95/117, states that the taxes are assessed at residential rates. The copy of the Khatha extract dated 01-04-2021 issued by the Assistant Revenue Officer could be evidenced from **Document No. 59.**
- h) Sri. M. Govinda Wadayar, son of late Muniswamy Wadayar has paid to the Bruhat Bengaluru Mahanagara Palike the betterment/improvement charges of ₹ 14,16,500/- with respect to the Subject Property on 26-04-2021, vide Receipt No. RE-ifms231-BC/000007. The copy of the Receipt for having paid





the betterment/improvement charges to the Bruhat Bengaluru Mahanagara Palike could be evidenced from **Document No.60.**

- i) The property taxes for the period 2008-09 to 2015-16 with respect to Survey No. 108/2 is paid to the Bruhat Bangalore Mahanagara Palike in the name of Sri. M. Govinda Wadayar, son of Late Muniswamy Wadayar. The copy of the Tax Paid Receipt could be evidenced from **Document No. 61.**
- j) The property taxes for the period 2021-22 with respect to the Subject Property is paid to the Bruhat Bangalore Mahanagara Palike in the name of Sri. M. Govinda Wadayar son of Late Muniswamy Wadayar. The copy of the Tax Paid Receipt could be evidenced from **Document No. 62.**

XIII.

**Encumbrance Certificates**

- a) On perusal of the Encumbrance Certificates produced with respect to the Survey No. 108/2 for the period 01-04-1932 to 03-04-2022, it is observed that there are ten entries. The first entry being execution of the Sale Deed dated 15-07-1933, by Sri. Nanjappa, Sri. Narayanappa and others in favour of Sri. Chikka Nanjappa, Sri. Pilla Nanjappa alias Pillappa. The second entry being execution of the Sale Deed dated 07-04-1980, by Smt. Hanumakka and Sri. G.M. Subramanya in favour of Sri. Muniswamy Wadayar. The third entry being execution of the Partition Deed dated 20-12-1999, by Sri. M. Govinda Wadayar, Sri. Subramaniya and Sri. M. Ganesh, sons of Late Muniswamy Wadayar. The fourth entry being execution of the Agreement of Sale dated 20-12-2006, between Sri. M. Govinda Wadayar, son of Late Muniswamy Wadayar and Sri. K. Kiran, son of Sri. G. Krishna Reddy. The fifth entry being execution of the Release Deed dated 16-03-2011 executed by Sri. Umesh Wadayar, son of Sri. M. Govinda Wadayar in favour of Sri. M. Govinda Wadayar. The sixth entry being execution of Cancellation of the Agreement of Sale dated 04-05-2011 between Smt. Kastoori, wife of G. Krishna Reddy and Sri. M. Govinda Wadayar. The seventh entry being execution of the Cancellation of the Release Deed dated 19-09-2020 between Sri. M. Govinda Wadayar and Sri. Umesh Wadayar, son of Sri. M. Govinda





Wadayar. The eighth entry being execution of the Release Deed dated 12-02-2021, by Smt. Leelavathi daughter of Late Muniswamy Wadayar in favour of Sri. M. Govinda Wadayar. The ninth entry being execution of the of the Release Deed dated 12-02-2021, by Sri. Sathyamoorthi V, Smt. Latha and others in favour of Sri. M. Govinda Wadayar. The tenth entry being execution of the of the Release Deed dated 12-02-2021, by Smt. Gandhammal Durairaj alias Kanthamma, wife of Late Dorairaj and daughter of Late Muniswamy Wadayar in favour of Sri. M. Govinda Wadayar. The eleventh entry being execution of the Joint Development Agreement dated 28-02-2022, between Sri. M. Govinda Wadayar and others with M/s. MSR Infraa, represented by its partner Sri. M. Sanjeeva Raju. The copies of the said Encumbrance Certificates could be evidenced from **Document Nos. 63 to 66.**

- b) On perusal of the Encumbrance Certificates for the period 01-06-1989 to 03-03-2021, with respect to Survey No. 117 (Old No. 95), it is observed that there is an entry regarding execution of the Grant Agreement dated 08-04-2005, by the Tahsildar, Yelahanka in favour of Sri. M.G. Wadayar. Apart from the said entry, there is no other entry for having encumbered the Subject Property during the said period. The copy of the Encumbrance Certificates could be evidenced from **Document No.67 to 69.**

XIV.

**Opinion**

On perusal of the above documents and subject to the observations made above, I am of the opinion that Sri. M. Govinda Wadayar, son of Late Muniswamy Wadayar, Smt. Prafulla Wadayar, daughter of Sri. M. Govinda Wadayar and wife of Sri. Venu Angi Reddy, Sri. Umesh Wadayar, son of Sri. M. Govinda Wadayar, Master Daksh Wadayar and Kumari Vainavi Wadayar are the absolute owners of the undeveloped converted land bearing BBMP Khatha No. 449/447/108/2/20/95/117, earlier bearing Survey No. 108/2 (converted vide the Official Memorandum dated 27-01-2003 in No. ALN SR (NA) 195/2002-03, issued by the Special Deputy Commissioner, (Revenue) Bengaluru District, Bengaluru), measuring 1 acre 09 guntas and non-





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agricultural land earlier bearing Survey No. 117 (earlier part of Survey No. 95), measuring 05 guntas, measuring in total 01 acre 14 guntas, situated at situated at Jakkur Village, Yelahanka Hobli, Bengaluru North Taluk, presently within the revenue jurisdiction of the Bruhat Bengaluru Mahanagara Palike, in Ward No. 07, Yelahanka Range, Bengaluru.

Further, in terms of the Joint Development Agreement dated 28-02-2022, M/s. MSR Infraa, a registered Partnership firm represented by its partner Sri. M. Sanjeeva Raju, son of Sri. M. Rama Raju is entitled to develop the Subject Property and is entitled to 63% of the total development made on the Subject Property and the Owners are collectively entitled to 37% of the total development made on the Subject Property, in terms of the Joint Development Agreement dated 28-02-2022.



*Vinay K.S.*  
**Vinay K.S.**  
**Advocate**



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**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'**

This preliminary title 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.	04-07-1933	Sale Deed executed by Sri. Pilla Nanjappa alias Pillanna others in favour of Sri. Chikkamuninanjappa, son of Sri. Malleppa registered vide Document No. 134/1933-34 of Book I, Volume 259, at Pages 466 to 473, in the office of the Sub-Registrar, Bengaluru Taluk.
2.	03-04-1980	Sale Deed executed by Smt. Hanumakka and her son Sri. G.M. Subramanya in favour of Sri. Muniswamy Wadayar, son of Late Muniswamy Wadayar, registered vide Document No. 228/1980-81 of Book I, Volume 3235, at Pages 11 to 14, in the office of the Sub-Registrar, Bangalore North Taluk.
3.	20-12-1999	Partition Deed executed between Sri. M. Govinda Wadayar, Sri. Subramanya and Sri. M. Ganesh all sons of Late Muniswamy Wadayar, registered vide Document No. 4610/1999-2000, in the office of the Sub-Registrar, Yelahanka, Bengaluru.
4.	12-02-2021	Release Deed executed by Smt. Gandhammal Durairaj alias Kanthamma, wife of Late Durairaj in favour of Sri. M. Govinda Wadayar, son of Late Muniswamy Wadayar, registered vide Document No. BYP-1-08278/2020-21 of Book I, stored in CD No. BYPD803, in the office of the Sub-Registrar, Gandhinagar (Byatarayanapura) Bengaluru.
5.	12-02-2021	Release Deed executed by Smt. Leelavathi M. H. wife of Sri. Hanumanthaiah S. in favour of Sri. M. Govinda Wadayar, son of Late Muniswamy Wadayar, registered vide Document No. BYP-1-08279/2020-21 of Book I, stored in CD No. BYPD803, in the office of the Sub-Registrar, Gandhinagar (Byatarayanapura), Bengaluru.
6.	12-02-2021	Release Deed executed by Sri. Sathyamoorthi. V., son of Late Venkatachalam and others in favour of Sri. M. Govinda Wadayar, son of Late Muniswamy Wadayar, registered vide Document No. BYP-1-08289/2020-21 of Book I, stored in C.





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Sl. No.	Date of execution/ issue	Description of documents
		D. No. BYPD803, in the office of the Sub-Registrar, Gandhinagar (Byatarayanapura).
7.	20-12-2006	Agreement of Sale entered between Sri. M. Govinda Wadayar, Smt. Vijaya Wadayar and others in favour of Sri. Kiran. K, son of Sri. G. Krishna Reddy registered vide Document No. YAN-1-24852/2006-07 of Book I, stored in CD No. YAND263, in the office of the Sub-Registrar, Yelahanka, Bengaluru.
8.	29-04-2011	Deed of Cancellation entered between Sri. M. Govinda Wadayar, Smt. Vijaya Wadayar and others and Smt. Kastoori, wife of Sri. G. Krishna Reddy registered vide Document No. BYP-1-0575/2011-12 of Book I, stored in CD No. BYPD75, in the office of the Sub-Registrar, Byatarayanapura, Bengaluru.
9.	16-03-2011	Release Deed executed by Sri. Umesh Wadayar, son of Sri. M. Govinda Wadayar, in favour of Sri. M. Govinda Wadayar son of Late Muniswamy Wadayar, registered vide Document No. BYP-1-05894/2010-11, stored in CD No. BYPD70, in the office of the Sub-Registrar, Byatarayanapura, Bengaluru.
10.	19-09-2020	Cancellation of Release Deed executed by Sri. M. Govinda Wadayar son of Late Muniswamy Wadayar, in favour of Sri. Umesh Wadayar, son of Sri. M. Govinda Wadayar, registered vide Document No. BYP-1-03419/2020-21, stored in CD No. BYPD697, in the office of the Sub-Registrar, Byatarayanapura, Bengaluru.
11.	09-01-2004	Official Memorandum in No. LND (N.A) CR-164/2000-01 issued by the Special Deputy Commissioner, Bengaluru District, Bengaluru with respect to Survey No. 117 (Old Survey no. 95) in favour of V.S.S.N Bank, Byatarayanapura.
12.	30-12-2004	Letter in No. RD 700 LGB 2004 by the Secretary, Revenue Department, Bengaluru to the Special Deputy Commissioner, Bengaluru District.
13.	05-01-2005	Official Memorandum in No. LND (N.A) CR 164/2000-01 issued by the Special Deputy Commissioner, Bengaluru District, Bengaluru with respect to the portion of the land bearing Survey No. 117 (Old Survey no. 95) in favour of Sri. M. Govinda Wadayar.
14.	27-01-2005	Possession Certificate in No. LND (N.A) CR-162/2001-02 issued by the Tahsildar, Bengaluru North (Additional) Taluk,





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Sl. No.	Date of execution/ issue	Description of documents
		Yelahanka with respect to Survey No. 117 (Old Survey no. 95) in favour of Sri. M. Govinda Wadayar.
15.	24-03-2005	Possession Certificate in No. LND (N.A) CR-162/2001-02 issued by the Tahsildar, Bengaluru North (Additional) Taluk, Yelahanka with respect to Survey No. 117 (Old Survey no. 95) in favour of Sri. M. Govinda Wadayar.
16.	26-02-2005	Receipt for having paid the consideration to the Government.
17.	08-04-2005	Grant Agreement executed by the Tahsildar, Bengaluru North Taluk, Yelahanka, Bengaluru in favour of Sri. M. Govinda Wadayar registered vide Document No. 00679/2005-06 of Book I, stored in CD No. 126, in the office of the Sub-Registrar, Yelahanka.
18.	08-07-2021	General Power of Attorney executed by Sri. Govinda Wadayar in favour of his son Sri. Umesh Wadayar registered vide Document No. BYP-4-00148/2021-22 of Book IV, stored in CD No. BYPD888, in the office of the Sub-Registrar, Gandhi Nagar (Byatarayanapura) Bengaluru.
19.	09-11-2021	General Power of Attorney executed by Smt. Prafulla Wadayar, daughter of Sri. Govinda Wadayar in favour of her brother Sri. Umesh Wadayar registered vide Document No. BYP-4-00377/2021-22 of Book IV, stored in CD No. BYPD974, in the office of the Sub-Registrar, Gandhi Nagar (Byatarayanapura) Bengaluru.
20.	28-02-2022	Joint Development Agreement entered by Sri. M. Govinda Wadayar, Smt. Prafulla Wadayar and others with M/s. MSR Infraa, a registered Partnership firm represented by its Partner Sri. M. Sanjeeva Raju registered vide Document No. GAN-1-07046/2021-22 of Book I, stored in CD No. GAND1129, in the office of the Sub-Registrar, Gandhi Nagar (Gandhi Nagar), Bengaluru.
21.	28-02-2022	General Power of Attorney executed by Sri. M. Govinda Wadayar, Smt. Prafulla Wadayar and others in favour of M/s. MSR Infraa, a registered Partnership firm represented by its Partner Sri. M. Sanjeeva Raju registered vide Document No. GAN-4-00504/2021-22 of Book IV, stored in CD No. GAND1129, in the office of the Sub-Registrar, Gandhinagar (Gandhinagar), Bengaluru.





Sl. No.	Date of execution/issue	Description of documents
22.	--	Family Tree of Late Chikka Nanjappa, issued by the Village Accountant, Bengaluru North Taluk, Bengaluru.
23.	--	Family Tree of Late Muniswamy Wadayar, issued by the Village Accountant, Bengaluru North Taluk, Bengaluru.
24.	19-01-1990	Death Certificate of Late Muniswamy Wadayar issued by the Chief Registrar of Births and Death, Jakkur Village, Bengaluru North Taluk.
25.	--	Family Tree of Sri. M. Govinda Wadayar, issued by the Village Accountant, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru.
26.	--	Record of Rights in No. 1255 with respect to Survey No. 108/2 issued by the Village Accountant, Jakkur Village, Bengaluru North Taluk.
27.	--	Mutation Register extract in serial No. 27/2000-01, issued by the Village Accountant, Jakkur Panchayathi, Bengaluru North.
28.	05-04-2003	Mutation Register extract in serial No. 9/2002-03, issued by the Village Accountant, Yelahanka Taluk, Yelahanka, Bengaluru.
29.	30-04-2007	Mutation Register extract in serial No. 55/2006-07, issued by the Village Accountant, Yelahanka Taluk, Yelahanka, Bengaluru.
30.	--	RTCs for the period 1977-78 to 1996-97 and 2001-02 to 2021-22 issued by the Village Accountant, Yelahanka Taluk, Yelahanka, Bengaluru with respect to Survey No. 108/2.
31.	--	RTCs for the period 2001-02 to 2021-22 issued by the Village Accountant, Yelahanka Taluk, Yelahanka, Bengaluru with respect to Survey No. 117 (Old Survey No. 95).
32.	20-01-2020	Order in case No. R.R.T (B.N.A) C.R: 287/2019-2020 before the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru.





Sl. No.	Date of execution/issue	Description of documents
33.	21-01-2020	Mutation Register extract in serial No. H2/2020-2021, issued by the Village Accountant, Yelahanka Taluk, Yelahanka, Bengaluru.
34.	--	Akarband issued by the Inspector, office of the Assistant Director of Land Records, Yelahanka Taluk with respect to Survey No. 108/2.
35.	--	Akarband issued by the Inspector, office of the Assistant Director of Land Records, Yelahanka Taluk with respect to Survey No. 117 (Old Survey No. 95).
36.	--	Karda issued by the Inspector, office of the Assistant Director of Land Records, Yelahanka Taluk with respect to Survey No. 108/2.
37.	30-07-1919	Hissa Tippiany issued by the Inspector, office of the Assistant Director of Land Records, Yelahanka Taluk with respect to Survey No. 108/2.
38.	20-07-2006	Phody Book issued by the Inspector, office of the Assistant Director of Land Records, Yelahanka Taluk with respect to Survey No. 117 (Old Survey No. 95).
39.	01-07-1995	Tippiany issued by the Assistant Director of Land Records, Bengaluru Sub-Division, Bengaluru.
40.	--	Joint Sketch issued by the Assistant Director of Land Records, Yelahanka Taluk, Bengaluru Urban District with respect to Survey Nos. 108/2 and 117.
41.	31-12-2020	Hudbust issued by the Inspector, Land Records with respect to Survey No. 117.
42.	--	Online copy of the Village Map of Jakkur.
43.	26-04-1997	Order in No. A.K.S: 6:96-97 issued by the Secretary, Zilla Panchayat, Bengaluru District, Byatarayanapura, Bengaluru.
44.	27-01-2003	Official Memorandum in No. BDS: ALN: SR: (NA) 195: 2002-03 issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru.





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Sl. No.	Date of execution/ issue	Description of documents
45.	10-03-2021	Certificate in No. RD0038079089702 issued by the Tahsildar, Bengaluru North (Addl.) Taluk, Bengaluru District.
46.	06-03-2021	Endorsement in No. PTCL/YLK/CR:265/20-21 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru.
47.	--	Endorsement in No. RK/CR/741/2019-2020 issued by the Taluk Shirestedhar, Yelahanka Taluk, Yelahanka, Bengaluru.
48.	31-03-2022	Endorsement in No. R.K/ CR/1097/2021-22 issued by the Taluk Shirestedhar, Yelahanka Taluk, Yelahanka, Bengaluru.
49.	30-06-2021	Endorsement in No. KHB/SLAO/11/2020-21 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bengaluru.
50.	31-03-2021	Endorsement in No. Bengaluru/SLAO-2/22/2020-21 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board, Bengaluru.
51.	20-05-2004	Endorsement in No. BDA/LAO/421/2004-05 issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bengaluru.
52.	18-06-2014	Final Notification in No. UDD426MNJ2011 Bengaluru published by the Government in Karnataka Gazette.
53.	24-03-2021	Khatha Certificate in No. DA/Jakkur in the name of Sri. M. G. Wadayar, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to BBMP khatha No. 449/447/108/2.
54.	24-03-2021	Khatha Extract for the period 2020-21 in the name of Sri. M. G. Wadayar, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to khatha No. 449/447/108/2.
55.	24-03-2021	Khatha Certificate in No. DA/Jakkur in the name of Sri. M. G. Wadayar, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to BBMP khatha No. 20/95/117.





Sl. No.	Date of execution/ issue	Description of documents
56.	24-03-2021	Khatha Extract for the period 2020-21 in the name of Sri. M. G. Wadayar, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to khatha No. 20/95/117.
57.	01-04-2021	Khatha Certificate in No. DA/Jakkur in the name of Sri. M. G. Wadayar, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to khatha No.449/447/108/2/20/95/117.
58.	01-04-2021	Khatha Extract for the period 2020-21 in the name of Sri. M. G. Wadayar, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to khatha No.449/447/108/2/20/95/117.
59.	26-04-2021	Receipt in No. RE-ifms231-BC/000007 towards improvement charges issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to khatha No.449/447/108/2/20/95/117.
60.	--	Property Tax Receipt for the period 2008-09 to 2015-16 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru, with respect to Survey No.108/2.
61.	24-12-2021	Property Tax Receipt for the period 2021-22 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
62.	17-07-2021	Encumbrance Certificate in S.A. No. 6825/2021-22 for the period 01-04-1932 to 31-05-1989 issued by the Sub-Registrar, Rajajinagar (Peenya), Bengaluru.
63.	19-12-2006	Encumbrance Certificate in S.A. No. 16968/06-07 for the period 01-06-1989 to 31-03-2004 issued by the Sub-Registrar, Yelahanka, Bengaluru District.
64.	03-03-2021	Encumbrance Certificate in S.A. No. 15926/20-21 for the period 01-04-2004 to 03-03-2021 issued by the Sub-Registrar, Gandhinagar (Jakkur), Bengaluru.
65.	04-04-2022	Encumbrance Certificate in S.A. No. 131/2022-2023 for the period 01-04-2021 to 03-04-2022 by the Sub-Registrar, Gandhinagar (Byatrayanapura), Bengaluru.





*Jayanth Pattanshetti Associates*  
ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/issue	Description of documents
66.	06-03-2021	Encumbrance Certificate in S.A. No. 8175/20-21 for the period 01-06-1989 to 31-03-2004 issued by the Sub-Registrar, Gandhinagara (Yelahanka), Bengaluru.
67.	03-03-2021	Encumbrance Certificate in S.A. No. 15928/20-21 for the period 01-04-2004 to 31-03-2008 issued by the Sub-Registrar, Gandhinagara (Hebbal), Bengaluru.
68.	03-03-2021	Encumbrance Certificate in S.A. No. 15929/20-21 for the period 01-04-2007 to 31-03-2021 issued by the Sub-Registrar, Gandhinagara (Hebbal), Bengaluru.
69.	04-04-2022	Encumbrance Certificate in S.A. No. 131/22-23 for the period 01-04-2021 to 03-04-2022 issued by the Sub-Registrar, Byatarayanapura, Bengaluru.

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