

LEGAL SCRUTINY REPORT

Of

The Property bearing Sy. No. 215/6, 215/7, 215/10, 215/15, 215/3 & 215/17 totally measuring about 3 Acres 8 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk Bengaluru Urban District.

CLIENT

M/s. NOVALIFE INNOVATIVE STRUCTURES LLP
BANGALORE

PREPARED
BY

ROOPA SHETTY
ADVOCATE

Privileged & Confidential

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Date: 02.02.2024

To,

M/s. NOVALIFE INNOVATIVE STRUCTURE LLP ,
Having its registered office at,
No. 508-168/2, 2ndFloor ,
Gunjur Village,
Varthur Hobli,
Bangalore-560 087.

LEGAL SCRUTINY REPORT

I have pursued the documents furnished for the title opinion and herewith furnish my Legal Scrutiny Report in respect of all that piece and parcel of the Property bearing Sy. No. 215/6, 215/7, 215/10, 215/15, 215/3 & 215/17 measuring about 3 Acres 8 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk Bengaluru Urban District.

BUILDER/DEVELOPER : M/s.NOVALIFE INNOVATIVE STRUCTURES LLP

PROJECT : CANDEUR NOVA GARDENIA

EXTENT/SBA : 3 ACRES 8 GUNTAS

For Lex Situs,

ROOPA SHETTY
Advocate



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I. DESCRIPTION OF THE PROPERTY

Property No.	:	215/6, 215/7, 215/10, 215/15, 215/3 & 215/17
BBMP Khatha No.	:	7677/Sy. No. 215/6, 215/7, 215/15, 215/10, 215/13, & 215/17
Located at		Village : Gunjur Hobli : Varthur Taluk : Bengaluru East District : Bengaluru Urban
Extent	:	3 Acres 8 Guntas (12949.9 SQ. METERS)
Boundaries	:	East by : Property bearing Sy.No's.228, 227/3, 227/2 & 217; West by : Road & Property bearing Sy.No's.224/1, 225/1, 225/2, 226/1, 226/2 & 219/5; North by : Varthur Village Boundary; South by : Property bearing Sy.No.218.
Type of Land	:	Freehold
Nature of usage	:	Residential use
Revenue Jurisdiction	:	Varthur Village BBMP Ward No. 149.
Planning Authority	:	Bruhat Bengaluru Mahanagara Palike(BBMP)
Zonal Area as per CDP of Planning Authority	:	Nil
Conversion Status	:	Nil
Details of Building, if any	:	Nil
No. of Floors	:	Nil
Area of the Building	:	Nil
Type of Building	:	Nil



DESCRIPTION OF THE PROPERTY

: SCHEDULE PROPERTY:

ITEM NO. I

All that piece and parcel of the residential converted land bearing Survey No.215/6 measuring 23.08 Guntas, presently bearing Amalgamated Bruhat Bangalore Mahanagara Palike (BBMP) Khatha Serial No. 7677/Sy. No. 215/6, 215/7, 215/15, 215/10,215/13, &215/17,situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), Converted vide, Official Memorandum No. ALN [E.V.H.](Vritha) SR 13/2018-19, dated: 19.01.2019 issued by Special Deputy Commissioner, Bangalore Urban District respectively and bounded as follows:

East by : Property bearing Sy.No.215/8;
West by : Property bearing Sy.No.215/4 & 215/13;
North by : Property bearing Sy.No.215/7 & 215/15;
South by : Property bearing Sy.No.215/5 & Remaining portion of
The same Sy.No.215/6.

ITEM NO. II

All that piece and parcel of the residential converted land bearing Survey No.215/7 measuring 15.08 Guntas, presently bearing Amalgamated Bruhat Bangalore Mahanagara Palike (BBMP) Khatha Serial No. 7677/Sy. No. 215/6, 215/7, 215/15, 215/10,215/13, &215/17, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk) Converted vide, Official Memorandum No. ALN [E.V.H.](Vritha) SR 14/2018-19, dated 19.01.2019, issued by Special Deputy Commissioner, Bangalore District and bounded as follows:

East by : Land bearing Sy.No.215/15;
West by : Land bearing Sy.No.215/4;
North by : Land bearing Sy.No.215/2;
South by : Land bearing Sy.No.216.



ITEM NO. III

All that piece and parcel of the land bearing Survey No.215/10 measuring 1 Acres 25 Guntas, presently bearing Amalgamated Bruhat Bangalore Mahanagara Palike (BBMP) Khatha Serial No. 7677/Sy. No. 215/6, 215/7, 215/15, 215/10,215/13, &215/17, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), Converted vide, Official Memorandum No. ALN [E.V.H.](Vritha) SR 111/2019-20, dated 30.10.2019, issued by Special Deputy Commissioner, Bangalore District and bounded as follows:

East by : Kaluve and Land bearing Sy.No.215/9;
West by : Land bearing Sy.No.215/5 andd 215/6;
North by : Land bearing Sy.No.215/8;
South by : Kaluve.

ITEM NO. IV

All that piece and parcel of the land bearing Survey No.215/15(old Sy.No. 215/7) measuring 15.08 Guntas, presently bearing Amalgamated Bruhat Bangalore Mahanagara Palike (BBMP) Khatha Serial No. 7677/Sy. No. 215/6, 215/7, 215/15, 215/10,215/13, &215/17, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), Converted vide, Official Memorandum No. ALN [E.V.H.](Vritha) SR 12/2019-20, dated 19.01.2019, issued by Special Deputy Commissioner, Bangalore District and bounded as follows:

East by : Land bearing Sy.No.215/8;;
West by : Land bearing Sy.No.215/7;
North by : Land bearing Sy.No.215/2;
South by : Land bearing Sy.No.215/6.



ITEM NO. V

All that piece and parcel of the land bearing Survey No.215/13(old Sy.No. 215/4) measuring 6.08 Guntas, presently bearing Amalgamated Bruhat Bangalore Mahanagara Palike (BBMP) Khatha Serial No. 7677/Sy. No. 215/6, 215/7, 215/15, 215/10,215/13, &215/17, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), Converted vide, Official Memorandum No. ALN [E.V.H.](Vritha) SR 16/2018-19, dated 19.01.2019, issued by Special Deputy Commissioner, Bangalore District and bounded as follows:

East by : Land bearing Sy.No.215/6;
West by : Land bearing Sy.No.215/17;
North by : Land bearing Sy.No.215/4;
South by : Remaining portion of same Land bearing Sy.No.215/13.

ITEM NO. VI

All that piece and parcel of the land bearing Survey No.215/17(old Sy.No. 215/3) measuring 2 Guntas, presently bearing Amalgamated Bruhat Bangalore Mahanagara Palike (BBMP) Khatha Serial No. 7677/Sy. No. 215/6, 215/7, 215/15, 215/10,215/13, &215/17, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), Converted vide, Official Memorandum No. ALN [E.V.H.](Vritha) SR 15/2018-19, dated 21.01.2019, issued by Special Deputy Commissioner, Bangalore District and bounded as follows:

East by : Land bearing Sy.No.215/4 & 215/13;
West by : Road;
North by : Land bearing Sy.No.215/4;
South by : Remaining portion of same Land bearing Sy.No.215/17.



COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of the residential converted land bearing Survey No.215/6 measuring 23.08 Guntas, Survey No. 215/7 measuring 15.08 Guntas, Survey No.215/10 measuring 1 Acres 25 Guntas, Survey Number 215/15 measuring 15.08 Guntas, Survey No.215/13(old Sy. No. 215/4) measuring 6.08 Guntas, Survey No. 215/17(old Sy. No. 215/3) measuring 2 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), Bangalore Urban District, presently bearing Amalgamated Bruhat Bangalore Mahanagara Palike (BBMP) Khatha Serial No. 7677/Sy. No. 215/6, 215/7, 215/15, 215/10,215/13, &215/17, in the record of Bruhat Bangalore Mahanagara Palike(BBMP) and bounded as follows:

East by : Property bearing Sy.No's.228, 227/3, 227/2 & 217;
West by : Road & Property bearing Sy.No's.224/1, 225/1, 225/2, 226/1, 226/2 & 219/5;
North by : Varthur Village Boundary;
South by : Property bearing Sy.No.218.

I-DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINISED

SL.NO	DATE OF DOCUMENT	NAME OF DOCUMENT
<i>With respect to Sy.No. 215/6 measuring 30 Guntas</i>		
1.	07.08.1994	Sale Agreement executed by and between 1. Sri. GR. Ramaiah, 2. Sri. G.R. Muniswamy, 3. Sri. G.R. Nagaraju all son's of Ramaiah and Sri. G.M. Nanjundappa S/o Madappa, with respect to the property bearing Sy.No.215/6 measuring 30 Guntas.
2.	30.06.2008	Sale Deed executed by Smt. Rajamma W/o Late

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		Ramaiah, Sri. Manjunath S/o Late Ramaih, Sri, Manjula D/o Late Ramaih, Sri. G.R. Muniswamy Late Ramaih, Sri. Rama Murthy G.M. S/o. Muniswamappa, Miss. Ramya G.M. D/o G.M. Muniswamappa, Miss, Nethra G.M D/o Muniswamappa, Sri. Narayanappa@Narayana Murthy S/o Late Ramaiah, Miss. Shoba G.N D/o Narayanappa, Miss Bhagya G.N D/o Narayanappa, Miss. Roopa G.N D/o Narayanappa, Smt. Muniyamma W/o Krishnappa, Smt. Gowramma W/o Ramaiah, Sri. G.R. Nagaraju S/o Late Ramaiah Sri. G.R. Chikkapillaiah S/o Late Ramaiah, Miss. Manu D/o Chikkapillaiah, Miss. Sahana D/o Chikkapillaiah (Manu and Sahana are minors represented by their father Sri. Chikkapillaiah as Guardian) and Sri. G.M. Nanjundappa S/o Madappa (Plaintiff in Execution Petition No. 46/1997) in favour of Sri. T.V. Nanjundappa S/o Veerabhadraiah, registered as Document No. VRT-1-1310/2008-09, registered in the office of the Sub-Registrar Varthur at Bangalore with respect to land bearing Sy. No. 215/6 measuring 30 Guntas.
3.	18.02.2008	Mutation Register extract bearing MR No. 11/2008-09, showing Sri. T.V. Nanjundappa S/o Veerabhadraiah as the khathadhar with respect to Sy. No. 215/6.
4.	19.01.2019	Official Memorandum No. ALN [E.V.H.](Vritha) SR 13/2018-19, issued by Deputy Commissioner, Bangalore District for Conversion of the Schedule Property bearing Sy.No. 215/6 measuring 23.08 Guntas from agricultural to non-agricultural residential purpose in the name of Sri. T.V. Nanjundappa S/o Veerabhadraiah,.
5.		Conversion Sketch with respect to Sy. No. 215/6.
6.	15.10.2018	Letter bearing No. CON-264/293/18-19/99/2021-22, issued by the BDA as to conversion of land from non-agriculture Residential purpose with respect to Sy. No. 215/6 measuring 23.08 Guntas.
7.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1967-68 to 1971-72, 1972-73 to 1976-77, 1993 -



		94 to 1997-898, 1998-99 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2020-21, 2021-22.
8.		Mutation Register extract bearing IHC No. 3/1993-94, with respect to Sy. No. 215/6.
9.		Kardha with respect to Sy. No. 215.
10.		Hissa survey Tippani with respect to Sy. No. 215/6.
11.		Survey Original Pakka Book with respect to Sy. No. 215/6.
12.		Akarbandh with respect to Sy. No. 215/6.
13.	30.01.2018	Tahasildar Office, Bangalore South Taluk, stating that Nil tenancy under section 48 (A) of Karnataka Land Reforms Act, 1961, with respect to Sy. No. 215/6.
14.	19.01.2018	Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/6.
15.	20.01.2018	Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending PTCL of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/6.
16.	12.10.2018	Endorsement, issued by the Karnataka Industrial Development Board, Bangalore stating that there are no acquisitions with respect to Sy. No. 215/6.
17.	20.01.2018	Encumbrance Certificate from 01.04.1989 to 31.03.2004, with respect to Sy. No. 215/6.
18.	18.01.2018	Encumbrance Certificate from 01.04.2004 to 17.01.2018, with respect to Sy. No. 215/6.
19.		Encumbrance Certificate from 02.04.2004 to 11.12.2023, with respect to Sy. No. 215/6. (Online Portal)
With respect to Sy.No. 215/7 measuring 15.08 Guntas		



20.	23.09.1969	Partition Deed entered by and between Sri.Veerabhadraiah and Sri. Chikkaveerbhadraiah both children of Nanjappa and Basamma registered as Document No. 2944/1969-70, registered in the office of the Sub-Registrar Bangalore South Taluk with respect to Sy. No. 215/7 measuring 31 Guntas.
21.	30.06.2008	Sale Deed executed by Smt. Lalithamma W/o Veerabhadraiah and Sri. Nataraj S/o Veerabhadraiah in favour of Sri. T.V. Nanjundappa S/o Veerabhadraiah, registered as Document No. 1337/1980-81, in the office of the Sub-Registrar Bangalore South Taluk with respect to land bearing Sy. No. 215/7 measuring 15.08 Guntas.
22.	19.01.2019	Official Memorandum No. ALN[E.V.H.](Vritha) SR 14/2018-19, issued by Deputy Commissioner, Bangalore District for Conversion of the Schedule Property bearing Sy.No.215/7 measuring 15.08 Guntas from agricultural to non-agricultural residential purpose in the name of Sri T.V. Nanjundappa S/o Veerabhadraiah.
23.		Conversion Sketch with respect to Sy. No. 215/7.
24.	15.10.2018	Letter bearing No. CON-265/294/18-19/99/2021-22, issued by the BDA as to conversion of land from non-agriculture to Residential purpose with respect to Sy. No. 215/7 measuring 15.08 Guntas.
25.		Record of Rights, Tenancy and Crop Inspection(RTC) for the period 1967-68 to 1971-72, 1972-73 to 1976-77, 1993 - 94 to 1997-898, 1998-99 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2020-21, 2021-22.
26.	15.09.2015	Endorsement issued by the office of the Tahasildar Bangalore East as to non-availability of Mutation Register extract bearing MR No. 23/1980-81, with respect to Sy. No. 215/7.
27.		Kardha with respect to Sy. No. 215.



28.		Hissa survey Tippani with respect to Sy. No. 215/7.
29.		Survey Original Pakka Book with respect to Sy. No. 215/7.
30.	15.12.2022	Survey original Tippani with respect to Sy. No. 215/7.
31.	19.12.2022	Hissa Survey Tippani with respect to Sy. No. 215/7.
32.		Akarbandh with respect to Sy. No. 215/7.
33.	30.01.2018	Tahasildar Office, Bangalore South Taluk, stating that Nil tenancy under section 48 (A) of Karnataka Land Reforms Act, 1961, with respect to Sy. No. 215/7.
34.	29.01.2018	Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/7.
35.	29.01.2018	Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending PTCL of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/7.
36.	20.01.2018	Encumbrance Certificate from 01.04.1989 to 31.03.2004, with respect to Sy. No. 215/7.
37.	18.01.2018	Encumbrance Certificate from 01.04.2004 to 17.01.2018, with respect to Sy. No. 215/7.
38.		Encumbrance Certificate from 02.04.2004 to 11.12.2023, with respect to Sy. No. 215/6. (Online Portal)
Common Documents With Respect to Sy. No. 215/6 and Sy. No. 215/7		
39.	06.10.2016	Joint Development Agreement 1. Sri. T.V. Nanjundappa S/o Veerabhadraiah along with his family that is 2. Sri. G.N. Siddaraju, 3. Sri. G.N. Manjunath, 4. Smt. Malathi, 5. Smt. Shanthamma, 6. Sri. G.S. Srikanth, 7. Sri. G.S. Harish and 8. Sri. Madhukar with M/s. Primus Homes a partnership firm represented by its partner Sri. Nagendra, registered as Document No. BNS-1-09156/2016-17 stored in CD No. BNSD504, registered in



		the office of the Sub- Registrar Banaswadito with respect to Sy. No. 215/6 measuring 30 Guntas and Sy. No. 215/7 measuring 15.08 Guntas.
40.	06.10.2016	General Power of Attorney 1. Sri. T.V. Nanjundappa S/o Veerabhadraiah along with his family that is 2. Sri. G.N. Siddaraju, 3. Sri. G.N. Manjunath, 4. Smt. Malathi, 5. Smt. Shanthamma, 6. Sri. G.S. Srikanth, 7. Sri. G.S. Harish and 8. Sri. Madhukar with M/s. Primus Homes a partnership firm represented by its partner Sri. Nagendra, registered as Document No. BNS-1-09156/2016-17 stored in CD No. BNSD504, registered in the office of the Sub- Registrar Banaswadito with respect to Sy. No. 215/6 measuring 30 Guntas and Sy. No. 215/7 measuring 15.08 Guntas.
41.	02.12.2019	Cancelation of Joint Development Agreement 1. Sri. T.V. Nanjundappa S/o Veerabhadraiah along with his family with M/s. Primus Homes a partnership firm represented by its partner Sri. Nagendra, registered as Document No. MDP-1-07577/2019-20 stored in CD.No. MDPD494, registered in the office of the Sub-Registrar Mahadavepura Bangalore with respect to Sy. No. 215/6 measuring 30 Guntas and Sy. No. 215/7 measuring 15.08 Guntas.
42.	02.12.2019	Cancelation General Power of Attorney 1. Sri. T.V. Nanjundappa S/o Veerabhadraiah along with his family with M/s. Primus Homes a partnership firm represented by its partner Sri. Nagendra, registered as Document No. MDP-4-00332/2019-20 stored in CD.No. MDPD494, registered in the office of the Sub-Registrar Mahadavepura with respect to Sy. No. 215/6 measuring 30 Guntas and Sy. No. 215/7 measuring 15.08 Guntas.
43.	16.10.2019	Sale Deed executed by 1. Sri. T.V. Nanjundappa S/o Veerabhadraiah along with his family that is 2. Sri. G.N.



		Siddaraju, 3. Sri. G.N. Manjunath, 4. Smt. Malathi, 5. Smt. Shanthamma, 6. Sri. G.S. Srikanth, 7. Sri. G.S. Harish and 8. Sri. Madhukarand M/s. Primus Homes a partnership firm represented by its partner Sri. Nagendra (Conforming Party) executed a Sale Deed dated: 16.10.2019 in favour of Sri. Ashok Kumar S/o Ram Kumar and 59 others, registered as Document No. MDP-1-07579/2019-20, stored in CD. No. MDPD494, registered in the office of the Sub-Registrar Mahadevapura at Bangalore with respect to land bearing Sy. No. 215/6 measuring 23.08 Guntas and Sy. No.215/7 measuring 15.08 Guntas totally measuring 38.16 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk.
With Respect to Sy. No. 215/10(Old Sy. No. 215/8)		
44.	20.10.2016	Partition Deed entered between Smt. G.K. Manjula, G.K. Manjula, Sri. G.K. Nagaraj and Sri. G.K. Dhanarajall children of Late G.A. Krishnappa registered as Document No. HLS-1-03212/2016-17 stored in CD No. HLSD137, in the office of the Sub-Registrar Halsur at Bangaloreto with respect to Sy. No. 215/8 measuring 1 Acre 25 Guntas and Sy. No. 215/10 measuring 1 Acre 25 Guntas.
45.	07.09.2018	Notarized Family Tree of G.A. Krishnappa S/o Appanna.
46.	02.01.2020	Sale Deedexecuted by Sri. G.K. Nagaraj S/o Late G.A. Krishnappa, Smt. Padama.M W/o G.K. Nagaraj, Master. G.N. Harsha, Master. G.N. Nayana both children of G.K. Nagaraj(both minors represented by their father G.K. Nagaraj as their natural guardian) Sri. G.K. Danaraj S/o Late G.A. Krishnappa, Smt. Shilpa.D W/o G.K. Danaraj, Kumari. G.D. Nehakrishna D/o G.K. Dhanaraj in favour of Sri. C.R. Nagendra S/o Late. C.S. Rama Rao and



		others, registered as Document No. MDP-1-09206/2019-20, stored in CD. No. MDPD529, registered in the office of the Sub-Registrar Mahadevapura at Bangalore with respect to land bearing Sy. No. 215/10 measuring 1 Acre 25 Guntas.
47.		Mutation Registrar bearing MR. No. H33/2016-17, showing that Sri. G.K. Nagaraj and Sri. G.K. Dhanaraj, are the khathadhars with respect to Sy. No. 215/10(Old Sy. No. 215/8) measuring 1 Acre 25 Guntas.
48.	30.10.2019	Official Memorandum No. ALN[E.V.H.](Vritha) SR 111/2019-20, issued by Deputy Commissioner, Bangalore District for Conversion of the Schedule Property bearing Sy.No.215/10 measuring 1 Acre 25 Guntas from agricultural to non-agricultural residential purpose in the name of Sri. G.K. Nagaraj and Sri. G.K. Dhanaraj.
49.		Conversion Sketch with respect to Sy. No. 215/10.
50.	30.08.2019	Letter bearing No. ALC-734/855/19-20/99/2021-22, issued by the BDA as to conversion of land from non-agriculture to Residential purpose with respect to Sy. No. 215/10 measuring 1 Acre 25 Guntas.
51.		Record of Rights, Tenancy and Crop Inspection(RTC) for the period 1967-68 to 1971-72, 1972-73 to 1976-77, 1988-89 TO 1992-93, 1993 -94 to 1997-98, 1998-99 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2020-21, 2021-22.
52.	05.09.2019	Endorsement issued by the office of the Thasildar Bangalore East as to Non-availability of Mutation Registrar bearing MR.No.57/1980-81, with respect to Sy. No. 215/10(Old Sy. No. 215/8) measuring 1 Acre 25 Guntas.



53.		Mutation Register extract bearing MR No. 3/1991-92, with respect to Sy. No. 215/8.
54.	24.11.2009	Mutation Register extract bearing MR. No. 14/2009-10 for Sy. No. 215/10.
55.	17.02.2017	Mutation Register extract bearing MR. No. H33/2016-17, for Sy. No. 215/10.
56.		Kardha with respect to Sy. No. 215.
57.		Hissa survey Tippani with respect to Sy. No. 215/10.
58.		Survey Original Pakka Book with respect to Sy. No. 215/10.
59.	15.12.2022	Survey original Tippani with respect to Sy. No. 215/10.
60.	19.12.2022	Hissa Survey Tippani with respect to Sy. No. 215/10.
61.		Tahasildar Office, Bangalore South Taluk, stating that Nil tenancy under section 48 (A) of Karnataka Land Reforms Act, 1961, with respect to Sy. No. 215/10.
62.	09.09.2019	Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/10.
63.	09.09.2019	Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending PTCL of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/10.
64.	28.08.2019	Endorsement, issued by the Karnataka Industrial Development Board, Bangalore stating that there are no acquisitions with respect to Sy. No. 215/10.
65.	21.06.2021	Encumbrance Certificate from 01.04.1965 to 31.03.2004, with respect to Sy. No. 215/8.
66.	07.08.2019	Encumbrance Certificate from 01.04.2004 to 06.08.2019, with respect to Sy. No. 215/10.
67.	17.10.2022	Nill-Encumbrance Certificate from 08.08.2022 to with respect to Sy. No. 215/10.



68.		Encumbrance Certificate from 01.04.2004 to 11.12.2023, with respect to Sy. No. 215/10.
With Respect to Sy. No. 215/15(Old Sy.No. 215/7)		
69.	23.09.1969	Partition Deed entered by and between Sri.Veerabhadraiah and Sri. Chikkaveerbhadraiah both children of Nanjappa and Basamma registered as Document No. 2944/1969-70, registered in the office of the Sub-Registrar Bangalore South Taluk with respect to Sy. No. 215/7 measuring 31 Guntas.
70.	21.10.1971	Sale Deed executed by Sri.Chikkaveerabhadraiah along with his children Sri.C.V. Nanjanna and Sri. C.V. Chandrashekar(both minors represented by their father Sri. Chikkaveerabhadraiah as natural guardian) in favour of Sri. Ramaiah S/o Late Muniveerappa, registered as Document No. 4039/1971-72, registered in the office of the Sub-Registrar Bangalore South Taluk with respect to land bearing Sy. No. 215/7 (eastern portion) measuring 15.08 Guntas.
71.	10.02.1973	Panchayath Parikath (family partition) Sri. Ramaiah S/o Late Muniveerappa along with his mother Smt. Honnamma W/o Late Muniveerappa and his brothers Sri. Sampangappa, Sri. Nanjappa and Sri. Lingappa with respect to land bearing Sy. No. 215/7 (eastern portion) measuring 15.08 Guntas.
72.		Mutation Registrar bearing M.R. No. 4/1992-93, showing that Sri. Ramaiah S/o Muniveerappa, as the khathadhars with respect to land bearing Sy. No. 215/7 (eastern portion) measuring 15.08 Guntas.
73.		Mutation Registrar bearing MR. No.H78/2014-15, showing that Sri. Muniveerappa S/o Ramaiah, as the khathadhars with respect to land bearing Sy. No. 215/7 (eastern portion) measuring 15.08 Guntas.
74.	27.06.2015	Sale Agreement executed by Sri. Muniveerappa S/o Ramaiah along with his son Sri. Dhanush G.M in favour of Sri. L. Jayaram registered as Document No. VRT-1-01196/2005-16, registered in the office of the Sub-Registrar Varthur at Bangalore with respect to land



		bearing Sy. No. 215/7 (eastern portion) measuring 15.08 Guntas.
75.	16.10.2019	Cancellation of Sale Agreement executed by Sri. Muniveerappa S/o Ramaiah along with his son Sri. Dhanush G.M in favour of Sri. L. Jayaram registered as Document No. . INR-1-06994/2017-18, registered in the office of the Sub- Registrar Indiranagar at Bangalore with respect to land bearing Sy. No. 215/7 (eastern portion) measuring 15.08 Guntas.
76.	16.10.2019	Sale Deed executed by Muniveerappa S/o Ramaiah, Smt. Shashikalla W/o Muniveerappa and his son Sri. Dhanush G.M in favour of Sri. C.R. Nagaendrana S/o Late C.S. Rama Rao and Others, registered as Document No. . INR-1-06994/2017-18, MDP-1-07581-2019-20, stored in CD. No. MDPD494, registered in the office of the Sub- Registrar Shivajinagara(Mahadavapura), Sy. No. 215/15(old Sy. No. 215/7) measuring 15.08 Guntas out of the land totally measuring 30 Guntas.
77.	19.01.2019	Official Memorandum No. ALN[E.V.H.](Vritha) SR 12/2018-19, issued by Deputy Commissioner, Bangalore District for Conversion of the Schedule Property bearing Sy.No.215/15(old Sy. No. 215/7) (eastern portion) measuring 15.08 Guntas from agricultural to non-agricultural residential purpose in the name of Sri. Muniveerappa.
78.		Conversion Sketch with respect to Sy. No. 215/10.
79.		Record of Rights, Tenancy and Crop Inspection(RTC) for the period 1967-68 to 1971-72, 1972-73 to 1976-77, 1993 - 94 to 1997-898, 1998-99 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2020-21, 2021-22.
80.		Mutation Register extract bearing IHC No. 3/1993-94, with respect to Sy. No. 215/15.
81.		Mutation Register extract bearing T9/2016-17, with



		respect to Sy. No. 215/15.
82.		Kardha with respect to Sy. No.215.
83.		Hissa survey Tippani with respect to Sy. No. 215/15.
84.		Survey Original Pakka Book with respect to Sy. No. 215/15.
85.	15.12.2022	Survey original Tippani with respect to Sy. No. 215/15.
86.		Akarbandh with respect to Sy. No. 215/15.
87.		Tahasildar Office, Bangalore South Taluk, stating that Nil tenancy under section 48 (A) of Karnataka Land Reforms Act, 1961, with respect to Sy. No. 215/15.
88.		Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/15.
89.		Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending PTCL of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/15.
90.	21.06.2021	Encumbrance Certificate from 01.04.1960 to 31.03.2004, with respect to Sy. No. 215/7.
91.	23.06.2021	Encumbrance Certificate from 01.04.2004 to 21.06.2021, with respect to Sy. No. 215/15.
92.		Encumbrance Certificate from 02.04.2004 to 11.12.2023, with respect to Sy. No. 215/15(old Sy. No. 215/7). (Online Portal)
Common Documents with Respect to Sy. No. 215/6, Sy. No. 215/7, 215/10 and 215/15		
93.	22.04.2021	Joint Development Agreement entered by and between 1. Sri. Ashok Kumar S/o Ram Kumar and 59 others (owners of Sy. No. 215/6 and 215/7) 2. C.R. Nagendra S/o Late. C.S. Rama Rao and others(Owners of Sy. No. 215/10), 3. Sri. C.R. Nagaendrana S/o Late C.S. Rama



		Rao and Others (Owners of Sy. No. 215/15)with M/s. Novolife Innovative Structures LLP, represented by its one of the partner Sri. P. Nagendra S/o P. Narayanappa, registered dated: 31.07.2021 as Document No. BNS-1-04269/2021-22, stored in CD.No. BNSD1311, registered in the office of the Sub-Registrar Shivajinagara(Banaswadi), at Bangalorewith respect to Sy. No. 215/6 measuring 23.08 Guntas, Sy. No. 215/7 measuring 15.08 Guntas. Sy. No. 215/10 measuring 1 Acre 25 Guntas and Sy. No. 215/15 measuring 15.08 Guntas.
94.	22.04.2021	General Power of Attorney executed by 1. Sri. Ashok Kumar S/o Ram Kumar and 59 others (owners of Sy. No. 215/6 and 215/7) 2. C.R. Nagendra S/o Late. C.S. Rama Rao and others(Owners of Sy. No. 215/10), 3. Sri. C.R. Nagaendrana S/o Late C.S. Rama Rao and Others (Owners of Sy. No. 215/15)with M/s. Novolife Innovative Structures LLP, represented by its one of the partner Sri. P. Nagendra S/o P. Narayanappa, registered dated: 31.07.2021 as Document No. BNS-1-04269/2021-22, stored in CD.No. BNSD1311, registered in the office of the Sub-Registrar Shivajinagara(Banaswadi), at Bangalorewith respect to Sy. No. 215/6 measuring 23.08 Guntas, Sy. No. 215/7 measuring 15.08 Guntas. Sy. No. 215/10 measuring 1 Acre 25 Guntas and Sy. No. 215/15 measuring 15.08 Guntas.
With Respect to Sy. No. 215/13(Old Sy. No. 215/1)		
95.	03.05.1973	Partition Deed executed between Sri G.M. Narayana Reddy S/o Late Munishamappa @ Bodappa and others registered as Document No. 690/1973-74, registered in the office of the Sub-Registrar Bangalore South Taluk with respect to Sy. No. 215/1 measuring 32 Guntas.
96.		Family Tree of Sri. Munishamappa @ Bodappa issued by



		Village Accountant.
97.	07.01.1978	Sale Deed executed by Sri G.M. Narayana Reddy S/o Late Munishamappa @ Bodappa in favour of Sri. G.M. Ramaiah S/o Late Munishamappa @ Bodappa, registered as Document No. 3268/1978-79, registered in the office of the Sub-Registrar Bangalore South Taluk with respect to Sy. No. 215/1 measuring 32 Guntas
98.		Mutation Registrar bearing H86/2013-14, showing that Sri G.M. Ramaiah S/o Late Munishamappa @ Bodappa, as the khathadhar and the Phodi with respect to land bearing Sy. No. 215/13(old Sy. No. 215/1), measuring 32 Guntas.
99.	06.10.2016	Sale Deed executed by G.M. Ramaiah S/o Late Munishamappa @ Bodappa had executed a Sale Deed dated: 06.10.2016 along with his family Smt. Padamma W/o G.M. Ramaiah, Sri. G.R. Narendra Kumar S/o G.M. Ramaiah, Smt. Mamatha.C W/o G.R. Narendra Kumar, Kumari.Haritha. N, Kumari. Sharanya. N both D/o G.R. Narendra Kumar(both minors represented by their mother Smt. Mamatha. C as their natural guardian) in favour of Smt. P. Shanthi D/o P. Narayanappa, registered dated: 23.10.2019 as Document No. BNS-1-12310-2019-20, stored in CD. No. BNSD888, registered in the office of the Sub- Registrar Shivajinagara(Banaswadi), with respect to converted land bearing Sy. No. 215/13 measuring 6 Guntas out of the land totally measuring 32 Guntas.
100.	07.09.2018	Notarized Family Tree if Sri. G.M. Ramaiah S/o Late Munishamappa @ Bodappa.
101.	21.01.2019	Official Memorandum No. ALN[E.V.H.](Vritha) SR 16/2018-19, issued by Deputy Commissioner, Bangalore District for Conversion of the Schedule Property bearing Sy. No.215/13(old Sy. No. 215/1) measuring 6.08 Guntas out of 32 Guntas from agricultural to non-agricultural residential purpose in the name of Sri. G.M. Ramaiah.
102.		Conversion Sketch with respect to Sy. No. 215/13.



103.		Record of Rights, Tenancy and Crop Inspection(RTC) for the period 1967-68 to 1971-72, 1972-73 to 1976-77, 1993 - 94 to 1997-898, 1998-99 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2020-21, 2021-22.
104.		11-e Sketch with respect to Sy. No. 215/13 measuring 6.08 Guntas out of 30 Guntas.
105.		Kardha with respect to Sy. No. 215.
106.		Hissa survey Tippani with respect to Sy. No. 215/13.
107.		Survey Original Pakka Book with respect to Sy. No. 215/13.
108.	15.12.2022	Survey original Tippani with respect to Sy. No. 215/13.
109.		Akarbandh with respect to Sy. No. 215/13.
110.	17.11.2018	Tahasildar Office, Bangalore South Taluk, stating that Nil tenancy under section 48 (A) of Karnataka Land Reforms Act, 1961, with respect to Sy. No. 215/13.
111.	26.04.2018	Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/13.
112.	26.04.2018	Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending PTCL of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/13.
113.	12.10.2018	Endorsement, issued by the Karnataka Industrial Development Board, Bangalore stating that there are no acquisitions with respect to Sy. No. 215/13.
114.	25.04.2018	Encumbrance Certificate from 01.04.2000 to 31.03.2004, with respect to Sy. No. 215/13.
115.	23.04.2018	Encumbrance Certificate from 01.04.2000 to 22.04.2018, with respect to Sy. No. 215/13.



116.		Encumbrance Certificate from 02.04.2004 to 11.12.2023, with respect to Sy. No. 215/15(old Sy. No. 215/7). (Online Portal)
With Respect to Sy. No. 215/17(Old Sy. No. 215/3)		
117.	14.03.1977	Sale Deed executed by Smt. Gowramma W/o Gurrappa in favour of Smt. Lakshamma W/o Narayanappa, registered as Document No. 3502/1976-77, Book-1, Volume No. 1233, registered in the office of the Sub-Registrar Bangalore South Taluk with respect to the said land bearing Sy. No. 215/3 measuring 35 Guntas.
118.		Mutation Registrar bearing MR. No. 3/1987-88, showing that Smt Lakshamma W/o Narayanappa, as the khathadhars with respect to land bearing Sy. No. 215/3, measuring 35 Guntas.
119.	07.04.2012	Mutation Registrar bearing MR. No. T5/2011-12, showing that Smt Lakshamma W/o Narayanappa, as the khathadhars with respect to land bearing Sy. No. 215/3, measuring 35 Guntas.
120.	19.05.2017	Mutation Registrar bearing T23/2016-17, showing that Smt Lakshamma W/o Narayanappa, as the khathadhar and the said land been phoded from Sy. No. 215/3 to Sy. No. 215/13, measuring 2 Guntas.
121.	06.10.2016	Sale Deed executed by Smt. Lakshamma W/o Narayanappa along with her children Sri. Anand S/o Narayanappa and Smt. Kanthamma D/o Narayanappa in favour of Smt. P. Shanthi D/o P. Narayanappa, registered dated: 23.10.2019 as Document No. BNS-1-12313/2019-20, stored in CD. No. BNSD888, registered in the office of the Sub-Registrar Shivajinagar(Banaswadi), with respect to the land bearing Sy. No. 215/17 (old Sy. No. 215/3) measuring 2 Guntas35 Guntas.
122.	21.01.2019	Official Memorandum No. ALN[E.V.H.](Vritha) SR 15/2018-19, issued by Deputy Commissioner, Bangalore District for Conversion of the Schedule Property bearing Sy. No.215/17(old Sy. No. 215/3) measuring 2 Guntas from agricultural to non-agricultural residential



		purpose in the name of Smt. Lakshamma.
123.		Conversion Sketch with respect to Sy. No. 215/17.
124.	15.10.2018	Letter bearing No. CON-266/295/2018-19/20-21, issued by the BDA as to conversion of land from non-agriculture to Residential purpose with respect to Sy. No. 215/17 measuring 2 Guntas.
125.		Record of Rights, Tenancy and Crop Inspection(RTC) for the period 1967-68 to 1971-72, 1972-73 to 1976-77, 1993 - 94 to 1997-898, 1998-99 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2020-21, 2021-22.
126.		Kardha with respect to Sy. No. 215.
127.		Hissa survey Tippani with respect to Sy. No. 215/17.
128.		Survey Original Pakka Book with respect to Sy. No. 215/17.
129.		Survey original Tippani with respect to Sy. No. 215/17.
130.		Akarbandh with respect to Sy. No. 215/17.
131.		Hissa survey Tippani with respect to Sy. No. 215/17.
132.	30.01.2018	Tahasildar Office, Bangalore South Taluk, stating that Nil tenancy under section 48 (A) of Karnataka Land Reforms Act, 1961, with respect to Sy. No. 215/17.
133.	19.01.2018	Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/17.
134.	19.01.2018	Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending PTCL of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/17.
135.	20.01.2018	Encumbrance Certificate from 01.04.1989 to 31.03.2004, with respect to Sy. No. 215/17.



136.	18.01.2018	Encumbrance Certificate from 01.04.2004 to 17.01.2018, with respect to Sy. No. 215/17.
137.		Encumbrance Certificate from 02.04.2004 to 11.12.2023, with respect to Sy. No. 215/17(old Sy. No. 215/3). (Online Portal)
Common Documents with Respect to Sy. No. 215/13 and 215/17		
138.	22.04.2021	Joint Development Agreement entered by and between Smt. P. Shanthi D/o P. Narayanappa with M/s. Novolife Innovative Structures LLP, represented by its one of the partner Sri. P. Nagendra S/o P. Narayanappa, registered dated: 31.07.2021 as Document No. Document No. BNS-1-04719/2021-22, stored in CD.No. BNSD1319, registered in the office of the Sub-Registrar Shivajinagara(Banaswadi), at Bangalore with respect to Sy. No. 215/13 measuring 6.08 Guntas and Sy. No. 215/17 measuring 2 Guntas.
139.	22.04.2021	General Power of Attorney executed by Smt. P. Shanthi D/o P. Narayanappa with M/s. Novolife Innovative Structures LLP, represented by its one of the partner Sri. P. Nagendra S/o P. Narayanappa, registered dated: 31.07.2021 as Document No. Document No. BNS-4-00267/2021-22 stored in CD.No. BNSD1319, registered in the office of the Sub-Registrar Shivajinagara(Banaswadi), at Bangalore with respect to Sy. No. 215/13 measuring 6.08 Guntas and Sy. No. 215/17 measuring 2 Guntas.
COMMON DOCUMENTS WITH RESEPECT TO THE PROJECT NOVA GARDENIA		
140.	17.03.2023	Building License No. BBMP/Addl/Dir/JDNORTH/0070/22-23and Plan issued by the Bangalore Development Authority.
141.	25.11.2022	NOC issued by Karnataka State Pollution Control Board(KSPCB)



142.	21.06.2022	NOC issued by Airport Authority of India (AAI)
143.	04.03.2023	NOC issued by the Airport Services Centre(HAL)
144.	10.10.2022	NOC issued by Bangalore Water Supply and Sewerage Board (BWSSB)
145.	29.07.2022	NOC issued by Karnataka State Fire and Emergency Services.
146.	13. 07.2022	NOC issued by Ministry of Environmental, Forest and Climate Change issued by the SEIAA.
147.	11.07.2022	NOC issued by Bharat Sanchar Nigam Limited (BSNL)
148.	24.06.2022	NOC issued by BESCO.
149.	06.03.2023	Building Plan issued by the Bruhat Bengaluru Mahanagara Palike bearing No. BBMP/ Addl.Dir/JDNORRTH/0070/22-23.
150.	07.09.2021	Amalgamation Deed executed by Sri. Ashok Kumar and 156 Others represented by their GPA holder M/s Novolife Innovative Structures LLP, registered as Document No. BNS-1-06809/2021-22, stored in CD No. BNSD1342 registered in the office of the Sub-registrar Banaswadi, at Bangalore.
151.	30.12.2021	Khatha extract bearing Amalgamated Khatha No. 7677/Sy. No. 215/6, 215/7, 215/15, 215/10,215/13, &215/17, issued in the name of 1. Sri. Ashok Kumar S/o Ram Kumar and others, 2. C.R. Nagendra S/o Late. C.S. Rama Rao and others and 3. V.Shantha, with respect 7677/Sy. No. 215/6, 215/7, 215/15, 215/10,215/13, &215/17,
152.		Tax Paid for the year 2023-24 with respect to Sy. No's. 7677/Sy. No. 215/6, 215/7, 215/15, 215/10,215/13, &215/17, issued by BBMP in the name of Sri. Ashok and others.
153.	08.02.2022	Certificate of Incorporation in the name of M/S. NOVOLIFE INNOVATIVE STRUCTURES LLP
154.	21.11.2023	Supplementary Limited Liability Agreement to the Partnership Agreement Executed between 1. Sri. Thakkilapati Vijay Kumar S/o Thakkilapati Raja Gopal, 2. Sri. Puthamakula Nagendra S/o Puthamakula Narayanappa, 3. Smt. Shanti Puthamakula D/o



		Narayana Plouraged, 4.Sri. Chintamani Ramarao Nagendra S/o Chintamani Somasundar Rao, 5. Sri. Ashok Kumar S/o Ram Kumar, 6. Smt. Madhumathi Rajappa D/o Rajappa, 7. Sri. Katam Reddy Srikar Reddy S/o Krishna Reddy Katam Reddy, 8. Sri.KatamReddy Srikanth Reddy S/o Krishna Reddy, 9. Sri. Rajashekhar Reddy Sandeep S/o Gunjur Ramaiah Rajasekhar Reddy, with respect to M/S. NOVOLIFE INNOVATIVE STRUCTURES LLP.
149.	08.02.2022	Certificate of Incorporation in the name of M/S. NOVOLIFE INNOVATIVE STRUCTURES LLP

III. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarbandh	A Register showing the area and rate of assessment of holidays.
3.	Atlas	A Survey document which shows a sketch of the land with hissas/ survey sub-numbers assigned after the phodi/ sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 th of an acre or 121 square yards or 1089 Square Feet;
6.	Hissa	Portions formed in Survey numbers after phodi / partition;
7.	Hissadar	Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a Taluk;
10.	Khatha	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the



		heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited.
11.	Khathedar	Owner/Occupant of the land in the revenue records of the Government.
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/PanchayathParikath	Customary oral partition effected amongst the co-owners/family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phodi along with the extent of the land.
15.	Phodi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub dividing of fields;
16.	PhutKharab/Kharab	A piece or pieces of land classified as non-arable and included in a survey number;
17.	RTC/Pahani Record of Rights, Tenancy and Crop Inspection	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants or agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number sub-ordinate to that of the Survey Number of which it is a portion.



TRACING OF TITLE

Flow of Title with respect to Sy. No. 215/6:

Upon perusal of provided documents, it is observed that, the property bearing Sy.No.215/6 measuring 23.08 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, is the portion of the larger property bearing Sy.No.215/6 measuring 30 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), was originally belonging to one Sri. Munishami@ Heelalige Munishamappa, S/o. Ramanna, which is evident from the RTC entries from the year 1967-68 in column No. 9 as the owner and the same is available for perusal at **Document No. 7** in the list of documents scrutinized.

Thereafter, Sri. Munishami@ Heelalige Munishamappa, S/o. Ramanna and his wife Smt. Gangamma and their only son Sri. Ramaiah died interstate leaving behind their legal heirs viz., Smt. Sampamma, Sri. GR. Ramaiah, Sri. G.R. Muniswamy, Sri. G.R. Narayanappa, Smt. Muniyamma, Smt. Gowamma, Sri. G.R. Nagaraju and Sri.G.R. Chikkapillaiah to succeed to the estate of the deceased.

Further, accordingly the Khatha has been mutated to the name of Smt. Sampamma, Sri. GR. Ramaiah, Sri. G.R. Muniswamy, Sri. G.R. Narayanappa, Smt. Muniyamma, Smt. Gowamma, Sri. G.R. Nagaraju and Sri.G.R. Chikkapillaiah jointly as per IHC No. 3/1993-94 with respect to the property bearing Sy.No.215/6 measuring 30 Guntas and the same is available for perusal at **Document No. 8** in the list of documents scrutinized.

Subsequently, Sri. GR. Ramaiah, Sri. G.R. Muniswamy, Sri. G.R. Nagaraju, being the joint owners of the property bearing Sy. No. 215/6, had offered to sell the Land bearing Sy. No. 215/6 measuring 30 Guntas to Sri. G.M. Nanjundappa S/o Madappa and as to the said offer Sri, G.M. Nanjundappa had accepted to the said offer made and subsequently a Sale Agreement dated: 07.08.1994 was entered by and between Sri. GR. Ramaiah, Sri. G.R. Muniswamy, Sri. G.R. Nagaraju and Sri. G.M. Nanjundappa S/o Madappa, and the same is available for perusal at **Document No. 1** in the list of documents scrutinized.



Thereafter Sri. Ramaiah and Others failed to execute the registered Sale Deed in favour of Sri. G.M. Nanjundappa S/o Madappa as per the terms of the Sale Agreement Sri. G.M. Nanjundappa had filed a suit for specific performance of the Sale Agreement dated: 07.08.1994, bearing O.S. No. 662/1995, and the said suit was been decreed by the Hon'ble court by passing an order stating that Sri. GR. Ramaiah, Sri. G.R. Muniswamy, Sri. G.R. Nagaraju has to execute a Sale Deed as per the terms of the Sale Agreement dated: 07.08.1994, in favour of Sri.Nanjundappa S/o Madappa by receiving the balance sale consideration. Wherein Sri. Ramaiah and others failed to execute the Sale Deed in favour of Sri. G.M. Nanjundappa S/o Madappa, filed an Execution Petition E.X. No. 46/1997, in the courts of the II Additional Civil Judge(Sr.Dn)Bangalore Rural Division. Subsequently Sri.Narayanappa and Smt. Muniyamma both children of Sri. Ramaiah filed an suit for Partition and separate position bearing O.S No. 530/1999 against Sri. G.R. Ramaiah , Sri. G.R. Muniswamy, Sri. G.R. Nagaraju, with respect to land bearing Sy.No.215/6 measuring 30 Gunas. Meanwhile Sri. Narayanappa and Smt. Muniyamma had filed an Miscellaneous Petition No. 39/2006 before the Principal District Judge Bangalore Rural District seeking for transfer of the Execution Petition No. 46/1997 to the II Additional Civil Judge(Sr.Dn)Bangalore Rural Divisionas both the cases are similar In nature and the said Miscellaneous Petition was allowed and both the cases that is O.S No. 530/1999 and E.X. No. 46/1997 were herd. During the pendency of the afore said Suits a Sale Deed dated: 30.06.2008 was been executed by Smt. Rajamma W/o Late Ramaiah, Sri. Manjunath S/o Late Ramaih, Sri, Manjula D/o Late Ramaih, Sri. G.R. Muniswamy Late Ramaih, Sri. Rama Murthy G.M. S/o. Muniswamappa, Miss. Ramya G.M. D/o G.M. Muniswamappa, Miss, Nethra G.M D/o Muniswamappa, Sri. Narayanappa@Narayana Murthy S/o Late Ramaiah, Miss. Shoba G.N D/o Narayanappa, Miss Bhagya G.N D/o Narayanappa, Miss. Roopa G.N D/o Narayanappa, Smt. Muniyamma W/o Krishnappa, Smt. Gowramma W/o Ramaiah, Sri. G.R. Nagaraju S/o Late Ramaiah Sri. G.R. ChikkapillaiahS/o Late Ramaiah, Miss. Manu D/o Chikkapillaiah, Miss. Sahana D/o Chikkapillaiah(Manu and Sahana are minors represented by their father Sri. Chikkapillaiah as Guardian)and Sri. G.M. Nanjundappa S/o Madappa(Plaintiff in Execution Petition No. 46/1997) in favour of Sri. T.V. Nanjundappa S/o Veerabhadraiah, registered as Document No. VRT-1-1310/2008-09, registered in the office of the Sub-Registrar Varthur at Bangalore with respect to land bearing Sy. No. 215/6 measuring 30 Guntas. Thereafter the Parties in O.S. No. 530/1999



had filed an compromise Petition under Order 23 Rule 3 of CPC stating that the said matter as been amicably settled and are withdrawing the suit bearing O.S. No. 530/1999 and as per the said compromise petition the Hon'ble Court has Decreed the suit and the same is available for perusal at **Document No. 2** in the list of documents scrutinized.

Observation: It has been observed that the suits bearing O.S. No. 662/1995, E.X. No. 46/1997, O.S. No. 530/1999 and Miscellaneous Petition No. 39/2006, has not been made available to us and further it has been intimated to us that the said cases have been compromised and have applied for the certified copy's of the same and are trying to procure the said copies, further we are relaying on the intimation made to us and we have come into a assumption that as the said parties who had filed the suit have been made parties in the Sale Deed dated: 30.06.2008, registered as Document No. VRT-1-1310/2008-09 and have released their rights and claims over the property bearing Sy. No. 215/6, hence we have come to a conclusion that as the parties who have filed the suit/s have released their right over the property the said claims made by the parties in the above mentioned suits will stand not valid.

In the same manner Sri. T.V. Nanjundappa S/o Veerabhadraiah, was been registered as the khathadhar with respect to Sy. No. 215/6, measuring 30 Guntas by way of a Mutation Register extract bearing MR No. 11/2008-09, and the same is available for perusal at **Document No. 3** in the list of documents scrutinized.

Title flow with respect to Sy. No. 215/7:

Upon perusal of provided documents, it is been observed that, the property bearing Sy.No.215/7 measuring 15.08 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, is the portion of the larger property bearing Sy.No.215/7 measuring 31 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), was originally belonging to one Sri.Veerabhadraiah and Sri. Chikkaveerbhadraiah, which is evident from the RTC entries in the year 1972-73 in column No. 9 as owners/ Khathadhars and the same is available for perusal at **Document No. 25** in the list of documents scrutinized.



Thereafter, Sri.Veerabhadraiah and Sri. Chikkaveerbhadraiah effected partition amongst them by way of a Partition Deed dated: 23.09.1969, registered as Document No. 2944/1969-70, registered in the office of the Sub-Registrar Bangalore South Taluk and as per the said partition the land bearing Sy. No. 215/7 was been equally dived wherein the western portion of Sy. No. 215/7 measuring 15.08 Guntas was been allotted to Sri. Veerabhadraiah and the eastern portion of Sy. No. 215/7 measuring 15.08 Guntas was been allotted to Sri. Chikkaveerbhadraiah and the same is available for perusal at **Document No. 20** in the list of documents scrutinized.

Thereafter it has been observed that Sri. Veerabhadraiah died interstate leaving behind his wife Smt. Lalithamma and Sri. Nataraj, to inherit his estate/s. Subsequently, Smt. Lalithamma W/o Veerabhadraiah and Sri. Nataraj S/o Veerabhadraiah had executed a Sale Deed dated: 19.05.1980 in favour of Sri. T.V. Nanjundappa S/o Veerabhadraiah registered as Document No. 1337/1980-81, in the office of the Sub-Registrar Bangalore South Taluk and the same is available for perusal at **Document No. 21** in the list of documents scrutinized.

In the manner state above the aforesaid Sri. T.V. Nanjundappa S/o Veerabhadraiah, became the absolute owner with right title and interest over the said property bearing Sy.No. 215/6 measuring 30 Guntas and Sy.No.215/7 measuring 15.08 Guntas.

Further the aforesaid Sri. T.V. Nanjundappa along with is family that is Sri. G.N. Siddaraju, Sri. G.N. Manjunath, Smt. Malathi, Smt. Shanthamma, Sri. G.S. Srikanth, Sri. G.S. Harish and Sri. Madhukar entered into a Joint Development Agreement dated: 06.10.2016 with M/s. Primus Homes a partnership firm represented by its partner Sri. Nagendra, registered as Document No. BNS-1-09156/2016-17 stored in CD No. BNSD504, registered in the office of the Sub-Registrar Banaswadi with respect to land bearing Sy. No. 215/6 measuring 23.08 Guntas and Sy.No. 215/7 measuring 15.08 Guntas totally measuring 38.16 Guntas and the same is available for perusal at **Document No.39** in the list of documents scrutinized.

Subsequently a General Power of Attorney dated: 06.10.2016 was been executed by Sri. T.V. Nanjundappa S/o Veerabhadraiah along with is family members authorizing M/s. Primus Homes a partnership firm represented by its partner



Sri. Nagendra, as the lawful attorney holder to carry out all the acts in there favour registered as Document No. BNS-4-00537/2016-17, stored in CD.No. BNSD504, registered in the office of the Sub-Registrar Banaswadi, Bangalore, with respect to land bearing Sy. No. 215/6 measuring 23.08 Guntas and Sy.No. 215/7 measuring 15.08 Guntas totally measuring 38.16 Guntas and the same is available for perusal at **Document No. 40** in the list of documents scrutinized.

Subsequent Sri. T.V. Nanjundappa got the land bearing Sy. No. 215/6 measuring 23.08 Guntas converted from agriculture to non agriculture residential purpose by way of an Official Memorandum No.ALN[E.V.H.](Vritha) SR 13/2018-19, dated 19.01.2019 and Survey No.215/7 measuring 15.08 Guntas, Converted vide, Official Memorandum No. ALN[E.V.H.](Vritha) SR 14/2018-19, dated 19.01.2019 totally measuring 38.16 Guntas, issued by Special Deputy Commissioner, Bangalore Urban District, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk) , Bangalore Urban District and the same along with conversion sketch is available for perusal at **Document No. 4 ,5, 22 and 23**, in the list of documents scrutinized.

Further it has been observed that due to unavoidable circumstances the said JDA and GPA both dated: 06.08.2016, entered between Sri. T.V. Nanjundappa and M/s. M/s. Primus Homes stood cancelled and subsequently a cancellation of Joint Development Agreement dated: 02.12.2019, was been entered between Sri. T.V. Nanjundappa and others and M/s. Primus Homes represented by its partner Sri. Nagendra, registered as Document No. MDP-1-07577/2019-20 stored in CD.No. MDPD494, registered in the office of the Sub-Registrar Mahadavepura Bangalore and the same is available for perusal at **Document No. 41** in the list of documents scrutinized.

In the same manner the Cancellation of General Power of Attorney dated: 02.12.2019 was also been executed by and between Sri. T.V. Nanjundappa and others and M/s. Primus Homes represented by its partner Sri. Nagendra, registered as Document No. MDP-4-00332/2019-20 stored in CD.No. MDPD494, registered in the office of the Sub-Registrar Mahadavepura Bangalore, with respect to Sy. No. 215/6 measuring 23.08 Guntas and 215/7 measuring 15.08 Guntas totally measuring 38.16 Guntas and the same is available for perusal at **Document No. 42** in the list of documents scrutinized.

Thereafter, Sri.T.V. Nanjundappa along with his family that is Sri. G.N.



Siddaraju, Sri. G.N. Manjunath, Smt. Malathi, Smt. Shanthamma, Sri. G.S. Srikanth, Sri. G.S. Harish and Sri.Madhukar and M/s. Primus Homes represented by its partner Sri. Nagendra (Conforming Party) executed a Sale Deed dated: 16.10.2019 in favour of Sri. Ashok Kumar S/o Ram Kumar and others, registered as Document No. MDP-1-07579/2019-20, stored in CD. No. MDPD494, registered in the office of the Sub-Registrar Mahadevapura at Bangalore with respect to land bearing Sy. No. 215/6 measuring 23.08 Guntas and Sy. No.215/7 measuring 15.08 Guntas totally measuring 38.16 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk and the same is available for perusal at **Document No. 43** in the list of documents scrutinized.

In the manner stated above, Sri. Ashok Kumar S/o Ram Kumar and 59 others herein became absolute owner of the property bearing Survey No.215/6 measuring Converted vide, Official Memorandum No.ALN[E.V.H.](Vritha) SR 13/2018-19, dated 19.01.2019 and Survey No.215/7 measuring 15.08 Guntas,Converted vide, Official Memorandum No. ALN[E.V.H.](Vritha) SR 14/2018-19, dated 19.01.2019 totally measuring 38.16 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk.

Flow of Title with respect to Sy. No. 215/10:

Upon perusal of provided documents, it is been observed that, the property bearing Sy.No.215/10(old Sy. No. 215/8) measuring 1 Acre 25 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), is the portion of the larger property bearing Sy.No.215/8 measuring 3 Acres 10 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), was originally belongs to one Sri G.A. Krishnappa, which is evident from the RTC entries in the year 1988-89 in column No. 9 as owners/ Khathadhars and the Khatha was also been mutated in the name of Sri. G.A. Krishnappa by way of a mutation registrar extract bearing MR.No.57/1980-81, with respect to the land bearing Sy.No.215/10(Old Sy. No. 215/8) measuring 1 Acre 25 Guntas further it is observed that as the said Mutation Registrar bearing MR.No.57/1980-81, is not available the Thasildar Bangalore East as issued a Non-availability endorsement with respect to the same and is available for perusal at **Document No. 44 and 52** in the list of documents scrutinized.



Further it has been observed that Sri. G.A. Krishnappa died interstate leaving behind his wife Smt. Shanthamma and his legal heirs viz., Smt. G.K. Manjula, Sri. G.K. Nagaraj and Sri.G.K.Dhanaraj to succeed to the estate of Sri. G.A. Krishnappa, which is evident from the Notarized Family Tree and the same is available for perusal at **Document No. 45** in the list of documents scrutinized.

Thereafter it has been observed that the said property bearing Sy. No. 215/8 totally measuring 3 Acres 10 Guntas was been phoded by way of a phodi proceeding and has been bifurcated as two parts and was assigned with a new Sy. No. 215/8 measuring 1 Acre 25 Guntas and Sy.No.215/10 measuring 1 Acre 25 Guntas and the name of Sri.G.K.Nagaraj and Sri. G.K. Danaraj both son's of Late G.A. Krishnappa was been reflecting as the Khathadhars of the said Sy. No. 215/10 measuring 1 Acre 25 Guntas by way of a mutation registrar extract bearing MR. No. 14/2009-10 and the same is available for perusal at **Document No. 54** in the list of documents scrutinized.

Further a Partition Deed dated: 20.10.2016 was entered between Smt. G.K. Manjula, Sri. G.K. Nagaraj and Sri. G.K. Dhanaraj with respect to the joint family properties registered as Document No. HLS-1-03212/2016-17 stored in CD No. HLSD137, in the office of the Sub-Registrar Halsuru at Bangalore and as per the said family partition dated: 20.10.2016, the said land bearing Sy. No. 215/10, was been allotted to the share of Sri. G.K. Nagaraj and Sri. G.K. Dhanaraj and the Khatha was also been mutated in their name by way of an mutation registrar bearing MR. No. H33/2016-17 and the same is available for perusal at **Document No. 44 and 55** in the list of documents scrutinized..

Further the aforesaid Sri. G.K. Nagaraj and Sri. G.K. Dhanaraj has made an application to the Special Deputy Commissioner (Revenue), Bangalore District for conversion of land bearing Sy.No.215/10 measuring 1 Acre 25 Guntas from agricultural to non-agricultural residential purpose. After the survey, the Special Deputy Commissioner (Revenue), Bangalore District has issued an Official Memorandum, dated: 30.10.2019 bearing No. ALN[E.V.H.](Vritha) SR 111/2019-20 according to which the property bearing Sy.No.215/10 measuring 1 Acre 25 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk has been converted from agricultural to non-agricultural residential purpose and the same along with conversion sketch is available for perusal at **Document No. 48 and 49**



in the list of documents scrutinized.

Thereafter Sri. G.K. Nagaraj S/o Late G.A. Krishnappa, Smt. Padama.M W/o G.K. Nagaraj, Master. G.N. Harsha, Master. G.N. Nayana both children of G.K. Nagaraj(both minors represented by their father G.K Nagaraj as their natural guardian) Sri. G.K. Danaraj S/o Late G.A. Krishnappa, Smt. Shilpa.D W/o G.K. Danaraj, Kumari. G.D. Nehakrishna D/o G.K. Dhanaraj executed a Sale Deed dated: 02.01.2020 in favour of Sri. Sri. C.R. Nagendra S/o Late. C.S. Rama Rao and others, registered as Document No. MDP-1-09206/2019-20, stored in CD. No. MDPD529, registered in the office of the Sub-Registrar Mahadevapura at Bangalore with respect to land bearing Sy. No. 215/10 measuring 1 Acre 25 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk and the same is available for perusal at **Document No. 46** in the list of documents scrutinized.

WHEREAS, in the manner stated above, Sri. C.R. Nagendra S/o Late. C.S. Rama Rao and 136 others herein became the absolute owner Sy.No.215/10(old Sy. No. 215/8) measuring 1 Acer 25 Guntas, duly Converted vide, Official Memorandum No. ALN[E.V.H.](Vritha) SR 111/2019-20, dated 30.10.2019 issued by Special Deputy Commissioner, Bangalore Urban District situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk.

Flow of Title with respect to Sy. No. 215/15:

Upon perusal of provided documents, it is been observed that, the property bearing Sy.No.215/7 measuring 15.08 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, is the portion of the larger property bearing Sy.No.215/7 measuring 31 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), was originally belonging to one Sri.Veerabhadraiah and Sri. Chikkaveerbhadraiah, which is evident from the RTC entries in the year 1972-73 in column No. 9 as owners/ Khathadhars and the same is available for perusal at **Document No. 79** in the list of documents scrutinized.

Thereafter, after it has been observed that after the death of Sri.Basamma her children by name Sri.Veerabhadraiah and Sri. Chikkaveerbhadraiah effected partition amongst them by way of a Partition Deed dated: 23.09.1969, registered



as Document No. 2944/1969-70, registered in the office of the Sub-Registrar Bangalore South Taluk and as per the said partition the land bearing Sy. No. 215/7 was been equally dived wherein the western portion of Sy. No. 215/7 measuring 15.08 Guntas was been allotted to Sri. Veerabhadraiah and the eastern portion of Sy. No. 215/7 measuring 15.08 Guntas was been allotted to Sri. Chikkaveerhadraiah and the same is available for perusal at **Document No. 69** in the list of documents scrutinized.

Subsequently the aforesaid Sri. Chikkaveerabhadraiah from the above said transaction became the owner of the said land bearing Sy. No. 215/7 measuring 15.08 Guntas. Thereafter, Sri. Sri. Chikkaveerabhadraiah along with his children Sri. C. V. Nanjanna and Sri. C. V. Chandrashekar (both minors represented by their father Sri. Chikkaveerabhadraiah as natural guardian) executed a Sale Deed dated: 21.10.1971, in favour of Sri. Ramaiah S/o Late Muniveerappa, registered as Document No. 4039/1971-72, registered in the office of the Sub-Registrar Bangalore South Taluk, with respect to the land bearing Sy. No. 215/7 (eastern portion) measuring 15.08 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk and the same is available for perusal at **Document No. 70** in the list of documents scrutinized.

Further Sri. Ramaiah S/o Late Muniveerappa along with his mother Smt. Honnamma W/o Late Muniveerappa and his brothers Sri. Sampangappa, Sri. Nanjappa and Sri. Lingappa, had entered in to a family partition by way of an Panchayath Parikath dated: 10.02.1973 with respect to the joint family property and the same is available for perusal at **Document No. 71** in the list of documents scrutinized.

Subsequently as per the said Panchayath Parikath the Sy. No. 215/7 measuring 15.08 Guntas was been allotted to the share of Sri. Ramaiah S/o Muniveerappa. Further the Khatha with respect to the land bearing Sy. No. 215/7 (eastern portion) was been mutated in the name of Sri. Ramaiah S/o Muniveerappa by way of an mutation registrar bearing M.R. No. 4/1992-93 and the same is available for perusal at **Document No. 72** in the list of documents scrutinized.

Thereafter it has been observed that Sri. Ramaiah and his wife Smt. Eeramma



died interstate leaving behind there only son Sri. G.R. Muniveerappa to succeed to the estate of Sri.Ramaiah and Smt. Eeramma. Further after the death of Sri. Ramaiah the said Khatha with respect to the land bearing Sy. No. 215/7 (eastern portion) measuring 15.08 Guntas was been mutated in the name of Sri. G.R. Muniveerappa by way of a mutation registrar bearing MR. No.H78/2014-15and the same is available for perusal at **Document No. 73** in the list of documents scrutinized.

Further the aforesaid Sri. Muniveerappa S/o Ramaiah acquiring the title over the said land bearing Sy. No. 215/7 (eastern portion) measuring 15.08 Guntas, along with his son Sri. Dhanush G.M has executed a Sale Agreement dated: 27.06.2015, in favour of Sri. L. Jayaram, registered as Document No. VRT-1-01196/2005-16, registered in the office of the Sub- Registrar Varthur at Bangaloreand the same is available for perusal at **Document No. 74** in the list of documents scrutinized.

Further it has been observed that the said land bearing Sy. No. 215/7(eastern portion) measuring 15.08 Guntas was been Phoded by way of a Phodi proceedings and was been allotted with a new Sy. No. 215/15 measuring 15.08 Guntas by way of an mutation registrar bearing MR. No. T9/2016-17and the same is available for perusal at **Document No. 81** in the list of documents scrutinized.

It has been further observed that due to some unavoidable circumstances the said Sale Agreement dated: 27.06.2015, executed between, Sri.Muniveerappa S/o Ramaiah and his son Sri. Dhanush G.M and Sri. L. Jayaram, couldn't be performed hence have mutually agreed and have agreed to cancel the said Sale Agreement by way of Cancellation of the Sale Agreement, dated: 16.10.2019, registered as Document No. INR-1-06994/2017-18, with respect to the land bearing Sy,No. 215/15(old Sy. No. 215/7) measuring to a extent of 15.08 Guntasand the same is available for perusal at **Document No. 75** in the list of documents scrutinized.

Thereafter the aforesaidSri. Muniveerappa has made an application to the Special Deputy Commissioner (Revenue), Bangalore District for conversion of land bearing Sy.No.215/15(old Sy. No. 215/7) measuring 15.08 Guntas out of 31 Guntas from agricultural to non-agricultural residential purpose. After the survey, the Special Deputy Commissioner (Revenue), Bangalore District has



issued an Official Memorandum, dated: 19.01.2019 bearing No. ALN[E.V.H.](Vritha) SR 12/2018-19 according to which the property bearing Sy.No.215/15(old Sy. No. 215/7) measuring 15.08 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk has been converted from agricultural to non-agricultural residential purposes and the same along with conversion sketc his available for perusal at Document No. 77and 78in the list of documents scrutinized.

Subsequently the aforesaid Sri.Muniveerappa S/o Ramaiah, Smt. Shashikalla W/o Muniveerappa and his son Sri. Dhanush G.M had executed a Sale Deed dated: 16.10.2019 in favour of Sri. C.R. Nagaendrana S/o Late C.S. Rama Rao and Others, registered dated: 16.10.2019 as Document No. MDP-1-07581-2019-20, stored in CD. No. MDPD494, registered in the office of the Sub- Registrar Shivajinagara(Mahadavapura), with respect to converted land bearing Sy. No. 215/15(old Sy. No. 215/7) measuring 15.08 Guntas out of the land totally measuring 30 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Talukand the same is available for perusal at Document No. 76 in the list of documents scrutinized.

Thereforein the manner stated above, Sri. C.R. Nagaendrana S/o Late C.S. Rama Rao and 18 Others herein became the absolute owner of the property bearing Survey No.215/15 measuring 15.8 Guntas, Converted vide, Official Memorandum dated: 19.01.2019 bearing No. ALN[E.V.H.](Vritha)SR 12/2018-19issued by Special Deputy Commissioner, Bangalore Urban Districtsituated at Gunjur Village, Varthur Hobli, Bangalore East Taluk.

Common Documents with respect to Sy. No. 215/6, 215/7, 215/10, 215/5:

Thereafter a Joint Development Agreement dated: 22.04.2021 has been executed by the aforesaid 1. Sri. Ashok Kumar S/o Ram Kumar and 59 others being the absolute owners of the land bearing Sy. No. 215/6, Sy.No.215/7, 2. C.R. Nagendra S/o Late, C.S. Rama Rao and 136others being the absolute owners of the land bearing Sy. No. 215/10 & 3.Sri. C.R. Nagaendrana S/o Late C.S. Rama Rao and 18Others being the owners of land bearing Sy. No. 215/15, with M/s. Novolife Innovative Structures LLP, represented by its one of the partner Sri. P. Nagendra S/o P. Narayanappa, registered dated: 31.07.2021 as Document No. BNS-1-04269/2021-22, stored in CD.No. BNSD1311, registered in the office of the



Sub-Registrar Shivajinagara(Banaswadi), at Bangalore by developing the same by constructing a Multi-Store Residential Apartment with the ratio 53:47i.e., 47% super builtup area, undivided share, car parking space shall belong to the owners share and 53% super builtup area, undivided share, car parking space shall belong to M/s. Novolife Innovative Structures LLPwith respect to land bearing Sy. No. 215/6 measuring 23.08 Guntas, Sy.No. 215/7 measuring 15.08 Guntas.Sy.No. 215/10 measuring 1 Acre 25 Guntas and Sy. No. 215/15 measuring 15.08 Guntasand the same is available for perusal at **Document No. 93** in the list of documents scrutinized.

Subsequently a General power of attorney dated: 31.07.2021 has been executed by 1. Sri. Ashok Kumar S/o Ram Kumar and 59 others being the absolute owners of the land bearing Sy. No. 215/6 measuring 23.08 Guntas, Sy.No.215/7 measuring 15.05 Guntas, 2. C.R. Nagendra S/o Late. C.S. Rama Rao and 136others being the absolute owners of the land bearing Sy. No. 215/10 measuring 1 Acre 25 Guntas &3. Sri. C.R. Nagaendrana S/o Late C.S. Rama Rao and 18Others being the owners of land bearing Sy. No. 215/15 measuring 15.08 Guntasappointing M/s. Novolife Innovative Structures LLP, (Developer) as there lawfull attorney to carry out all the acts and deeds as mentioned in the GPA, registered as Document No. BNS-1-00231/2021-22 stored in CD.No. BNSD1311, registered in the office of the Sub-Registrar Shivajinagara(Banaswadi), at Bangaloreand the same is available for perusal at **Document No. 94** in the list of documents scrutinized.

Flow of Title with respect to Sy. No. 215/13:

Upon perusal of provided documents, it is been observed that, the property bearing Sy.No.215/13 measuring 6.08 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), is the portion of the larger property bearing Sy.No.215/1 measuring 32 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk), was originally belongs to one Sri G.M. Narayana Reddy S/o Late Munishamappa @ Bodappa, who acquired the title by virtue of the Partition Deed dated: 03.05.1973, registered as Document No. 690/1973-74, registered in the office of the Sub-Registrar Bangalore South Talukand the same is available for perusal at **Document No. 95** in the list of documents scrutinized.



Further the Family Tree of Sri. Munishamappa @ Bodappa issued by Village Accountant and the same is available for perusal at **Document No. 96** in the list of documents scrutinized.

Thereafter the aforesaid Sri G.M. Narayana Reddy S/o Late Munishamappa @ Bodappa being the absolute owner with right title and interest over the property had executed a Sale Deed dated: 07.01.1978, in favour of Sri. G.M. Ramaiah S/o Late Munishamappa @ Bodappa, registered as Document No. 3268/1978-79, registered in the office of the Sub-Registrar Bangalore South Taluk with respect to Sy. No. 215/1 measuring 32 Guntas and the same is available for perusal at **Document No. 97** in the list of documents scrutinized.

Further the aforesaid Sri. G.M. Ramaiah S/o Late Munishamappa @ Bodappa being the absolute owner along with right title and interest over the said property bearing Sy. No. 215/1 measuring 32 Guntas had got the land phoded by way of Phodi proceedings and the said land bearing Sy. No. 215/1 measuring 30 Guntas was been allotted with a new Sy. No. 215/13 measuring 32 Guntas and the same has been mutated by way of a mutation registrar extract bearing MR. No. H86/2013-14 and the same is available for perusal at **Document No. 98** in the list of documents scrutinized.

Thereafter the aforesaid Sri. G.M. Ramaiah has made an application to the Special Deputy Commissioner (Revenue), Bangalore District for conversion of land bearing Sy.No.215/13 measuring 6.8 Guntas out of 30 Guntas from agricultural to non-agricultural residential purpose. After the survey, the Special Deputy Commissioner (Revenue), Bangalore District has issued an Official Memorandum, dated: 21.01.2019 bearing No. ALN[E.V.H.](Vritha) SR 16/2018-19 according to which the property bearing Sy.No.215/13 measuring 6.8 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk has been converted from agricultural to non-agricultural residential purposes and the same along with conversion sketch with respect to Sy. No. 215/13 is available for perusal at **Document No. 101 and 102** in the list of documents scrutinized.

Subsequently the aforesaid Sri. G.M. Ramaiah S/o Late Munishamappa @ Bodappa had executed a Sale Deed dated: 06.10.2016 along with his family Smt. Padamma W/o G.M. Ramaiah, Sri. G.R. Narendra Kumar S/o G.M. Ramaiah, Smt. Mamatha.C W/o G.R. Narendra Kumar, Kumari.Haritha. N, Kumari.



Sharanya, N both D/o G.R. Narendra Kumar(both minors represented by their mother Smt. Mamatha. C as their natural guardian) in favour of Smt. P. Shanthi D/o P. Narayanappa, registered dated: 23.10.2019 as Document No. BNS-1-12310-2019-20, stored in CD. No. BNSD888, registered in the office of the Sub-Registrar Shivajinagara(Banaswadi), with respect to converted land bearing Sy. No. 215/13 measuring 6 Guntas out of the land totally measuring 30 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Talukand the same is available for perusal at **Document No. 99** in the list of documents scrutinized.

Further the Notarized Family Tree of Sri. G.M. Ramaiah S/o Late Munishamappa @ Bodappa is beenavailable for perusal at **Document No. 100** in the list of documents scrutinized.

Therefore, in the manner stated above, Smt. P. Shanthi D/o P. Narayanappa herein became the absolute owner of the property bearing Sy. No. 215/13, duly Converted from agriculture to non-agriculture residential purpose vide, Official Memorandum No. ALN[E.V.H.](Vritha) SR 16/2018-19, dated 21.01.2019 issued by Special Deputy Commissioner, Bangalore Urban Districtsituated at Gunjur Village, Varthur Hobli, Bangalore East Taluk.

Flow of Title with respect to Sy. No. 215/17:

Upon perusal of provided documents it is been observed thatthe property bearing Sy. No. 215/17 measuring 2 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, is the portion of the larger property bearing Sy.No.215/3 measuring 35 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk (previously Bangalore South Taluk)was originally belongs to Smt. Lakshamma W/o Narayanappa who acquired the title over the property by virtue of Sale Deed dated: 14.03.1977, executed by its predecessors-in-title Smt. Gowamma W/o Gurrappa, which has been registered as Document No. 3502/1976-77, Book-1, Volume No. 1233, registered in the office of the Sub-Registrar Bangalore South Talukand the same is available for perusal at **Document No. 117** in the list of documents scrutinized.

Subsequently the khatha with respect to the said land bearing Sy. No. 215/3 wasalso been mutated in the name of Smt Lakshamma W/o Narayanappa by



way of a mutation registrar extract bearing MR. No. 3/1987-88, and the same is available for perusal at **Document No. 1** in the list of documents scrutinized.

Thereafter the said land bearing Sy. No. 215/3 measuring 35 Guntas was been Phoded by way of a Phodi proceedings and was been allotted with a new Sy. No. 215/17 measuring 2 Guntas, which is available in the mutation registrar bearing MR. No. T23/2006-17 and the same is available for perusal at **Document No. 120** in the list of documents scrutinized.

Subsequently Smt Lakshamma W/o Narayanappa being the absolute owner of the land bearing Sy.No. 215/17 has made an application to the Special Deputy Commissioner (Revenue), Bangalore District for conversion of land bearing Sy.No.215/17(old Sy. No. 215/3) measuring 2 Guntas out of 35 Guntas from agricultural to non-agricultural residential purpose. After the survey, the Special Deputy Commissioner (Revenue), Bangalore District has issued an Official Memorandum, dated: 21.01.2019 bearing No. ALN[E.V.H.](Vritha) SR 15/2018-19 according to which the property bearing Sy.No.215/17(old Sy. No. 215/3) measuring 2 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk has been converted from agricultural to non-agricultural residential purposes and the same along with conversion sketch is made available for perusal at **Document No. 122 and 123** in the list of documents scrutinized.

Thereafter the afore said Smt. Lakshamma W/o Narayanappa along with her children Sri. Anand S/o Narayanappa and Smt. Kanthamma D/o Narayanappa has executed a Sale Deed dated: 06.10.2016, in favour of Smt. P. Shanthi D/o P. Narayanappa, registered dated: 23.10.2019, registered as Document No. BNS-1-12313/2019-20, stored in CD. No. BNSD888, registered in the office of the Sub-Registrar Shivajinagar(Banaswadi), with respect to the land bearing Sy. No. 215/17 (old Sy. No. 215/3) measuring 2 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk and the same is available for perusal at **Document No. 121** in the list of documents scrutinized.

Therefore in the manner stated above, Smt. P. Shanthi D/o P. Narayanappa, became the absolute owner of the property bearing Sy. No. 215/17(old Sy. No. 215/3) measuring 2 Guntas duly Converted from agriculture to non-agriculture residential purpose vide, Official Memorandum dated: 21.01.2019 bearing No.



ALN[E.V.H.](Vritha)SR 15/2018-19 issued by Special Deputy Commissioner, Bangalore Urban District out of the land totally measuring 35 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk.

Further the aforesaid Smt. P. Shanthi D/o P. Narayanappa, being the owner of the land bearing Sy. No. 215/13(old Sy. No. 215/4) measuring 6.08 Guntas & 215/17(old Sy. No. 215/3) measuring 2 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, entered into a Joint Development Agreement dated: 22.04.2021 with M/s. Novolife Innovative Structures LLP, represented by its one of the partner Sri. P. Nagendra S/o P. Narayanappa, registered dated: 10.08.2021 as Document No. BNS-1-04719/2021-22, stored in CD.No. BNSD1319, registered in the office of the Sub-Registrar Shivajinagara(Banaswadi), at Bangalore by developing the same by constructing a Multi-Stored Residential Apartment with the ratio 80:20 i.e., 20% super builtup area, undivided share, car parking space shall belong to the owners share and 80% super builtup area, undivided share, car parking space shall belong to M/s. Novolife Innovative Structures LLP(Developer) and the same is available for perusal at **Document No. 138** in the list of documents scrutinized.

Subsequently a General Power Of Attorney dated: 31.07.2021 was been executed by Smt. P. Shanthi D/o P. Narayanappa in favour of M/s. Novolife Innovative Structures LLP, (Developer), thereby, authorizing/appointing M/s. Novolife Innovative Structures LLP, (Developer) as their lawfull attorney to carry out all the acts and deeds as mentioned the GPA, registered dated: 31.07.2021 as Document No. BNS-4-00267/2021-22 stored in CD.No. BNSD1319, registered in the office of the Sub-Registrar Shivajinagara(Banaswadi), at Bangalore and the same is available for perusal at **Document No. 139** in the list of documents scrutinized.

M/s Novolife Innovative Structures LLP is incorporated under the provision of Limited Liability Partnership Act,2008 vide LLP identification No.ABA-5415 with the Registrar, Bengaluru. The copy of the said Certificate of Incorporation dated: 08.02.2022 and the same is available for perusal at **Document No. 153** in the list of documents scrutinized.

Supplementary Limited Liability Partnership Agreement dated:21.11.202



entered between 1. Sri. Thakkilapati Vijay Kumar S/o Thakkilapati Raja Gopal, 2. Sri. Puthamakula Nagendra S/o Puthamakula Narayanappa, 3. Smt. Shanti Puthamakula D/o Narayana Plouraged, 4.Sri. Chintamani Ramarao Nagendra S/o Chintamani Somasundar Rao, 5. Sri. Ashok Kumar S/o Ram Kumar, 6. Smt. Madhumathi Rajappa D/o Rajappa, 7. Sri. Katam Reddy Srikar Reddy S/o Krishna Reddy Katam Reddy, 8. Sri.KatamReddy Srikanth Reddy S/o Krishna Reddy, 9. Sri. Rajashekhar Reddy Sandeep S/o Gunjur Ramaiah Rajasekhar Reddy have formed a Limited Liability Partnership in the name and style of M/s Novolife Innovative Structures LLP. The business of M/s Novolife Innovative Structures LLP is to carry on the business of builders, developers, contractors and dealing in all types of movable and immovable properties and the same is available for perusal at **Document No. 154** in the list of documents scrutinized.

Further the Builder/ Developer pursuant to the above formulated a scheme of Residential Development consisting of Residential Apartment Building and secured Building Construction Plan sanctioned by the Joint Director Town Planning (JDTP), BBMP vide No. BBMP/Addl. Dir/JDNORTH/ LP/0070/2022-23 dated: 17.03.2023, for construction of residential apartment buildings consisting of 3 Towers i.e., TOWER 'A', TOWER 'B' and TOWER 'C' along with the necessary NOC's as mentioned below:

1.	14.10.2016	NOC issued by the BBMP for construction of High Rise building.
2.	17.03.2023	Building License No. BBMP/Addl/Dir/JDNORTH/0070/22-23and Plan issued by the Bangalore Development Authority.
3.	25.11.2022	NOC issued by Karnataka State Pollution Control Board(KSPCB)
4.	21.06.2022	NOC issued by Airport Authority of India (AAI)
5.	04.03.2023	NOC issued by the Airport Services Centre(HAL)
6.	10.10.2022	NOC issued by Bangalore Water Supply and Sewerage Board (BWSSB)
7.	29.07.2022	NOC issued by Karnataka State Fire and Emergency Services.
8.	13.07.2022	NOC issued by Ministry of Environmental, Forest and Climate Change issued by the SEIAA.



9.	11.07.2022	NOC issued by Bharat Sanchar Nigam Limited (BSNL)
10.	24.06.2022	NOC issued by BESCO

Further, both Tower 'A', 'B' & Tower 'C' consisting of Basement, Ground and Fourteen Upper Floors as per approved plan and the entire development is identified as "CANDEUR NOVO GARDENIA" and the same is available for perusal at Document No. 140 to 149 in the list of documents scrutinized.

Further it has been observed that the property bearing Sy. No. 215/6, 215/7, 215/15, 215/10, 215/13, & 215/17, combining forms a larger portion of the property measuring 3 Acres 8 Guntas as mentioned in the composite schedule above has been amalgamated by way of an Amalgamation Deed dated: 07.09.2021, executed by Sri. Ashok Kumar and 156 Others represented by their GPA holder M/s Novolife Innovative Structures LLP, registered as Document No. BNS-1-06809/2021-22, stored in CD No. BNSD1342 registered in the office of the Sub-registrar Banaswadi, at Bengaluru and the same is available for perusal at Document No. 150 in the list of documents scrutinized.

In the same manner the Property on coming within the limits of Bruhat Bangalore Mahanagara Palike (BBMP) was assigned with the Amalgamated Municipal Khata No. 7677, Sy.No's. 215/6, 215/7, 215/15, 215/10, 215/10, 215/13 & 215/17, Municipal No. 149 and the details of the joint Khatha was registered in the records maintained by Bruhat Bangalore Mahanagara Palike.

REVENUE DOCUMENTS SCRUTINIZED:

Record of Rights, Tenancy and Crop Inspection (RTC) for the period from period 1967-68 to 1971-72, 1972-73 to 1976-77, 1993 -94 to 1997-898, 1998-99 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2020-21, 2021-22, for Sy. No. 215/6, 215/7, 215/15, 215/10, 215/13, & 215/17, collectively available for perusal at Document No. 7, 25, 51, 79, 103 and 125 in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.



KHATHA:

As the aforesaid, Schedule Property viz Sy. No. 215/6, 215/7, 215/15, 215/10, 215/13, & 215/17, measuring 3 Acers and 8 Guntas, situated at Gunjuru Village Varthuru Hobli, Bangalore East, on coming within the limits of Bruhat Bengaluru Mahanagara Palike, got the property amalgamated to obtain signal khatha number, assigned with the **Amalgamated Khatha No: Khatha No. 7677**, Sy.No's. 215/6, 215/7, 215/15, 215/10, 215/10, 215/13 & 215/17, and the name of 1. Sri. Ashok Kumar S/o Ram Kumar and others, 2. C.R. Nagendra S/o Late. C.S. Rama Rao and others and 3. V. Shantha, are registered as owners in the records maintained by BBMP as evidenced from Khatha Certificate and Khatha Extract both Dated: **30.12.2021** and is available for perusal as **Document No 151**.

TAX PAID RECEIPT:

I am provided with Tax Paid Receipt which shows that tax is also paid for the year of 2023-24, issued by BBMP, with respect to Land bearing Sy.No's. 215/6, 215/7, 215/15, 215/10, 215/13, & 215/17, and is available for perusal at **Document No 152**.

STATUTORY ENDORSEMENTS

Sy.No. 215/6:

1. Endorsement dated: 19.01.2018, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/6.
2. Endorsement dated: 20.01.2018, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending PTCL of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/6.



3. Endorsement dated: 12.10.2018 issued by the Karnataka Industrial Development Board, Bangalore stating that there are no acquisitions with respect to Sy. No. 215/6.

Sy.No. 215/7:

1. Endorsement dated: 29.01.2018, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/7.
2. Endorsement dated: 29.01.2018, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending PTCL of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/7.

Sy.No. 215/10:

1. Endorsement dated: 09.09.2019, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/10.
2. Endorsement dated: 09.09.2019, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending PTCL of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/10.



3. Endorsement dated: 21.06.2019 issued by the Karnataka Industrial Development Board, Bangalore stating that there are no acquisitions with respect to Sy. No. 215/10.

Sy.No. 215/15:

1. Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/15.
2. Endorsement issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending PTCL of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/15.

Sy.No. 215/13:

1. Endorsement dated: 26.04.2018, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/13.
2. Endorsement dated: 26.04.2018, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending PTCL of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/13.



3. Endorsement dated: 12.10.2018 issued by the Karnataka Industrial Development Board, Bangalore stating that there are no acquisitions with respect to Sy. No. 215/13.

Sy.No. 215/17:

1. Endorsement dated: 19.01.2018, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/6.
2. Endorsement dated: 19.01.2018, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending PTCL of Karnataka Land Reforms Act, 1961 with respect to Sy. No. 215/6.

ENCUMBRANCE CERTIFICATES:

SY. NO. 215/6:

The Encumbrance Certificates produced from 01.04.1989 to 11.12.2023 and also verified the subsequent Encumbrance Certificate through online portal with respect to Sy.No. 215/6, and the same are available for perusal from **Document Nos. 17 to 20**, which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.

SY. NO. 215/7:

The Encumbrance Certificates produced from 01.04.1989 to 11.12.2023 and also pverified the subsequent Encumbrance Certificate through online portal with respect to Sy.No. 215/7, and the same are available for perusal from **Document Nos. 36 to 38**, which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.



SY. NO. 215/10:

The Encumbrance Certificates produced from 01.04.1965 to 11.12.2023 and also verified the subsequent Encumbrance Certificate through online portal with respect to Sy.No.215/10, and the same are available for perusal from Document No. 65 to 68, which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.

SY. NO. 215/15:

The Encumbrance Certificates produced from 01.04.1960 to 11.12.2023 and also verified the subsequent Encumbrance Certificate through online portal with respect to Sy.No.215/15, and the same are available for perusal from Document No. 90 to 92, which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.

SY. NO. 215/13:

The Encumbrance Certificates produced from 01.04.2000 to 11.12.2023 and also verified the subsequent Encumbrance Certificate through online portal with respect to Sy.No.215/13, and the same are available for perusal from Document No. 114 to 116, which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.

SY. NO. 215/17:

The Encumbrance Certificates produced from 01.04.1989 to 11.12.2023 and also verified the subsequent Encumbrance Certificate through online portal with respect to Sy.No.215/17, and the same are available for perusal from Document No. 135 to 137, which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.



CERTIFICATE OF TITLE

From the above referred Documents and observations made, I certify that 1. Sri. Ashok Kumar S/o Ram Kumar and others, 2. C.R. Nagendra S/o Late. C.S. Rama Rao and others and 3. V.Shantha & M/S. Novolife Innovative Structures LLP are holding good, valid & marketable title to the Schedule Property.

Further the aforesaid 1. Sri. Ashok Kumar S/o Ram Kumar, 2. C.R. Nagendra S/o Late. C.S. Rama Rao and 155 others and 3. V.Shantha entered into Joint Development Agreements with M/s. Novolife Innovative Structures LLP, and they are Joint Development Agreement Holders having right to develop the Schedule Property. The Builder - M/s. Novolife Innovative Structures LLP, have propounded a scheme of Apartments Development by amalgamating the lands of aforesaid Land Owners along with land owned by it by forming the composite Block & in terms of which, any person interested in acquiring Apartments/Villas in the Project known as "CANDEUR NOVO GARDENIA" constructed over the Schedule Property will have to purchase corresponding UDS and have to get constructed specific Flat/s for themselves by the BUILDER/ DEVELOPER. The buyer will get absolute right over the individual flats after the execution of the Sale Deed in their/his/her favour.

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

For LexSitus,

RoopaShetty

