

Private and Privileged

July 27, 2022

M/s. Spectra Constructions Private Limited

No.5. 1st Floor, 9th Cross,
Indiranagar 1st Stage,
Bangalore – 560 038.

Kind Attn: Mr. C. Chandrashekar.

Title report on all that piece and parcel of converted lands bearing amalgamated Municipal No.502 (comprising of earlier Municipal No.502, 501, 500 carved out of Sy.No.80/2 measuring 01 Acre, Sy.No.80/3 measuring 20 Guntas and Sy.No.80/4 measuring 25 Guntas, in all admeasuring 2 Acres 05 Guntas) within the jurisdiction of Bruhath Bangalore Mahanagara Palike (BBMP), Ward No.84, Hagadur, situated at Siddapura Village Varthur Hobli, Bangalore East Taluk, Bangalore 560066, in lieu of the Joint Development Agreement entered between Sri. P.K. Raghothama Rao & others (Owners) with M/s. Spectra Constructions Private Limited (Developer).

We have been furnished with the photocopies of the following documents and have been requested to provide our report on the title.

D) DOCUMENTS SCRUTINIZED

SL. No.	<u>DATE</u>	<u>DESCRIPTION OF THE DOCUMENTS</u>
01	18.08.1941	Grant Certificate issued by the Amaldhar, Bangalore South Taluk
02	22.10.1971	Sale Deed between Sri. Venkatappa and others in favour of Sri. P.K.Raghothama Rao (registered as document No.4108/1971-72 of Book-I Volume 895 at pages 14 to 17 in the office of the Sub-Registrar Bangalore South Taluk dated 12.11.1971)
03		Mutation register Extract bearing MR No.04/1971-72
04	19.03.1972	Pakka Book Extract for Sy.No.80 into Sy.No.80/1 and Sy.No.80/2

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05	19.12.2019	Official Memorandum bearing No.LAND010015444, issued by the Office of the Deputy Commissioner, Bengaluru District.
06	06.12.2021	Settlement Deed between Sri. P.K. Ragotham Rao and his family (registered as Document No.HLS-1-05394-2021-22, stored in C.D.No.HLSD907, in the office of the Sub-registrar, Halasuru)
07	07.01.2022	Gift Deed by Smt. Rekha Rao to her husband Sri. Biju Thopil John (registered as Document No.HLS-1-05395-2021-22, stored in C.D.No.HLSD907, in the office of the Sub-registrar, Halasuru)
08	17.02.2022	Katha Certificate bearing No.KR/NO/613/21-22, issued by the Bruhath Bangalore Mahanagara Palike (BBMP)
09	22.10.1971	Sale Deed between Sri. Venkatappa and others in favour of Sri. Ramachandra Rao, (registered as Document No.4106/1971-72, in Book-1, Volume 895, pages 8 to 11, in the office of the Sub-registrar, Bangalore South)
10		Mutation Register Extract bearing No.03/1971-72
11	06.12.2004	Sale Deed between Smt. Gita R. Rao and Smt. Jyothi Rao in favour of Sri. B.C. Prasad (registered as Document No.BAS-1-22805-2004-05, stored in C.D.No.BASD118, in the office of the Sub-registrar, Bangalore South)
12	04.12.1998	Death Certificate of Sri. Ramachandra Rao, issued by the Bruhath Bangalore Mahanagara Palike (BBMP)
13		Mutation Register Extract bearing No.22/2005-06.
14	28.05.2005	Sale Deed between Smt. Gita R. Rao and Smt. Jyothi Rao in favour of Smt. T.S. Anusuya Rao (registered as Document No.BAS-1-03622-2005-06, stored in C.D.No.BASD169, in the office of the Sub-registrar, Bangalore South)
15	01.07.2021	Pakka Book extract for bifurcation of Sy.No.80/1 into Sy.No.80/3 and Sy.No.80/4
16		Mutation Register Extract bearing No.T5/2018-19.

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17	19.12.2019	Official Memorandum bearing No.LAND10014990, issued by the Office of the Deputy Commissioner, Bengaluru District
18	15.11.2021	Gift Deed by Smt. T.S. Anusuya Rao in favour of Sri. Pavan Shiralagi and Ms. Shilpa Shiralagi (registered as Document No.HLS-1-04016-2021-22, stored in C.D.No.HLSD865, in the office of the Sub-registrar, Halasuru)
19	17.02.2022	Katha Certificate bearing No.KR/NO/624/21-22, issued by the Bruhath Bangalore Mahanagara Pallike (BBMP)
20	19.12.2019	Official Memorandum bearing No.LAND10014988, issued by the Office of the Deputy Commissioner, Bengaluru District
21	24.11.2021	Gift Deed by Smt. Gita R. Rao in favour of Smt. Sneha Shiralagi, (registered as Document No.HLS-1-04508-2021-22, stored in C.D.No.HLSD879, registered on 04.12.2021, in the Office of the Sub-registrar, Halasuru)
22	04.12.2021	Gift Deed by Smt. Sneha Shiralagi in favour of Sri. T.S. Amarnath, (registered as Document No.HLS-1-04510-2021-22, stored in C.D.No.HLSD879, in the office of the Sub-registrar, Halasuru)
23	25.11.2021	Gift Deed by Smt. Jyothi Rao in favour of Sri. Gagan Shiralagi, (registered as Document No.HLS-1-04509-2021-22, stored in C.D.No.HLSD879, in the office of the Sub-registrar, Halasuru)
24	17.02.2022	Katha Certificate bearing No.KR/NO/625/21-22, issued by the Bruhath Bangalore Mahanagara Pallike (BBMP)
25	31.08.2021	Power of Attorney by Sri. Ramesh Rao in favour of Smt. Mahalakshmi Rao
26	29.03.2022	Power of Attorney by Smt. Ramya S in favour of Smt. Mahalakshmi Rao
27	16.11.2021	Power of Attorney by Sri. Pavan Shiralagi in favour of Sri. Kumar Shiralagi (registered as Document No.HLS-4-00267/2021-22, stored in C.D.No.HLSD865, in the office of the Sub-registrar,

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		Halasuru).
28	16.11.2021	Power of Attorney by Smt. Shilpa Shiralagi in favour of Sri. Kumar Shiralagi (registered as Document No.HLS-4-00266/2021-22, stored in C.D.No.HLSD865, in the office of the Sub-registrar, Halasuru)
29	04.12.2021	Special Power of Attorney by Smt. Gita R. Rao and others in favour of Sri. P.K. Ragotham Rao and another (registered as Document No.HLS-4-00338-2021-22, stored in C.D.No.HLSD879, in the office of the Sub-registrar, Halasuru)
30	09.12.2021	Power of Attorney interalia executed by Sri. T. S. Amarnath in favour of Sri. Kumar Shiralagi.
31	19.02.2021	Power of Attorney executed by Smt. Jyothi Rao in favour of Smt. Gita R Rao.
32	20.05.2022	Joint Development Agreement between Sri. P.K. Ragotham Rao and others in favour of M/s. Spectra Constructions Private Limited (registered as Document No.BNS-1-02890-2022-23, stored in C.D.No. BNSD1525, in the office of the Sub-registrar, Banaswadi).
33	20.05.2022	General Power of Attorney between Sri. P.K. Ragotham Rao and others in favour of M/s. Spectra Constructions Private Limited (registered as Document No.BNS-4-00192-2022-23 stored in C.D.No.BNSD1525, in the office of the Sub-registrar, Banaswadi)
34	19.05.2022	Special Notice by the Assistant Revenue Officer, Bruhath Bengaluru Mahanagara Pallike, amalgamating the Katha of the property bearing Municipal No.502, 501 and 500 into Municipal No.502, jointly in the names of Sri. P K Ragothama Rao and others.
35		Katha Certificate in regard to amalgamated Municipal No. 502 (comprising of Municipal No.502, 501 and 500) in the names of Sri. P K Ragothama Rao and others, issued by the Bruhath Bangalore Mahanagara Pallike (BBMP)
36	28.12.2018	Endorsement bearing No.RK/C.R/2629/2018-19, issued by Tahsildhar, Bangalore North Taluk

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37		RTC/Pahani for the year 1975-76 to 1984-85 as regards to Sy.No.80/1.
38	28.12.2018	Endorsement bearing No.RK/C.R/2631/2018-19, issued by Tahsildhar, Bangalore North Taluk
39		RTC/Pahani for the year 1991-92 to 2002-03 as regards to Sy.No.80/1.
40		RTC/Pahani for the year 2004-05 as regards to Sy.No.80/1.
41		RTC/Pahani for the year 2005-06 to 2017-18 as regards to Sy.No.80/1.
42	28.12.2018	Endorsement bearing No.RK/C.R/2632/2018-19, issued by Tahsildhar, Bangalore North Taluk
43		RTC/Pahani for the year 1975-76 to 1984-85 as regards to Sy.No.80/2.
44	28.12.2018	Endorsement bearing No.RK/C.R/2630/2018-19, issued by Tahsildhar, Bangalore North Taluk
45		RTC/Pahani for the year 1991-92 to 2022-23 as regards to Sy.No.80/2.
46		RTC/Pahani covering for the period from 2018-19 to 2022-23, as regards to Sy.No.80/3.
47		RTC/Pahani covering for the period from 2018-19 to 2022-23, as regards to Sy.No.80/4.
48	08.12.1975	Certified copy of the mortgage deed executed by Sri. M R Ramachandra Rao in favour of PLD Bank (registered as document No.282/1975-76 of Book-I, Volume 71 at pages 112 in the office of the Sub-Registrar Bangalore South Taluk).
49	19.07.1985	Certified copy of Declaration executed by Sri. P K Raghatham Rao in favour of Syndicate Bank (registered as document No.74/1985-86 of Book-I, Volume 88 at pages 155 in the office of the Sub-Registrar Bangalore South Taluk).
50	27.10.2003	Karnataka Revision Settlement Akarband Extract, issued by Karnataka Government

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51		Village Map of Siddapura Village
52	21.01.2019	Endorsement bearing No.79(A)(B)/C.R(B.E)/1482 / 2018-19, issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
53	27.04.2019	Endorsement bearing No.79(A)(B)/C.R(B.E)/1525/ 2018-19, issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
54	21.01.2019	Endorsement bearing No.79(A)(B)/C.R(B.E)/1481/ 2018-19, issued by Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
55	12.06.2019	Endorsement bearing No.R.K/C.R/820/2019-20, issued by the Tashildar, Bangalore South, Bangalore.
56		Encumbrance Certificate covering for the period from 01.04.1947 to 14.02.1957, for Sy.No.80.
57		Encumbrance Certificate covering for the period from 01.04.1971 to 31.03.2004, for Sy.No.80
58		Encumbrance Certificate covering for the period from 01.04.2004 to 07.02.2021, for Sy.No.80/1
59		Encumbrance Certificate covering for the period from 01.04.2004 to 26.07.2022, for Sy.No.80
60		Encumbrance Certificate covering for the period from 15.02.1957 to 31.03.1971, for Sy.No.80/2
61		Encumbrance Certificate covering for the period from 01.04.2004 to 11.07.2022, for Sy.No.80/2
62		Encumbrance Certificate covering for the period from 01.04.2019 to 19.02.2021, for Sy.No.80/3
63		Encumbrance Certificate covering for the period from 12.01.2022 to 25.04.2022, for Sy.No.80/3
64		Encumbrance Certificate covering for the period from 01.04.2004 to 07.02.2021, for Sy.No.80/4
65		Encumbrance Certificate covering for the period from 12.01.2022 to 25.04.2022, for Sy.No.80/4

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66	24.06.2021	Public Notice in the Deccan Herald and Prajavani
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SCHEDULE

Item No.1 – Sy.No.80/2, measuring 1 Acre (Municipal No.502)

All that piece and parcel of converted land bearing Sy No.80/2 (earlier portion of Sy No.80, Old Sy No.5), measuring 1 Acre, situated at Siddapura Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru 560066, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the,

- On or towards the East By : Road
- On or towards the West By : Property in Sy No.80/3 belonging to Smt. T.S. Anasuya Rao
- On or towards the North By : Property bearing Sy No.80/1 belonging to Sri. B.C Prasad
- On or towards the South By : Road

Item No.2 – Sy.No.80/3, measuring 20 guntas (Municipal No.501)

All that piece and parcel of converted land bearing Sy No.80/3 (earlier portion of Sy No.80/1, Old Sy No.5), measuring 20 guntas, situated at Siddapura Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru 560066, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the,

- On or towards the East By : Property in Sy No.80/2 belonging to Sri. P.K. Raghothama Rao
- On or towards the West By : Property in Sy No.80/4 belonging to Smt. Gita. R. Rao
- On or towards the North By : Property bearing Sy No.80/1 belonging to Sri. B.C Prasad
- On or towards the South By : Road

Item No.3 – Sy.No.80/4, measuring 25 guntas (Municipal No.500)

All that piece and parcel of converted land bearing Sy No.80/4 (earlier portion of Sy No.80/1, Old Sy No.5), measuring 25 guntas, situated at Siddapura Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru 560066 with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the,

- On or towards the East By : Property in Sy No.80/3 belonging to Smt. T.S. Anasuya Rao
- On or towards the West By : Property bearing Sy No.75
- On or towards the North By : Property bearing Sy No.80/1 belonging to Sri. B.C Prasad
- On or towards the South By : Road

CONSOLIDATED SCHEDULE

All that piece and parcel of converted lands bearing amalgamated Municipal No.502 (comprising of Municipal No.502, 501, 500 carved out of Sy.No.80/2, measuring 01 Acre, Sy.No.80/3, measuring 20 Guntas, Sy.No.80/4, measuring 25 Guntas), in all admeasuring 2 Acres 05 Guntas, within the jurisdiction of Bruhath Bangalore Mahanagara Palike (BBMP), Ward No.84, Hagadur, situated Siddapura Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru 560066, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded as follows :-

- On or towards the East By : Road
- On or towards the West By : Property bearing Sy No.75
- On or towards the North By : Property bearing Sy No.80/1 belonging to Sri. B.C Prasad
- On or towards South By : Road

TRACING OF TITLE

Re- Sy.No.80, measuring 4 Acres

- 1) On the perusal of the Grant Certificate dated 18.08.1941 (Document No.01) issued by the Amaldhar, Bangalore South Taluk, Bangalore, we are given to understand that all that agricultural land being a portion of Sy No.80 (Old Sy No.5, Block VI), measuring 4 Acres, situated Siddapura Village, Varthur Hobli, Bangalore South Taluk, Bangalore, was granted to one Sri. Appanna,
- 2) From the recitals of the Sale Deed dated 22.10.1971 (Document No.02), it is observed that the aforementioned Sri. Appanna died intestate leaving behind his wife, (a) Smt. Honamma and his children, (b) Sri. Venkatappa, (c) Sri. Munisamma, (d) Smt. Honamma and (e) Smt. Puttamma as the only legal heirs to succeed to all his estate and interest including the aforesaid land in Sy.No.80.

Re-Item No.1 – Sy.No.80/2, measuring 1 Acre (Municipal No.502)

- 3) Subsequently, the aforesaid Sri. Venkatappa and others sold a portion of the land measuring 1 Acre of Sy.No.80, situated Siddapura Village, Varthur Hobli, Bangalore South Taluk, Bangalore, under the Sale Deed dated 22.10.1971 (Document No.02) in favour of one Sri. P. K. Ragotham Rao and retained the balance portion of the said 3 Acres in Sy No.80. Pursuant to which the Katha was also transferred and recorded in the name of Sri. P. K. Ragotham Rao, vide Mutation Register Extract bearing No.04/1971-72 (Document No.03).
- 4) Further, the land in Sy.No.80 came to be bifurcated and the retained portion of 3 Acres was assigned New Sy.No.80/1 (earlier forming part of Sy No.80, Old Sy No.5) and the aforesaid portion measuring 1 Acre came to be assigned New Sy.No.80/2 (earlier forming part of Sy No.80, Old Sy No.5) the bifurcation is recorded in the Pakka Book Extract dated 19.03.1972 (Document No.04). Pursuant to which, the land bearing Sy.No.80/2, measuring 1 Acre has been converted vide Official Memorandum dated 19.12.2019 (Document No.05)

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issued by the Office of the Deputy Commissioner, Bengaluru District (hereinafter referred to as “ITEM NO.1”, which is morefully described in the Schedule).

- 5) The said Sri. P. K. Raghothama Rao executed a Settlement Deed dated 06.01.2021 (Document No.06), settling the Item No.1, in favour of his wife, (a) Smt. R. Mahalakshmi Rao, an undivided share of 15% in Item No.1, to his son (b) Sri. R Ramesh Rao, an undivided share of 20% in Item No.1, to his daughter in-law (c) Smt. Ramya. S. (wife of Sri R Ramesh Rao), an undivided share of 10% in Item No.1, to his daughter (d) Smt. R Rekha Rao, an undivided share of 25% in Item No.1 and retaining the undivided share of 30% in Item No.1.
- 6) Pursuant to which the said Smt. R. Rekha Rao executed a Gift Deed dated 07.01.2022 (Document No.07) in favour of her husband, Mr. Biju Thopil John, thereby gifting an undivided share of 5% and retaining an undivided share of 20% in Item No.1. Thus by virtue of the aforesaid Settlement Deeds and Gift Deeds the holding of the Sy.No.80/2 is in the following manner :-

Sl No.	Party Name	Percentage of holding
1	P.K. Raghothama Rao	30
2	R Mahalakshmi Rao	15
3	R Ramesh Rao	20
4	Ramya S	10
5	R Rekha Rao	20
6	Biju Thoppil John	5

- 7) Accordingly, the Katha of Item No.1 has been recorded and transferred in the names of Sri. P.K. Raghothama Rao, Smt. R. Mahalakshmi Rao, Sri. R. Ramesh Rao, Smt. Ramya S, Smt. R. Rekha Rao, Sri. Biju Thoppil John, in records of the Bruhath Bangalore Mahanagara Pallike (BBMP), vide Katha

Certificate 17.02.2022 (Document No.08) and the Item No.1 is assigned New Municipal No.502.

- 8) Thus, in this manner the said, Sri. P.K. Ragothama Rao, Smt. R. Mahalakshmi Rao, Sri. R. Ramesh Rao, Smt. Ramya S, Smt. R. Rekha Rao, Sri. Biju Thoppil John are joint co-owners of Item No.1, each holding their respective undivided shares, as stated supra.

Re- Item No.2 – Sy.No.80/3, measuring 20 guntas (Municipal No.501)

- 9) Subsequently the aforementioned Sri. Venkatappa and others sold the remaining portion of land measuring 3 Acres, in Sy.No.80/1, situated Siddapura Village, Varthur Hobli, Bangalore South Taluk, Bangalore under the Sale Deed dated 22.10.1971 (Document No.09) in favour of one Sri. Ramachandra Rao. Pursuant to which the Katha was also transferred and recorded in the name of Sri. Ramachandra Rao vide Mutation Register Extract bearing No.03/1971-72 (Document No.10).
- 10) From the recitals of Sale Deed dated 06.12.2004 (Document No.11) it is observed that the said Sri. Ramachandra Rao demised intestate on 02.12.1998 which is confirmed in the Death Certificate, issued by Bruhath Bangalore Mahanagara Palike (BBMP) of Sri. Ramachandra Rao (Document No.12), leaving behind his wife Smt. Gita R. Rao and his daughter Smt. Jyothi Rao, as the only legal heirs to succeed to all his estate and interest including the aforesaid portion of land measuring 3 Acres in Sy.No.80/1.
- 11) Thereafter the said Smt. Gita R. Rao and Smt. Jyothi Rao interalia sold a portion of land measuring 1 Acre 35 guntas, in Sy.No.80/1, under the Sale Deed dated 06.12.2004 (Document No.11) in favour of Sri. B.C. Prasad, and retained a portion of land measuring 1 Acre 5 guntas in Sy.No.80/1. Pursuant to which, the Katha was also transferred and recorded in the names of Sri. Gita R. Rao and Sri. B.C. Prasad vide Mutation bearing No.22/2005-06 (Document No.13).
- 12) Further the said Smt. Gita R. Rao and Smt. Jyothi Rao, sold a portion of land measuring 20 guntas, in Sy.No.80/1, under the Sale Deed dated 28.05.2005

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(Document No.14) in favour of Smt. T.S. Anusuya Rao and retained a portion of land measuring 25 guntas in Sy.No.80/1.

- 13) The land in Sy.No.80/1 came to bifurcated and the aforesaid portion of Smt. T.S. Anusuya Rao, measuring 20 guntas, came to be assigned New Sy No.80/3 (earlier forming part of Sy No.80/1, Old Sy No.5), the retained portion of Smt. Gita Rao, measuring 25 guntas, came to be assigned New Sy.No.80/4 (earlier forming part of Sy No.80/1, Old Sy No.5) and the portion of Sri. B.C. Prasad, measuring 1 Acre 35 Guntas, came to be assigned Sy.No.80/1, which is recorded in the Pakka Book and Hissa Survey extract dated 01.07.2021 (Document No.15). Pursuant to which the Katha was also transferred and recorded in the name of Smt. T.S. Anusuya Rao, vide mutation bearing MR No. T5/2018-19 (Document No.16).
- 14) Subsequently, the said land measuring 20 guntas in Sy.No.80/3 has been converted vide Official Memorandum dated 19.12.2019 (Document No.17) issued by the Office of the Deputy Commissioner, Bengaluru District (hereinafter referred to as "ITEM NO.2", and morefully described in the Schedule).
- 15) Further, the said Smt. T.S. Anasuya Rao executed a Gift Deed dated 15.11.2021 (Document No.18), thereby gifting an undivided share of 50% each in Sy.No.80/3 in favour of her grandchildren namely, Sri. Pavan Shiralagi and Ms. Shilpa Shiralagi, respectively. Thus by virtue of the aforesaid Gift Deed the holding of the Sy.No.80/3 is in the following manner:-

Sl No.	Party Name	Percentage of holding
1	Pavan Shiralagi	50
2	Shilpa Shiralagi	50

- 16) Accordingly the Katha of the Item No.2 has been recorded and transferred in the names of Sri. Pavan Shiralagi and Smt. Shilpa Shiralagi in records of the Bruhath Bangalore Mahanagara Pallike (BBMP), vide Katha Certificate

17.02.2022 (Document No.19) and the Item No.2 is assigned New Municipal No.501.

- 17) Thus, in this manner the said, Sri. Pavan Shiralagi and Smt. Shilpa Shiralagi are joint co-owners of Item No.2, each holding their respective undivided shares, as stated supra

Re- Item No.3, Sy.No.80/4, measuring 24 guntas (Municipal No.500)

- 18) In reference to supra, the Katha of the land measuring 25 guntas, in Sy.No.80/4, situated at Siddapura Village, Varthur Hobli, Bangalore South Taluk, Bangalore was also transferred and recorded in the name of Smt. Gita R. Rao vide mutation bearing No.T5/2018-19 (Document No.16) The said land measuring 25 guntas, in Sy.No.80/4, has been converted vide Official Memorandum dated 19.12.2019 (Document No.20) issued by the Office of the Deputy Commissioner, Bengaluru District (hereinafter referred to as “ITEM NO.3”, and morefully described in the Schedule).
- 19) Subsequently, the Smt. Gita R Rao executed a Gift Deed dated 24.11.2021 (Document No.21) gifting an undivided share of 33.33% in Item No.3 in favour of her granddaughter Ms. Sneha Shiralagi. Pursuant to which Ms. Sneha Shiralagi executed a Gift Deed dated 04.12.2021 (Document No.22) gifting an undivided share of 16.67% in Item No.3 in favour of her father, Sri. T.S. Amarnath.
- 20) Similarly, the said Smt. Jyothi Rao executed a executed a Gift Deed dated 25.11.2021 (Document No.23) gifting an undivided share of 16.67% in Item No.3 in favour of her son, Sri. Gagan Shiralagi. Thus by virtue of the aforesaid Gift Deeds the holding of the Item No.3 is in the following manner :-

SI No.	Party Name	Percentage of holding
1	Gita R Rao	16.67
2	Sneha Shiralagi	16.67
3	T S Amarnath	16.66
4	Jyothi Rao	33.33

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5	Gagan Shiralagi	16.67
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- 21) Accordingly the Katha of the Item No.3 has been recorded and transferred in the names of the aforesaid in records of the Bruhath Bangalore Mahanagara Pallike (BBMP), vide Katha Certificate 17.02.2022 (Document No.24) and the Item No.3 is assigned New Municipal No.500.
- 22) Thus in this manner all the above owners mentioned are in enjoyment and peaceful possession of the Item No.1, Item No.2 and Item No.3 (hereinafter collectively referred to as the “Schedule Property”)
- 23) Pursuant to which the said Sri. Ramesh Rao executed a Power of Attorney dated 31.08.2021 (Document No.25) in favour of Smt. Mahalakshmi Rao, to develop, deal and dispose of his share of land in Item No.1. Similarly the said Smt. Ramya .S. executed a Power of Attorney dated 31.08.2021 (Document No.26) in favour of her mother Smt. M.K. Prabhamani, to develop, deal and dispose of her share of land in Item No.1. The said Sri. Pavan Shiralagi and Smt. Shilpa Shiralagi have also executed two separate Power of Attorney, both dated 16.11.202 (Document No.27 & 28) in favour of Sri. Kumar Shiralagi, to develop, deal and dispose of their share in Item No.2. The said Sri. Gagan Shiralagi and Ms. Sneha Shiralagi, have executed a Special Power of Attorney dated 04.12.2021 (Document No.29), appointing Sri. P.K. Ragotham Rao and Sri. Kumar Shiralagi, to act severally or individually, and to present and admit any documents executed by them and complete the formalities of registration before the Sub-Registrar, in regard to Item No.3. Further, the said Sri. T S Amarnath has interalia executed a Power of Attorney dated 09.12.2021 (Document No.30) in favour of his brother, Sri. Kumar Shiralagi, to develop, deal and dispose of her share of land in Item No.3. Similarly, Smt. Jyothi Rao has also executed a Power of Attorney dated 19.02.2021 (Document No.31) in favour of her mother Smt. Gita R Rao, to develop, deal and dispose of her share of land in Item No.3.
- 24) Being desirous to develop the Schedule Property the said (a) Sri. P.K. Ragotham Rao, (b) Smt. Mahalakshmi Rao, (c) Sri. R. Ramesh Rao

(represented by his Power of Attorney holder, Smt. Mahalakshmi Rao), (d) Smt. Ramya S (represented by her Power of Attorney holder, Smt. M.K. Prabhamani), (e) Smt. R. Rekha Rao, (f) Sri. Biju Thopil John (g) Sri. Pavan Shiralagi (represented by his Power of Attorney holder, Sri. Kumar Shiralagi), (h) Smt. Shilpa Shiralagi (represented by her Power of Attorney holder, Sri. Kumar Shiralagi), (i) Smt. Gita R. Rao, (j) Smt. Sneha Shiralagi (represented by her Special Power of Attorney holder, Sri. Kumar Shiralagi), (k) Sri. T.S. Amarnath (represented by his Power of Attorney holder, Sri. Kumar Shiralagi), (l) Smt. Jyothi Rao (represented by her Power of Attorney holder, Smt. Gita R Rao), (m) Sri. Gagan Shiralagi (represented by his Special Power of Attorney holder, Sri. Kumar Shiralagi) (hereinafter referred to as the “Owners”) have executed a Joint Development Agreement dated 20.05.2022 (Document No.32) with M/s. Spectra Constructions Private Limited (hereinafter referred to as the “Developer”) for development of the Schedule Property by constructing a multistoried residential apartment buildings and share the developed area in the ratio of 40 : 60, amongst other terms and conditions and in compliance of the aforesaid Joint Development Agreement have also executed a General Power of attorney dated 20.05.2022 (Document No.33) in favor of M/s. Spectra Constructions Private Limited, for implementation and execution of the developed envisaged in the Joint Development Agreement.

- 25) Pursuant to which the Owners of the Item No.1, Item No.2 and Item No.3, have applied for amalgamation of the Katha, which came to be accepted and approved vide Special Notice dated 19.05.2022 (Document No.34) by the Bruhath Bangalore Mahanagara Pallike (BBMP), pursuant to which the amalgamated Katha Certificate (Document No.35) came to be issued by the Bruhat Bangalore Mahanagara Palike (BBMP) for the Schedule Property with New Municipal No. 502 (comprising of Municipal No. 502, 501 and 500) in the names of the Sri. P K Raghothama Rao and others (Owners).
- 26) The Endorsement dated 28.12.2018 (Document No.36), reflects that the RTC/Pahani for Sy.No.80/1, for the period from 1967 to 1974 are not available. The RTC/Pahani covering for the period from 1975-76 to 1984-85

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(Document No.37) for Sy No.80/1, reflects the name of Sri. M.R. Ramachandra Rao as the owner in occupation. The Endorsement dated 28.12.2018 (Document No.38), reflects that the RTC/Pahani for Sy.No.80/1, for the period from 1985 to 1990 are not available. The RTC/Pahani covering for the period from 1991-92 to 2002-03 (Document No.39) for Sy No.80/1, reflect the name of Sri. M.R. Ramachandra Rao as the owner in occupation. The RTC/Pahani covering for the period 2004-05 (Document No.40) for Sy No.80/1, reflect the name of Smt. Geetha R. Rao as the owner in occupation. The RTC/Pahani covering for the period 2005-06 to 2017-18 (Document No.41) for Sy No.80/1, reflect the name of Smt. Geetha R. Rao as the owner in occupation for a portion of Sy.No.80/1, measuring 25 guntas, Sri. B.C. Prasad, as the owner in occupation of Sy.No.80/1, a portion measuring 01 Acres 35 guntas and Sri. T.S. Anasuya Rao as the owner in occupation of the remaining portion of Sy.No.80/1, measuring 20 guntas.

- 27) The Endorsement dated 28.12.2018 (Document No.42), reflects that the RTC/Pahani for Sy.No.80/2, for the period from 1967 to 1974 are not available. The RTC/Pahani covering for the period from 1975-76 to 1984-85 (Document No.43) for Sy.No.80/2, reflect the name of Sri. P.K.Ragothama Rao as the owner in occupation. The Endorsement dated 28.12.2018 (Document No.44), reflects that the RTC/Pahani for Sy.No.80/2, for the period from 1985 to 1990 are not available. The RTC/Pahani covering for the period from 1991-92 to 2022-23 (Document No.45) for Sy.No.80/2, reflect the name of Sri. P.K.Ragothama Rao as the owner in occupation.
- 28) The RTC/Pahani covering for the period from 2018-19 to 2022-23 (Document No.46) for Sy No.80/3, measuring 20 guntas, reflects the name Sri. T.S. Annasuya Rao as the owner in occupation.
- 29) The RTC/Pahani covering for the period from 2018-19 to 2022-23 (Document No.47) for Sy No.80/4, measuring 25 Guntas, reflects the names of Smt. Gita R. Rao as the owner in occupation.

- 30) From the Mortgage Deed dated 08.12.1975 (Document No.48), it transpires that the land bearing Sy.No.80/1 had been earlier mortgaged by Sri. Ramachandra Rao, with PLD Bank, for a sum of Rs.10,000/- (Rupees Ten Thousand Only), however, it may be construed that the said mortgage stands discharged, by virtue of the laws of limitation on redemption of the mortgage rights and with the continuous possession of the land being retained by Sri. Ramachandra Rao. From the Mortgage letter and Declaration form dated 19.07.1985 (Document No.49), it also transpires that the land in Sy.No.80/2 had been earlier mortgaged by Sri. P.K. Ragotham Rao with Syndicate Bank, for a sum of Rs.5,000/- (Rupees Five Thousand), however, it may be construed that the said mortgage stands discharged by virtue of laws of limitation on redemption of the mortgage rights and with the continuous possession of the land being retained by Sri. P K Raghothama Rao.
- 31) The Karnataka Revision Settlement Akarband Extract (Document No.50), reflects the same measurements of (i) Sy No.80/2 as 1 Acre (ii) Sy No.80/3, as 20 guntas and (iii) Sy No.80/4 as 25 guntas and the Village Map (Document No.51) reflects the shape of the land in Sy No.80.
- 32) Upon observation of the Endorsement dated 21.01.2019, issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No.52) confirms that there are no proceedings under Section 79 (A)&(B) of the Karnataka Land Reforms Act, 1961, for the land in Sy.No.80/2.
- 33) Upon observation of the Endorsement Certificate dated 27.04.2019, issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No.53) confirms that there are no proceedings under Section 79 (A)&(B) of the Karnataka Land Reforms Act, 1961 for the land in Sy.No.80/3.
- 34) Upon observation of the Endorsement Certificate dated 21.01.2019, issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No.54) confirms that there are no proceedings under Section 79

(A)&(B) of the Karnataka Land Reforms Act, 1961, for the land in in Sy.No.80/4.

- 35) Upon observation of Endorsement dated 12.06.2019, issued by the Tashildar, Bangalore South, Bangalore (Document No.55), it is noted that the IL and RR for Sy.No.80/2, Sy.No.80/3, Sy.No.80/4, are not available.
- 36) Upon observation of the Search Report issued by the various Sub-Registrar offices, covering for the period from 01.04.1947 to 26.07.2022 (Documents No.56 to 65) in regard to the Schedule Property, reflects the transactions listed at 02, 06, 07, 09, 11, 14, 18, 21, 22, 23, 32, 48 and 49 apart from the aforesaid transactions, there are no other transactions reflected therein.
- 37) We had issued Public Notices dated 24.06.2021 (Document No.66) in the daily newspapers, The Deccan Herald and Prajavani, notifying the public on the proposed joint development on the Schedule Property, pursuant to which, we confirm that till date, we have not received any objections/claims from any person/s whatsoever on the said paper publication.

Taking into consideration list of documents mentioned herein and photocopies of the documents referred above, and subject to our observations, we are of the opinion that, (a) Sri. P.K. Ragotham Rao, (b) Smt. Mahalakshmi Rao, (c) Sri. R. Ramesh Rao (d) Smt. Ramya S (e) Smt. R. Rekha Rao, (f) Sri. Biju Thopil John (g) Sri. Pavan Shiralagi, (h) Smt. Shilpa Shiralagi, (i) Smt. Gita R. Rao, (j) Smt. Sneha Shiralagi (k) Sri. T.S. Amarnath, (l) Smt. Jyothi Rao, (m) Sri. Gagan Shiralagi, are the absolute owners of the Schedule Property having good and marketable title of their respective shares in the Schedule Property and by virtue of the Joint Development Agreement and other ancillary documents executed in favour of M/s Spectra Constructions Private Limited, M/s Spectra Constructions Private Limited have become entitled to develop, deal and dispose the apartment units to be allotted to its share in the Schedule Property.

In the event you have any queries or require any clarifications, please feel free to revert.

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Thanking you,

Yours faithfully,



Harish Sathya
Managing Partner
Sathya and Co

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