

C.R.PRATHIMA  
ADVOCATE

#36, Nele, 2<sup>nd</sup> Floor, 2<sup>nd</sup> cross,  
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**ITEM No.3**

All that piece and parcel of the immovable property being Residentially converted undeveloped **land bearing Sy. No. 131, measuring 2 Acres** (Two Acres) situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, [earlier converted for industrial use and later converted for residential purposes as per the Official Memorandum, dated 30/01/2016 vide No.ALN/(A)(S)/SR/282/2011-12, issued by the Deputy Commissioner, Bangalore District, Bangalore together with all appurtenances whatsoever whether underneath or above the surface and bounded as follows:

**East by** : V.K.Halli Boundary  
**West by** : Remaining land in Sy No. 131  
**North by** : Land of U.Subramani & Sy No. 39  
**South by** : Road & Sy No. 117

**COMPOSITE SCHEDULE PROPERTY**

All that piece and parcel of the immovable Property being undeveloped Residentially converted undeveloped **land bearing Sy. No. 131, totally measuring 8 Acres 12 Guntas** (Eight Acres Twelve Guntas) situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, [converted as per the Official. Memorandum, dated 27/09/2013 vide No.ALN(A)(S)/SR/68/2013-14 and Revised Official Memorandum dated 28/12/2015 vide No. ALN(A)(S)/SR/68/13-14 for residential purposes, issued by the Deputy Commissioner, Bangalore District, Bangalore, Official Memorandum dated 15-01-2005 in No. ALN SR (A) 295/04-05 for residential purposes, issued by the Assistant Commissioner, Bangalore District, Bangalore and Official. Memorandum, dated 30/01/2016 vide No.ALN/(A)(S)/SR/282/2011-12 for residential purposes, issued by the Deputy Commissioner, Bangalore District,

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Bangalore together with all appurtenances whatsoever whether underneath or above the surface and bounded as follows:

**East by** : Valagere Kallahalli Boundary

**West by** : Road & Sy. No. 39

**North by** : Sy. No. 39

**South by** : Road & Sy No. 117

**II DOCUMENTS SCRUTINISED (PHOTOCOPIES)**

SI No	Date	Nature of Document
1		Village Map of Chambenahalli
2	27-06-2023	Endorsement issued by the Thasildar, Anekal Taluk in respect of non availability of preliminary records in respect of Sy.No.131
3	24-11-2016	Endorsement issued by the Thasildar, Anekal Taluk in respect of non availability of Record of Rights No.100, 640 in respect of Sy.No.131
4		Akarband
5		Tippani, Atlas, Kharda i.e., survey documents of Sy.No.131
6	08-11-1963	Sale deed dated 08-11-1963 executed by Sri.Ramareddy and Sri.Venkat Reddy (both Sons of Thippa Reddy) in favour of V. Ramakrishnappa and M.B. Sathyanarayana (Both sons of M. Venkatappa) registered as document bearing No. 1294/1963-64, Book - 1, registered on 08-11-1963, in the office of the Sub-registrar, Anekal Taluk with respect to the land bearing Sy No.131 measuring 2 acres situated

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		at Chambenahalli Village, Hobli, Anekal Taluk
7	22-11-1963	Sale deed dated 22-11-1963 executed by Venkat Reddy and Rama Reddy (i.e., second and third son of Thippa Reddy) in favour of Nanjunda Reddy elder son of S/o Thippa Reddy vide registered document bearing No. 2068/1963-64, Book-1, Volume 981, at Pages 74-77 registered in the office of the Sub-Registrar, Anekal Taluk with respect to the land bearing Sy.No.131 measuring 3 Acres 22 guntas
8	23-12-1963	Sale deed dated 23-12-1963 executed by Nanjundappa S/o Thippa Reddy in favour of Sri.Papa Reddy registered as No. 2261/1963-64, Book-1, Volume 979 in the office of the Sub-Registrar, Anekal with respect to the land bearing Sy No.131.
9	07-06-1965	Sale deed dated 07-06-1965 executed by Nanjunda Reddy S/o Thippa Reddy in favour of Papamma @ Venkatamma W/o. Sri.Uddandappa registered as document bearing No.866/65-66, Book-1, volume 1016 at pages 70 - 72 in the office of the Sub-Registrar, Bangalore Anekal with respect to the land bearing Sy.No.131 measuring 4 Acres 32 guntas.
10	01-04-1967	Gift deed dated 01-04-1967 executed by Sri.Papa Reddy in favour of his brother's daughter Smt.Jayamma i.e., D/o.Gurappa and Sri.Gulla Reddy S/o.Muni Reddy registered as document bearing No.8/67-68, Book-1, volume 1050, in the office of the Sub-Registrar, Bangalore Anekal in respect of Land bearing Sy.No.131 measuring 2 acres including kharab land.
11	27-12-1971	Sale deed dated 27-12-1971 executed by Smt.Jayamma i.e., D/o.Gurappa and Sri.Gulla Reddy S/o.Muni Reddy in favour of Sri.Srinivasaiah

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		S/o.Sri.Thippaiah registered as document bearing No.2472/71-72, Book-1, pages 213-214, volume 1165 in the office of the Sub-Registrar, Anekal in respect of Land bearing Sy.No.131 measuring 2 acres including kharab land.
12	29-06-1973	Sale deed dated 29-06-1973 executed by Sri.Srinivasaiah S/o.Sri.Thippaiah in favour of Papamma W/o. Uddandappa registered as document bearing No.1265/73-74, Book-1, volume 1195 at pages 206-207, in the office of the Sub-Registrar, Anekal in respect of Land bearing Sy.No.131 measuring 2 acres.
13	17-09-1980	Sale deed dated 17-09-1980 executed by Lakshmamma W/o.Late Ramakrishnappa and Sri.Satyanarayana S/o.Venkatappa in favour of Papamma W/o. Uddandappa registered as document bearing No.1000/80-81, Book-1, volume 1313, at pages 188-190, in the office of the Sub-Registrar, Anekal in respect of Land bearing Sy.No.131 measuring 2 Acres.
14	27-06-2023	Endorsement issued by the Special Thasildar, Anekal Taluk in respect of Non-availability of records relating to MR.No.3/83-84.
15	12-09-1991	Partition deed dated 12-09-1991 entered between Uddandappa and his children.
16	12/09/1991	MR.No.9/95-96 reflects the partition Deed dated 12/09/1991
17	17-08-1992	Death certificate of Uddandappa
		<b>ITEM NO.1</b>
18	15/11/1997	Agreement of Sale dated 15/11/1997 executed by Smt. Papamma W/o Late Uddandappa, along with

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		Sri. U.Subramani and his son Sri.S.Govindaraju S/o.Sri.U.Subramani in favour of Sri.R.Thyagaraj, registered as Document No. 3978/1997-98, Book No.1, stored in CD No.ICD015, in the office of the Sub Registrar, Anekal in respect of Land bearing Sy.No.131 measuring 4 acres 6 guntas in respect of item No.1 of the Schedule Property.
20	15/11/1997	General Power of Attorney executed by Smt. Papamma W/o Late Uddandappa, along with Sri. U.Subramani and his son Sri.S.Govindaraju S/o.Sri.U.Subramani in favour of Sri.A.S.Venkatesh Reddy, registered as Document No.269/1997-98, Book No.IV, Volume SF50, at pages 104-109, on 06/12/1997 in the office of the Sub Registrar, Anekal in respect of Land bearing Sy.No.131 measuring 4 acres 6 guntas in respect of item No.1 of the Schedule Property.
21		MR.No.H44/2012-13
22	20-07-2013	Release deed dated 20-07-2013 executed by Sri.Subramani in favour of Smt.Savithramma registered as document bearing No.SRJ-1-01718-2013-14, Book-1 CD.No.SRJD128, in the office of the Sub-Registrar, Sarjapura, Bangalore District in respect of Land bearing Sy.No.131 measuring 4 acres 6 guntas in respect of item No.1 of the Schedule Property.
23		MR.No.8/13-14 reflects the above Release deed
24	20-07-2013	Cancellation of the General Power of Attorney dated 15/11/1997 executed by Sri.Subramani in favour of Sri.A.S.Venkatesh Reddy, vide cancellation deed dated 20-07-2013 registered as document bearing No. SRJ-4-00155-2013-14, Book-4, CD.No.SRJD128 in the office of the Sub-Registrar, Sarjapura, Bangalore District in respect of Land

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		bearing Sy.No.131 measuring 4 acres 6 guntas in respect of item No.1 of the Schedule Property.
25	19-07-2013	Report of thasildhar, intimation letter, in respect of Land bearing Sy.No.131 measuring 4 acres 6 guntas in respect of item No.1 of the Schedule Property.
26		Conversion fee paid receipt in respect of Land bearing Sy.No.131 measuring 4 acres 6 guntas in respect of item No.1 of the Schedule Property.
27	27-09-2013	Official Memorandum, dated 27/09/2013 vide No.ALN(A)(S)/SR/68/2013-14 for conversion of item No.1 of the schedule Property for industrial purposes, issued by the Deputy Commissioner, Bangalore District, Bangalore.
28	04-02-2004	Certificate of incorporation of Sapphire Infrastructure Development Private Limited.
29		Memorandum of Association of Sapphire Infrastructure Development Private Limited.
30		Articles of Association of Sapphire Infrastructure Development Private Limited.
31	26/10/2013	Sale Deed dated 26/10/2013 executed by Smt.Papamma, Sri.U.Subramani and Sri.Govindaraju represented by their registered GPA Holder Sri. A.S.Venkatesh Reddy in favour of M/s Sapphire Infrastructure Development Pvt. Ltd, registered as Document No.ANK-1-03240-2013-14, Book No.1, stored in CD No.ANKD363, in the office of the Sub Registrar, Anekal in respect of Land bearing Sy.No.131 measuring 4 acres 6 guntas in respect of item No.1 of the Schedule Property.
32	07/11/2015	Agreement of Sale dated 07/11/2015 executed by

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		M/s. Sapphire Infrastructure Development Pvt. Ltd. along with Sri.Reddy Veeranna as confirming Party, in favour of M/s.Manyata Developers Pvt Ltd, registered as Document No.ANK-1-03504-2015-16, Book No.1, stored in CD No.ANKD396, on 11-11-2015 in the office of the Senior Sub Registrar, Anekal in respect of item No.1 of the schedule Property.
32	07/11/2015	General Power of Attorney dated 07/11/2015, executed by M/s. Sapphire Infrastructure Development Pvt. Ltd. authorising M/s Manyata Developers Pvt. Ltd., registered as Document No.ANK-4-00342-2015-16, Book No.4, stored in CD No.ANKD396, on 09-11-2015 in the office of the Senior Sub Registrar, Anekal in respect of the item No.1 of the schedule Property,
33	09-12-2015	Khata issued by the panchayath on 09-12-2015 in the name of the M/s. Sapphire Infrastructure Development Pvt. In respect of the schedule property.
34	28/12/2015	Revised Official Memorandum dated 28/12/2015 vide No. ALN(A)(S)/SR/68/13-14 for conversion of item No.1 of the schedule Property for residential purposes, issued by the Deputy Commissioner, Bangalore District, Bangalore.
35	18/11/2017	Confirmation Deed dated 18/11/2017, executed by Sri. R. Thyagaraj, in favour of M/s Sapphire Infrastructure Development Pvt. Ltd. registered as Document no ABL-1-04492-2017-18, Book No.1, stored in CD No ABLD 308, in the office of the SubRegistrar, Attibelle, Anekal Taluk in respect of the item No.1 of the schedule property.
36		Order sheet, amended plaint and written statement in O.S.No.217/2009 before the Hon'ble Civil Judge (Sr Dn) & JMFC at anekal.

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37	13-07-2017	Orders in M.A.No.5015/2017 passed by the Hon'ble 3rd addl District and sessions Judge bangalore Rural District.
38	20-11-2017	Sale deed dated 20-11-2017 executed by M/s Sapphire Infrastructure Development Pvt. Ltd. represented by their GPA Holder, M/s.Manyata Developers Pvt Ltd along with Sri.Reddy Veeranna as confirming party in favour of M/s.Manyata Developers Pvt Ltd, registered as document bearing No.SRJ-1-03382-2017-2018, Book-1, CD.No.SRJD249, on 01-12-2017 registered in the office of the Sub-Registrar, Basavanagudi (Sarjapura) in respect of the item No.1 of the schedule property.
39	21-03-2018	Confirmation deed dated 21-03-2018 executed by Smt.Sarojamma and others in favour of M/s.Manyata Developers Pvt Ltd, registered as Document No.ANK-1-07411-2017-18, Book No.1, stored in CD No.ANKD435, on 21-03-2018 in the office of the Senior Sub Registrar, Anekal.
40		Plaint and judgement in O.S.No.508/2018 before the Hon'ble Senior Civil Judge at Anekal.
41		Order sheet in RFA No.2049/2022 before High Court of Karnataka, Bangalore.
42	12-12-2023	Deed of Cancellation dated 12-12-2023 of the release deed dated 20-07-2013 executed by U.Subramani in favour of Smt.Savithramma registered as document bearing No. BSK-1-11890-2023-24, Book No.1, in the office of the Senior Sub Registrar, Basavangudi, (Banashankari) in respect of the item No.1 of the schedule property
43		Death certificate of Govindaraju

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45	21-12-2023	Confirmation deed dated 21-12-2023 executed by Sri.U.Subramani and his second wife and children in respect of item No.1 of the schedule property registered as document bearing No. BSK-1-11893-2023-24, Book No.1, in the office of the Senior Sub Registrar, Basavangudi, (Banashankari) in respect of the item No.1 of the schedule property.
		<b>ITEM NO.2</b>
46	04-07-2002	Sale deed dated 04-07-2002 executed by Sri.Chinnappa S/o.Late Udandappa along with his children in favour of Smt.R.Pushpavathi registered as document bearing No.2299/02-03, Book-1, C D.No.7/02-03 in the office of the Sub-Registrar Anekal, in respect of Land bearing Sy.No.131 measuring 2 acres 6 guntas i.e., item No.2 of the Schedule Property.
47		MR.No.76/2004-05 reflects the above sale deed
48	20-01-2003	Death certificate of Papamma
49	12-09-2007	Death certificate of S.Govindaraju
50	15-01-2005	Official Memorandum dated 15-01-2005 in No. ALN SR (A) 295/04-05 issued by the Assistant Commissioner in respect of conversion of Land bearing Sy.No.131 measuring 2 acres 6 guntas i.e., item No.2 of the Schedule Property.
51		MR.No.T3/2011-12 reflects the above conversion order.
52	20-10-2015	Sale deed dated 20-10-2015 executed by Smt.R.Pushpavathi along with M/s. Sapphire Infrastructure Development Pvt. Ltd. and Sri.Reddy Veeranna as confirming Party in favour of

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		M/s.Manyata Developers Pvt Ltd, registered as Document No.ANK-1-03288-2015-16, Book No.1, stored in CD No.ANKD395, on 29-10-2015 in the office of the Senior Sub Registrar, Anekal.
53	28-06-2017	Release deed dated 28-06-2017 executed by Sri.Subramani, in favour of Smt.Leelavathi.S D/o.Sri.Subramani relinquishing all is right, title and interest in respect of Sy.No.74, thereby the said Smt.Leelavathi will not have any right, title or interest in rest of the family properties, registered as document bearing No.SRJ-1-01312-2017-18, Book-1, CD.No.SRJD241 in the office of the Sub-Registrar, Basavangudi (sarjapura), Bangalore.
54		11 B khata issued by the yamare gram Panchayath in respect of item No.2 of the schedule property.
		<b>ITEM No.3</b>
55	06-10-1995	sale deed dated 06-10-1995 executed by Sri.Chinnappa and his sons in favour of Sri.K.N.Kodandarama Reddy registered as document bearing No.4462/95-96 Book-1, Volume 2033, at Pages 69-73 registered in the office of the Sub-Registrar, Anekal in respect of land measuring 1 acre in Sy.No.131.
56		MR.No.21/95-96
57	06-10-1995	Sale deed dated 06-10-1995 executed by Sri.Chinnappa and his sons in favour of Sri.K.N.Madhava Reddy vide registered document bearing No.4463/95-96, Book-1, Volume 2033, at Pages 74-78 in the office of the Sub-Registrar, Anekal in respect of land measuring 1 acre of Sy.No.131.
58		MR.No.22/95-96 reflects the above sale deed dated

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		06-10-1995
58		MR.No.15/2004-05
59		MR.No.16/2004-05 reflects the above sale deed dated 06-10-1995
60	22-08-2005	Sale deed dated 22-08-2005 executed by Sri.K.N.Madhava Reddy in favour of Sri.G.R.Harshavardhana registered as document No.ANK-1-07176/05-06, Book-1, CD.No.ANKD74 in the office of the Sub-Registrar, Anekal in respect of land measuring 1 acre in Sy.No.131 i.e., portion of item No.3 of the schedule property
61		MR.No.38/2005-06
62	22-08-2005	sale deed dated 22-08-2005 executed by Sri.K.N.Kodandarama Reddy in favour of Sri.G.R.Harshavardhana vide registered document bearing No.ANK-1-07173/05-06, Book-1, CD.No.ANKD74 in the office of the Sub-Registrar, Anekal in respect of land measuring 1 acre in Sy.No.131 i.e., portion of item No.3 of the schedule property.
63		MR.No.30/2005-06.
64	04-03-2006	Sale deed dated 04-03-2006 executed by Sri.G.R.Harshavardhana and his family members in favour of Mr.K.Venkateshwara Rao registered as Document No.ANK-1-18861-2005-06, stored in CD.No.ANKD104, on 06-03-2006 in the office of the Sub-Registrar, Anekal in respect total extent of

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		land measuring 2 acres in Sy.no.131 i.e., item No.3 of the Schedule Property.
65		MR.No.93/05-06 reflects the above sale deed
66		Conversion report in respect of conversion of the item No.3 of the Schedule property.
67		Intimation letter in respect of conversion of the item No.3 of the Schedule property.
68		Conversion fee paid receipt in respect of conversion of the item No.3 of the Schedule property.
69		Conversion sketch in respect of conversion of the item No.3 of the Schedule property.
70	13-02-2012,	Official Memorandum dated 13-02-2012, No.ALN/(A) (S)/SR/282/11-12 in respect of conversion of the item No.3 of the Schedule property for non-agricultural Industrial use issued by the Deputy Commissioner, Bangalore District.
71	02-05-2015	Sale deed dated 02-05-2015 executed by Mr.K.Venkateshwara Rao along with M/s.Sapphire Infrastructure Development Pvt. Ltd and Sri.Reddy Veeranna as confirming parties in favour of M/s.Manyata Developers Pvt Ltd, registered as document bearing No.ANK-1-00496-2015-16, Book-1, CD.No.ANKD390 in the office of the Sub-Registrar, Anekal in respect of the item No.3 of the Schedule property .
72	12-12-2023	Confirmation deed dated 12-12-2023 executed by Smt.Ushadevi.S D/o.Sri.U.Chinnappa in favour of M/s.Manyata Developers Pvt Ltd, registered as Document No.BSK-1-11257-2023-24, Book No.1, in the office of the Senior Sub Registrar, Basavangudi, (Banashankari) in respect of the item No.3 of the schedule property.

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<b>COMMON DOCUMENTS</b>		
76		Orders in respect of shift of 4 guntas of Kharab in Sy.No.131 issued by the Deputy Commissioner along with sketch.
77	09-06-2015	Endorsement issued by the Assistant Commissioner, Bangalore South Division in respect of Nil proceedings initiated under section 79 A & B in respect of Sy.No.131 and other lands.
78	29-04-2015	Endorsement issued by the Assistant Commissioner, Bangalore South Division in respect of Nil proceedings initiated under PTCL in respect of Sy.No.131 and other lands.
79	27-06-2015	Endorsement issued by the Thasildhar, Anekal Taluk, Bangalore District in respect of Nil applications filed for tenancy claims in respect of item No.1 to 3 of the schedule property.
80	07-05-2015	Endorsement issued by the Special land acquisition officer, KIADB in respect of Nil acquisition of Schedule Property and other lands.
81	29-04-2015	Endorsement issued by the Special land acquisition officer, KHB in respect of Nil acquisition of Schedule Property and other lands.
82		Certificate of incorporation of M/s.Manyata Developers Private Limited.
83		Memorandum of Association of M/s.Manyata Developers Private Limited.
84	12-10-2017	Memorandum of Entry dated 12-10-2017 executed by Manyata developers and others in favour of Vistra ITCL in respect of schedule property and other properties registered as document bearing

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		No.BSG-1-04179-2017-18, Book-1, CD.No.BSGD 318 in the office of the Senior Sub-Registrar, Basavangudi Bangalore.
85	30-03-2021	Assignment agreement entered between L & T Finance Limited and ARCIL registered as document bearing No.CMP-1-01893-2021-22, Book-1, CD.No.CMPD840 in the office of the Addl Sub-Registrar, Basavangudi (Chamrajpet), Bangalore in respect of schedule property and other properties.
86	28-03-2024	Khata form No.11B issued by the Yamare Gram Panchayath in respect of item No. 1 to 3 of the schedule property.
87		Tax paid receipts for the year 2006-07 to 2017 18, 2023-24.
88	22-06-2023	Resolution of the VISTRA in respect of list of authorized signatories for execution of documents on behalf of VISTRA.
89	20-11-2023	Partnership deed dated 20-11-2023 of M/s.CAPSTONE PROPERTIES.
90	23-11-2023	Certificate of registration of firm of M/s.CAPSTONE PROPERTIES.
91	06-12-2023	NOC issued by VISTRA for sale/transfer of the schedule Property by Manyatha Developers.
92	11-12-2023	Letter issued by VISTRA confirming the deposit of title deeds by Manyatha Developers and custody of originals documents by it.
93	14-12-2023	Letter issued by ARCIL in respect of discharge of mortgage of the schedule property.
94	15-12-2023	Authorisation issued by Arcil

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92	15-12-2023	Authorisation issued by the Manyata Developers Private Limited
93	15-12-2023	Deed of Discharge dated 15-12-2023 executed by Vistra ITCL Limited in favour of M/s.Manyata Developers Private Limited together with Asset reconstruction company (India) (ARCIL) as confirming party in respect of the schedule property registered as document bearing No.SRJ-1-08466-2023-24, Book-1, in the office of the Sub-Registrar, Sarjapur, (Basavangudi)
94	14-12-2023	Reconstituted Partnership deed dated 14-12-2023 of CAPSTONE PROPERTIES registered as document bearing No.SRJ-1-08636-2023-24, Book-1, in the office of the Sub-Registrar, Sarjapura, Anekal Taluk (Basavangudi).
95	28-03-2024	Resolution dated 28-03-2024 of M/s.Manyata Developers Private Limited.
96	01-04-2024	Reconstituted Partnership deed dated 01-04-2024 of CAPSTONE PROPERTIES registered as document bearing No.SRJ-1-00048-2024-25, Book-1, in the office of the Sub-Registrar, Sarjapura, Anekal Taluk (Basavangudi).
		<b>RTC</b>
97	1968-1969 To 1993-1994	RTC in respect of schedule property reflected the name of Thippa Reddy
98	1994-1995 To 2012-2013	RTC in respect of schedule property reflected the transfer of name from Thippa Reddy to Papamma and others.
99	2013-2014 To 2023-2024	RTC in respect of item of the schedule property reflects the name of U.Subramani item No.2 in the name of R.Pushpavathi, and item No.3 in the name

C.R.P.<sup>✓</sup>

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		of K.Venkateshwara Rao and also in respect of conversion of the item No.1 to 3 of the schedule property.
		<b>ENCUMBRANCE CERTIFICATE</b>
100	01-04-1950 to 09-01-2024	Encumbrance certificate in respect of the schedule property reflects various transactions taken place in respect of Sy.No.131 as stated above.

### III TRACING OF TITLE

It is noticed that the land bearing Sy No.131 measuring 8 acres 16 guntas including 4 guntas of kharab land, belonged to Sri.Thippa Reddy having purchased the same and the said fact is evident from RTC, revenue records such as kharda, moola tippani etc. Further it is noticed from subsequent documents that there was some oral partition among the children of thippa reddy, however there are no documents, but the recitals in the sale deed mentioned as that their hissaa gives to presumption of the said oral partition.

Thereafter Sri.Ramareddy and Sri.Venkat Reddy (both Sons of Thippa Reddy) executed Sale deed dated 08-11-1963 in favour of Sri.V. Ramakrishnappa and Sri.M.B. Sathyanarayana (Both sons of M. Venkatappa) registered as document bearing No. 1294/1963-64, Book - 1, registered on 08-11-1963, in the office of the Sub-registrar, Anekal Taluk with respect to the land bearing Sy No.131 measuring 2 acres situated at Chambenahalli Village, Hobli, Anekal Taluk and later Lakshmamma W/o.Late Ramakrishnappa and Sri.Satyanarayana S/o.Venkatappa inturn sold the said land vide Sale deed dated 17-09-1980 in favour of Smt.Papamma W/o.Sri.Uddandappa registered as document bearing No.1000/80-81, Book-1, volume 1313, at pages 188-190, in the office of the Sub-Registrar, Anekal in respect of Land bearing Sy.No.131 measuring 2 Acres.

On 22-11-1963 Sri.Venkat Reddy and Sri.Rama Reddy (i.e., second and third son of Thippa Reddy) executed Sale deed dated in favour of Nanjunda Reddy elder son of S/o Thippa Reddy vide registered document bearing No. 2068/1963-64, Book-1, Volume 981, at Pages 74-

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properties belonging to their undivided family by entering into an unregistered Partition Deed on 12/09/1991. Under the said Deed, the land measuring 4 Acres 06 Guntas was allotted to the share of Sri.U.Chinnappa and the remaining land measuring 4 Acres 06 Guntas was allotted to the share of Sri.U.Subramani, and the revenue records were transferred as per their respective share vide MR.No.9/95-96

**FLOW: IN RESPECT OF ITEM NO.1 (4 ACRES 6 GUNTAS):**

In so far as the land belonging to the share of Sri. U. Subramani, the said Smt.Papamma W/o Late Uddandappa, along with Sri. U. Subramani and his son Sri.S.Govindaraju S/o.Sri.U.Subramani agreed to sell the aforesaid land bearing Sy. No.131, measuring 4 Acres 06 Guntas, situated at Chambenahalli Village in favour of Sri.R.Thyagaraj for a valid sale consideration and accordingly they executed the Agreement of Sale on 15/11/1997, registered as Document No. 3978/1997-98, Book No.1, stored in CD No. ICD015, in the office of the Sub Registrar, Anekal and they also executed the General Power of Attorney on 15/11/1997 appointing Sri.A.S.Venkatesh Reddy, to do all the acts, deeds and things including sale of the aforesaid land either in his name or on any other person/s name as he deems fit. The said General Power of Attorney is registered as Document No.269/1997-98, Book No.IV, Volume SF50, at pages 104-109, on 06/12/1997 in the office of the Sub Registrar, Anekal, meanwhile the said Smt. Papamma died on 20-01-2003 leaving behind Sri. U. Subramani to succeed to her estate and the revenue records in respect of the item No.1 of the schedule property was mutated in the name of Sri. U. Subramani vide MR.H44/12-13.

Subsequently the said Sri.U.Subramani inspite of executing Registered General Power of Attorney in favour of Sri.A.S.Venkatesh Reddy by receiving huge sale consideration and without intimation and consent/knowledge of the said GPA holder Sri.A.S.Venkatesh Reddy and without having possession of the item No.1 of the schedule property, had executed Release deed dated 20-07-2013 in favour his wife Smt.Savithramma registered as document bearing No.SRJ-1-01718-2013-14, Book-1 CD.No.SRJD128, in the office of the Sub-Registrar, Sarjapura, Bangalore District in respect of the item No.1 of the schedule property and the same is mutated in MR.No.8/13-14 and also executed

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77 registered in the office of the Sub-Registrar, Anekal Taluk with respect to the land bearing Sy.No.131 measuring 3 Acres 22 guntas and later the said Nanjunda Reddy S/o Thippa Reddy executed Sale deed dated 07-06-1965 in favour of Smt.Papamma @ Venkatamma W/o. Sri.Uddandappa registered as document bearing No.866/65-66, Book-1, volume 1016 at pages 70 - 72 in the office of the Sub-Registrar, Bangalore Anekal with respect to the land bearing Sy.No.131 measuring 4 Acres 32 guntas i.e, the land purchased by him and also extent of land belonged to him.

Further on 23-12-1963 Nanjundappa S/o Thippa Reddy executed Sale deed dated 23-12-1963 in favour of Sri.Papa Reddy registered as No. 2261/1963-64, Book-1, Volume 979 in the office of the Sub-Registrar, Anekal with respect to the land bearing Sy No.131 and later Sri.Papa Reddy gifted the said land together with kharab land vide Gift deed dated 01-04-1967 in favour of his brother's daughter Smt.Jayamma i.e., D/o.Gurappa and Sri.Gulla Reddy S/o.Muni Reddy registered as document bearing No.8/67-68, Book-1, volume 1050, in the office of the Sub-Registrar, Bangalore Anekal in respect of Land bearing Sy.No.131 measuring 2 acres including kharab land. The said Smt.Jayamma i.e., D/o.Gurappa and Sri.Gulla Reddy S/o.Muni Reddy inturn sold the said land in favour of Sri.Srinivasaiah S/o.Sri.Thippaiah vide Sale deed dated 27-12-1971 registered as document bearing No.2472/71-72, Book-1, pages 213-214, volume 1165 in the office of the Sub-Registrar, Anekal. The said Sri.Srinivasaiah S/o.Sri.Thippaiah inturn sold the same in favour of Smt.Papamma W/o. Uddandappa vide Sale deed dated 29-06-1973 registered as document bearing No.1265/73-74, Book-1, volume 1195 at pages 206-207, in the office of the Sub-Registrar, Anekal in respect of Land bearing Sy.No.131 measuring 2 acres.

Thus Smt.Papamma W/o.Sri.Uddandappa became the absolute owner of the land bearing **Sy.No.131** totally **measuring 8 Acres 12 Gunas** (**Eight Acres Twelve Gunas**) i.e., Schedule property excluding Kharab land situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District having purchased the same vide deeds mentioned above.

subsequently the said Smt.Papamma, her husband Sri.Uddandappa and her sons, Sri.U.Chinnappa and Sri.U.Subramani partitioned the

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Document No.ANK-4-00342-2015-16, Book No.4, stored in CD No.ANKD396, on 09-11-2015 in the office of the Senior Sub Registrar, Anekal. The said General Power of Attorney is coupled with interest and consideration and whereas, pursuant to execution of the registered Sale Agreement and the General Power of Attorney, M/s Sapphire Infrastructure Development Pvt. Ltd. represented by their GPA Holder, applied with the authorities concerned seeking revised official memorandum for non-agricultural residential purposes. Accordingly, the Deputy Commissioner, Bangalore District, Bangalore, issued the revised Official Memorandum on 28/12/2015 vide No. ALN(A)(S)SR/68/13-14, ordering conversion of the industrially converted land bearing Sy. No.131, measuring 4 Acres 06 Guntas, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District for non-agricultural residential purposes. And Khata was issued by the Yamare Gram panchayath on 09-12-2015 in the name of the M/s. Sapphire Infrastructure Development Pvt in respect of the schedule property.

Later Sri. R. Thyagaraj, the registered Agreement Holder in respect of the item No.1 of the Schedule Property, who did not intend to get the Sale Deed registered in his name executed the Confirmation Deed on 18/11/2017, confirming the Sale Deed executed in favour of M/s Sapphire Infrastructure Development Pvt. Ltd. and the same is registered as Document no ABL-1-04492-2017-18, Book No.1, stored in CD No ABLD 308, in the office of the Sub Registrar, Attibelle and the advance sale consideration amount paid by R. Thyagaraj in respect of the item No.1 of the Schedule Property has been reimbursed and he had confirmed that he has no claims against the M/s Sapphire Infrastructure Development Pvt. Ltd or the predecessors-in-title.

Thereafter Smt.Leelavathi.S D/o.Sri.Subramani has relinquished all her right, title and interest in respect of the family properties in favour of Sri.Subramani, in view of Sri.Subramani releasing all his right, title and interest in respect of property bearing Sy.No.74/1 Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, in her favour vide Release deed dated 28-06-2017 registered as document bearing No.SRJ-1-01312-2017-18, Book-1, CD.No.SRJD241 in the office of the Sub-Registrar, Basavangudi (sarjapura), Bangalore.

Subsequently the said M/s Sapphire Infrastructure Development Pvt.

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Cancellation of the General Power of Attorney dated 15/11/1997 executed in favour of Sri.A.S.Venkatesh Reddy, vide cancellation deed dated 20-07-2013 registered as document bearing No. SRJ-4-00155-2013-14, Book-4, CD.No.SRJD128 in the office of the Sub-Registrar, Sarjapura, Bangalore District. However the said GPA Holder Sri.A.S.Venkatesh Reddy was not party to the said cancellation deed and it was not within his knowledge of the execution of the above said Release deed and Cancellation Deed. And the schedule property was got converted for non-Agricultural Industrial purposes vide Official Memorandum on 27/09/2013 No.ALN(A)(S)SR/68/2013-14 issued by the Deputy Commissioner, Bangalore District.

on 26/10/2013 Smt.Papamma, Sri.U.Subramani and Sri.Govindaraju represented by their registered GPA Holder Sri. A.S.Venkatesh Reddy executed the Sale Deed in respect of the item No.1 of the schedule property in favour of M/s Sapphire Infrastructure Development Pvt. Ltd. for a valuable sale consideration. The possession of the said property was delivered to M/s Sapphire Infrastructure Development Pvt. Ltd., on the same day. The said Sale Deed is registered as Document No.ANK-1-03240-2013-14, Book No.1, stored in CD No.ANKD363, in the office of the Sub Registrar, Anekal. Sri.Reddy Veeranna who is one of the Directors of the M/s.Manyata Developers Pvt Ltd and the said company had paid the consideration to Sri.Reddy Veeranna. In view of the aforesaid arrangements, Sri.Reddy Veeranna nominated M/s.Manyata Developers Pvt Ltd to purchase the aforesaid land and accordingly M/s. Sapphire Infrastructure Development Pvt. Ltd. along with Sri.Reddy Veeranna as confirming Party, executed the Agreement of Sale dated 07/11/2015 agreeing to sell the industrially converted land bearing Sy. No.131, measuring 4 Acres 06 Guntas, Chambenahalli Village, in favour of M/s.Manyata Developers Pvt Ltd. The said Agreement is registered as Document No.ANK-1-03504-2015-16, Book No.1, stored in CD No.ANKD396, on 11-11-2015 in the office of the Senior Sub Registrar, Anekal and also executed the General Power of Attorney on 07/11/2015, authorising M/s Manyata Developers Pvt. Ltd., represented by its Director, to do various acts, including obtaining revised official memorandum granting change of use of the land for non agricultural residential purposes, including sale of the said land and perform all other acts and deeds which are required to be done in respect of the schedule property. The said General Power of Attorney is registered as

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deed dated 21-03-2018 executed by Smt.Sarojamma and others in favour of M/s.Manyata Developers Pvt Ltd, registered as document bearing No. BSK-1-11893-2023-24, Book No.1, in the office of the Senior Sub Registrar, Basavangudi, (Banashankari) and Sri.U.Subramani executed Deed of Cancellation dated 12-12-2023 of the release deed dated 20-07-2013 in favour of Smt.Savithramma registered as document bearing No. BSK-1-11890-2023-24, Book No.1, in the office of the Senior Sub Registrar, Basavangudi, (Banashankari) in respect of the item No.1 of the schedule property.

Thus M/s.Manyata Developers Pvt Ltd became absolute owner of the item No.1 of the schedule Property.

#### **FLOW OF ITEM NO. 2 OF THE SCHEDULE PROPERTY(MEASURING 2 ACRES 06 GUNTAS):**

The said Sri.U.Chinnappa who was allotted the remaining extent of land measuring 4 Acres 06 Guntas vide unregistered Partition Deed on 12/09/1991, got transferred the revenue records in respect of his respective share.

Further it is noticed that the said Sri.U.Chinnappa, out the land bearing Sy.No.131 measuring 4 Acres 06 Guntas, allotted to his share, he along with his children sold an extent of land measuring 2 acres 6 guntas i.e., **item No.2** of the Schedule Property in favour of Smt.R.Pushpavathi vide Sale deed dated 04-07-2002 registered as document bearing No.2299/02-03, Book-1, C D.No.7/02-03 in the office of the Sub-Registrar Anekal and the revenue records were mutated vide MR.No.76/2004-05 and Smt.Pushpavathi who became the absolute owner of the item No.3 of the schedule Property got converted the said land from Agriculture to Non-agricultural purpose vide Official Memorandum dated 15-01-2005 in No. ALN SR (A) 295/04-05 issued by the Assistant Commissioner and the same is mutated in MR.No.T3/2011-12 reflects the above conversion order.

Later Smt.R.Pushpavathi along with M/s. Sapphire Infrastructure Development Pvt. Ltd. and Sri.Reddy Veeranna as confirming Party sold the item No.2 of the schedule property Party in favour of M/s.Manyata Developers Pvt Ltd, vide Sale deed dated 20-10-2015 registered as

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Ltd. represented by their GPA Holder, M/s.Manyata Developers Pvt Ltd along with Sri.Reddy Veeranna as confirming party executed sale deed in favour of M/s.Manyata Developers Pvt Ltd, vide Sale deed dated 20-11-2017 registered as document bearing No.SRJ-1-03382-2017-2018, Book-1, CD.No.SRJD249, on 01-12-2017 registered in the office of the Sub-Registrar, Basavanagudi (Sarjapura) in respect of the item No.1 of the schedule property.

Meanwhile Sri.Sreenivas S/o.Subramani had filed a suit for partition and other reliefs against Sri.Subramani and other family members in O.S.No.217/2009 before the Hon'ble Civil Judge (Sr Dn) & JMFC At Anekal and in the said suit an interim order was passed against M/s.Manyatha developers Pvt Ltd and others and hence M/s.Manyatha developers Pvt Ltd preferred appeal against the said order in MA.No.5015/2017 before the III Addl District & Sessions Judge, Bengaluru Rural District, Anekal and the Hon'ble court was pleased to allow the said appeal vide orders dated 13-07-2017. And later there was settlement of dispute among the said Sri.Sreenivas and M/s.Manyatha developers Pvt Ltd and the said Srinivas along with mother and other family members executed a Confirmation deed dated 21-03-2018 in favour of M/s.Manyata Developers Pvt Ltd, registered as Document No.ANK-1-07411-2017-18, Book No.1, stored in CD No.ANKD435, on 21-03-2018 in the office of the Senior Sub Registrar, Anekal confirming the sale deed executed in favour of M/s.Manyata Developers Pvt Ltd in respect of the item No.1 of the schedule property and further the item No.1 of the schedule property was deleted in the said suit in O.S.No.217/2009 and the same is evident from the amended plaint in the said suit.

Subsequently Smt.Savithramma claiming her right, title in respect of the item No.1 of the schedule property based on the above Release deed executed in her favour by Sri.U.Subramani, had filed suit for Declaration & Injunction in O.S.No.508/2018 before the Senior Civil Judge and JMFC Anekal, Bangalore Rural district against Sri.A.S.Venkatesh Reddy, M/s.Manyata Developers Pvt Ltd and others and the Hon'ble court vide its order dated 30<sup>th</sup> August rejected the plaint in the said suit and aggrieved by the same Smt.Savithramma had preferred Regular First Appeal before the Hon'ble High court of Karnataka in RFA.No.2049/2022 and the said Appeal came to be dismissed. And later a Confirmation

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**No.3 of the Schedule Property** and subsequently the said Sri. G.R.Harshavardhana and his family members sold the item No.3 of the Schedule Property in favour of Mr.K.Venkateshwara Rao vide sale deed dated 04-03-2006 registered as Document No.ANK-1-18861-2005-06, stored in CD.No.ANKD104, on 06-03-2006 in the office of the Sub-Registrar, Anekal and the revenue records were transferred in the name of Mr.K.Venkateshwara Rao vide MR.No.93/05-06. Later he filed an application to the Deputy Commissioner, Bangalore District for conversion of the land for non-agricultural Industrial use and the same was ordered vide Official Memorandum dated 13-02-2012, No.ALN/(A) (S)/SR/282/11-12.

Subsequently Mr.K.Venkateshwara Rao along with M/s.Sapphire Infrastructure Development Pvt. Ltd and Sri.Reddy Veeranna as confirming parties sold the item No.3 of the schedule property in favour of M/s.Manyata Developers Pvt Ltd, a company registered under the provisions of Companies Act, 1956, vide Sale deed dated 02-05-2015 registered as document bearing No.ANK-1-00496-2015-16, Book-1, CD.No.ANKD390 in the office of the Sub-Registrar, Anekal. And subsequently M/s.Manyata Developers Pvt Ltd got converted the Schedule Property converted from non-agricultural Industrial use to Residential Purpose vide order dated 30-01-2016, issued by the Deputy Commissioner, Bangalore District and khata in respect of item No.3 of the schedule property is transferred in its name and from the date of Purchase of the item No.3 of the schedule Property, M/s.Manyata Developers Pvt Ltd was in uninterrupted peaceful possession and enjoyment of the item No.3 of the schedule property as absolute owner.

Thus the said M/s.Manyata Developers Pvt Ltd became the absolute owner of item No.1 to 3 of the schedule property and khata was issued by the yamare gram Panchayath confirming that the katha in respect of item No.1 to 3 of the schedule property stands in the name of M/s.Manyata Developers Pvt Ltd and it has paid upto date taxes to the concerned authority.

Subsequently the said M/s.Manyata Developers Pvt Ltd have contributed the item No.1 to 3 of the schedule property to **M/s.CAPSTONE PROPERTIES**, a Registered Partnership firm vide Reconstituted Partnership deed dated 14-12-2023 registered as document bearing

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Document No.ANK-1-03288-2015-16, Book No.1, stored in CD No.ANKD395, on 29-10-2015 in the office of the Senior Sub Registrar, Anekal meanwhile.

And the 11 B khata was issued by the yamare gram Panchayath in respect of item No.2 of the schedule property in the name of M/s.Manyata Developers Pvt Ltd.

**FLOW OF ITEM NO. 3 OF THE SCHEDULE PROPERTY:**

The said Sri.U.Chinnappa who was allotted the remaining extent of land measuring 4 Acres 06 Guntas vide unregistered Partition Deed on 12/09/1991, got transferred the revenue records in respect of his respective share.

Further it is noticed that the said Sri.U.Chinnappa, out the land bearing Sy.No.131 measuring 4 Acres 06 Guntas, allotted to his share, he along with his sons sold an extent of land measuring **1 acre** in Sy.No.131 in favour of Sri.K.N.Madhava Reddy vide sale deed dated 06-10-1995 registered as No.4463/95-96, Book-1, Volume 2033, at Pages 74-78 in the office of the Sub-Registrar, Anekal and another extent of land measuring 1 acre in Sy.No.131 in favour of Sri.K.N.Kodandarama Reddy vide sale deed dated 06-10-1995 registered as document bearing No.4462/95-96 Book-1, Volume 2033, at Pages 69-73 registered in the office of the Sub-Registrar, Anekal and the revenue records MR.No.21/95-96 MR.No.22/95-96, MR.No.15/2004-05,MR.No.16/2004-05 reflects the above sale deeds.

The said Sri.K.N.Madhava Reddy inturn sold the extent of land measuring 1 acre in Sy.No.131 in favour of Sri.G.R.Harshavardhana vide sale deed dated 22-08-2005 registered as document No.ANK-1-07176/05-06, Book-1, CD.No.ANKD74 in the office of the Sub-Registrar, Anekal and the same is mutated in MR.No.38/2005-06 and Sri.K.N.Kodandarama Reddy sold land measuring 1 acre in Sy.No.131 in favour of Sri.G.R.Harshavardhana vide sale deed dated 22-08-2005 registered as document No.ANK-1-07173/05-06, Book-1, CD.No.ANKD74 in the office of the Sub-Registrar, Anekal and the same is mutated in MR.No.30/2005-06. Thus Sri.G.R.Harshavardhana purchased total extent of land measuring 2 acres in Sy.no.131 **i.e., item**

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No.SRJ-1-08636-2023-24, Book-1, in the office of the Sub-Registrar, Sarjapura, Anekal Taluk (Basavangudi) and later the said M/s. Manyata Developers Pvt Ltd had retired from the said firm by receiving their share in the firm and hence **M/s.CAPSTONE PROPERTIES** was reconstituted vide Reconstituted Partnership deed dated 01-04-2024 registered as document bearing No.SRJ-1-00048-2024-25, Book-1, in the office of the Sub-Registrar, Sarjapura, Anekal Taluk (Basavangudi) and thus **M/s.CAPSTONE PROPERTIES** A Registered Partnership firm, became the absolute owner of the schedule property and is in uninterrupted peaceful possession and enjoyment of the item No.1 to 3 of the schedule property.

#### IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the item No.1 to 3 of the schedule property is free from encumbrance from the date of acquisition by **M/s.CAPSTONE PROPERTIES**.

#### V. OPINION CERTIFICATE:

On going through the aforementioned it is clear that Land owner i.e, **M/s.CAPSTONE PROPERTIES** has marketable title with respect to the item No.1 to 3 of the schedule property.

Yours faithfully

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No.SRJ-1-08636-2023-24, Book-1, in the office of the Sub-Registrar, Sarjapura, Anekal Taluk (Basavangudi) and later the said M/s.Manyata Developers Pvt Ltd had retired from the said firm by receiving their share in the firm and hence **M/s.CAPSTONE PROPERTIES** was reconstituted vide Reconstituted Partnership deed dated 01-04-2024 registered as document bearing No.SRJ-1-00048-2024-25, Book-1, in the office of the Sub-Registrar, Sarjapura, Anekal Taluk (Basavangudi) and thus **M/s.CAPSTONE PROPERTIES** A Registered Partnership firm, became the absolute owner of the schedule property and is in uninterrupted peaceful possession and enjoyment of the item No.1 to 3 of the schedule property.

**IV. ENCUMBRANCE:**

As stated above the encumbrance certificates certifies that the item No.1 to 3 of the schedule property is free from encumbrance from the date of acquisition by **M/s.CAPSTONE PROPERTIES**.

**V. OPINION CERTIFICATE:**

