



TITLE INVESTIGATION REPORT

To,

M/s.ELEGANT BUILDERS AND DEVELOPERS
represented by its Partners viz.,
Mr.V.Prabhu,
Mr.M.Subramani,
Mr.S.N.Manjunath,
Mr.S.Rajesh
Mr.S.Jayanth

Mr.RAJESH NUTHALAPATI SUDHAKAR
Bangalore

Respected Sir

Sub: - Opinion in respect of the immovable converted property bearing Bruhat Bangalore Mahanagara Palike Khatha No.10/1,52/1,52/2, (carved out of Sy.Nos.52/1 and 52/2), (duly converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.ALN/SR/6/2008-09 dated 17.12.2008 issued by the Deputy Commissioner, Bangalore) situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore, measuring 1,51,565.18 sq.ft.

The photocopies of the following documents pertaining to the subject property which is more fully described in the schedule below have been furnished to me for scrutiny of title.

1.DOCUMENTS SCRUTINIZED:

Sl. No.	Date of Document	Name of Document	Original/ Certified Photostat
1	20.08.1979	Sale Deed executed by Sonnappa in favour of V.Sundara Rajachetty and V.Udaya Kumar, registered as document No.1279/1979-80 in	Original



		Book I, volume 3131, in the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.	
2	20.08.1979	Sale Deed executed by Sonnappa in favour of Kasturi Reddy, registered as document No.4566/1979-80 in Book I, volume 3380, in the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.	Original
3	10.12.1979	Sale Deed executed by Sonnappa in favour of Yadalam Chidambaram, registered as document No.4565/1979-80 in Book I, volume 3167, in the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.	Original
4	18.12.1980	Sale Deed executed by V.Udayakumar in favour of Kasturi Reddy, registered as document No.12164/1980-81 in Book I, volume 3383, in the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.	Original
5	24.04.1981	Sale Deed executed by V.Sundara Rajachetty in favour of Kasturi Reddy, registered as document No.398/1981-82 in Book I, volume 3478, in the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.	Original
6	05.05.1980	Sale Deed executed by Yadalam Chidambaram in favour of V.C.Reddappa Reddy, registered as document No.1351/1980-81 in Book I, volume 3236, in the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.	Original
7	22.03.1990	Sale Deed executed by B.S.Munivenkatappa, Shakuntamma and Parvathamma in favour of V.C.Reddappa Reddy, registered as document No.61/1990-91 in Book I, volume 50, in the Office of the Sub-Registrar, Yelahanka, Bangalore.	Original
8	18.03.1991	Sale Deed executed by Kasturi Reddy in favour of D.Ramanjaneyalu, D.S.Sridhar, K.Sridhar and Venkatachalapathi, registered as document No.27/1991-92 in Book I, volume 113, in the Office of the Sub-Registrar, Yelahanka, Bangalore.	Original
9	08.04.1996	Sale Deed executed by V.C.Reddappa Reddy in favour of Abdul Rasheed, registered as document No.2813/1996-97 in Book I,	Original



		volume 940, in the Office of the Sub-Registrar, Yelahanka, Bangalore.	
10		Extract of the Mutation Register bearing No.5/1999-2000 issued by the Village Accountant, Doddabettahalli Village, Bangalore North Taluk, Bangalore.	Original
11	09.04.1996	Sale Deed executed by V.C.Reddappa Reddy in favour of Abdul Rasheed, registered as document No.2814/1996-97 in Book I, volume 940, in the Office of the Sub-Registrar, Yelahanka, Bangalore.	Original
12		Extract of the Mutation Register bearing No.4/1999-2000 issued by the Village Accountant, Doddabettahalli Village, Bangalore North Taluk, Bangalore.	Original
13		Death Certificate in the name of Venkatachalapathi	Photostat
14		Family Tree in the name of late Venkatachalapathi	Photostat
15	30.03.1996	Sale Deed executed by 1) D.Ramanjaneyalu, 2) D.S.Sridhar, 3) K.Sridhar and 4) P.Subhadramma wife of late Venkatachalapathi and her children viz., P.Venkatesh Babu, P.Balaji Babu and P.Nagesh Babu in favour of Abdul Rasheed, registered as document No.2815/1996-97, in Book I, Volume 945 at pages 36 to 46, in the office of the Sub-Registrar, Yelahanka, Bangalore.	Original
16		Final Judgement and Decree in O.S.No.486/2002 passed by the Principal Civil Judge (Sr-Div), Bangalore Rural District	Certified
17		RTC's for the year 1988-89 to 2002-03 issued by the Tahsidlar, Bangalore North Taluk, Bangalore.	Certified
18		RTC's for the year 2002-03 to 2023-24 issued by the Village Accountant, Bangalore North Taluk, Bangalore	Online Copy
19		RTC's for the year 2002-03 to 2023-24 issued by the Village Accountant, Bangalore North Taluk, Bangalore	Online Copy
20		Index of Land and Records of Right issued by the Taluk Shirastedar, Bangalore North	Certified

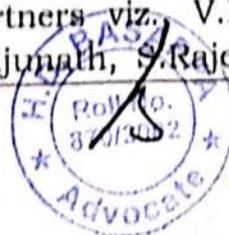


		Taluk, Bangalore.	
21		Survey Sketch, Atlas, Tippani Nakkalu, Phodi Extract and Settlement of Akharbhandh issued by the Taluk Shirastedar, Bangalore North Taluk, Bangalore.	Certified
22		Extract of the Mutation Register bearing No.11/2009-10 issued by the Revenue Inspector, Yelahanka Taluk.	Certified
23	15.02.2008	Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore.	Original
24	20.06.2008	Endorsement issued by the Tahsidlar, Bangalore North Taluk, Bangalore.	Original
25	17.09.2016	Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore.	Original
26	17.12.2008	Conversion Certificate bearing No.ALN/SR/6/2008-09 issued by the Deputy Commissioner, Bangalore District.	Original
27	21.05.2010	Special Notice issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Rasheed	Original
28	07.06.2010	Certificate issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Rasheed	Original
29	07.06.2010	Assessment Extract issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Rasheed	Original
30	04.03.2014	Death Certificate in the name of Abdul Rasheed issued by the Government of Karnataka.	Photostat
31		Family tree in the name of late Abdul Rasheed	Photostat
32	20.01.2017	Intimation Letter issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Azeem	Original
33	20.01.2017	Certificate issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Azeem	Original



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34	20.01.2017	Assessment Extract issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Azeem	Original
35	18.01.2019	Special Notice issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Azeem	Original
36	19.01.2019	Certificate issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Azeem	Original
37	19.01.2019	Assessment Extract issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Azeem	Original
37	15.06.2020	Gift Deed executed by Abdul Azeem in favour of Samiya Azeem, registered as document No.GNR-1-00460/2020-21 in Book I and stored in CD no.GNRD515, in the Office of the Sub-Registrar, Ganganagar, Bangalore.	Original
38	28.03.2022	Gift Deed executed by Samiya Azeem in favour of Tameem Nayeem Khan, registered as document No.GNR-1-04764/2021-22 in Book I and stored in CD no.GNRD963, in the Office of the Sub-Registrar, Ganganagar, Bangalore.	Original
39	27.07.2022	Intimation Letter issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Tameem Nayeem Khan	Original
40	27.07.2022	Certificate issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Tameem Nayeem Khan	Original
41	27.07.2022	Assessment Extract issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Tameem Nayeem Khan	Original
42	13.07.2023	Joint Development Agreement executed by Tameem Nayeem Khan in favour of M/s.Elegant Builders and Developers, represented by its partners viz. V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and	Original



		S.Jayanth, registered as document No.BYP-1-04926/2023-24 in Book I, in the Office of the Sub-Registrar, Byatarayanapura, Bangalore.	
43	13.07.2023	General Power of Attorney executed by Tameem Nayeem Khan in favour of M/s.Elegant Builders and Developers, represented by its partners viz., V.prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth, registered as document No.BYP-4-00259/2023-24 in Book I, in the Office of the Sub-Registrar, Byatarayanapura, Bangalore.	Original
44	18.06.2024	No Objection Certificate issued by the HAL, Bangalore	Original
45	31.08.2023	No Objection Certificate issued by the Airports Authority of India	Original
46	21.08.2023	No Objection Certificate issued by the Bangalore Electricity Supply Company Limited, Bangalore	Original
47	31.08.2023	No Objection Certificate issued by the BSNL, Bangalore	Original
48	04.11.2023	No Objection Certificate issued by the Ministry of Secretary SEIAA, Karnataka	Original
49		No Objection Certificate issued by the State Level Environment Impact Assessment Authority, Karnataka	Original
50	06.04.2024	No Objection Certificate issued by the Karnataka State Pollution Control Board, Bangalore.	Original
51	05.01.2024	No Objection Certificate issued by the Karnataka State Fire and Emergency Services, Bangalore.	Original
52		No Objection Certificate issued by the BWSSB, Bangalore	Original
53		Final Order passed by Hon'ble High Court of Karnataka in Writ Petition No.15894/2024	Original
54	10.07.2024	Sanctioned the plan and License bearing L.P.No.119/2023-24 issued by the Assistant Director of Town Planning, Bruhat Bangalore Mahanagara Palike, Bangalore.	Original
55	23.08.2024	Supplementary Agreement/Sharing Agreement executed by Tameem Nayeem Khan in favour of M/s.Elegant Builders and Developers, represented by its partners viz.,	Original



		V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth	
56		Encumbrance Certificate for the period 01.04.1979 to 15.08.2024	Original and online Copy
57	01.04.2014	Partnership Deed executed by and between V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth in the name and style of M/s.Elegant Builders and Developers	Photostat
58	13.08.2015	Certificate under Section 10-A of the Karnataka Stamp Act-1957 issued by the District Register of Basavanagudi, Bangalore.	Photostat

II. SCHEDULE PROPERTY

SCHEDULE PROPERTY

All that piece and parcel of the converted property bearing Bruhat Bangalore Mahanagara Palike Khatha No.10/1,52/1,52/2, (carved out of Sy.Nos.52/1 and 52/2), (duly converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.ALN/SR/6/2008-09 dated 17.12.2008 issued by the Deputy Commissioner, Bangalore) situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore, measuring 1,51,565.18 sq.ft and bounded on the ;-

East :by: Road (Doddabettahalli to Yelahanka)
West :by: Property bearing Sy.No.50
North :by: Property bearing Sy.No.48
South :by: Remaining Portion of the Property bearing Sy.No.52/2

III. FLOW OF TITLES TRACING OUT THE TITLE:

The immovable property bearing Sy.No.52 measuring 9 acres 35 guntas, situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore was originally belongs to B.M.Sonnappa and the said B.M.Sonnappa has sold the property bearing Sy.No.52, measuring 3 acres of Doddabettahalli Village in favour of V.Sundara Rajachetty and V.Udaya Kumar, under a registered Sale Deed dated 20.08.1979.



The said B.M.Sonnappa has sold the property bearing Sy.No.52 measuring 1 acre of Doddabettahalli Village, in favour of Kasturi Reddy, under a registered Sale Deed dated 20.08.1979.

The said V.Udayakumar has sold the property bearing Sy.No.52 measuring 1 acre 20 gutnas out of 3 acres of Doddabettahalli Village in favour of Kasturi Reddy, under a registered Sale Deed dated 18.12.1980. The said V.Sundara Rajachetty has sold the remaining portion of the property bearing Sy.No.52 measuring 1 acre 20 gutnas of Doddabettahalli Village in favour of Kasturi Reddy, under a registered Sale Deed dated 24.04.1981.

Thus, the said Kasturi Reddy became the sole and absolute owner of the property bearing Sy.No.52 measuring 4 acres of Doddabettahalli Village.

The said B.M.Sonnappa has sold the property bearing Sy.No.52 measuring 20 gutnas of Doddabettahalli Village, in favour of Yadalam Chidambaram, under a registered Sale Deed dated 10.12.1979. The said Yadalam Chidambaram has sold the property bearing Sy.No.52 measuring 20 gutnas of Doddabettahalli Village in favour of V.C.Reddappa Reddy, under a registered Sale Deed dated 05.05.1980.

After the death of B.M.Sonnappa his children viz., B.S.Munivenkarappa, Shakuntalamma and Parvathamma are the legal heirs of late B.M.Sonnappa's property.

The said B.S.Munivenkarappa, Shakuntalamma and Parvathamma have sold the property bearing Sy.No.52 measuring 2 acres 15 guntas of Doddabettahalli Village, in favour of V.C.Reddappa Reddy, under a registered Sale Deed dated 22.03.1990.

The said Kasturi Reddy has sold the property bearing Sy.No.52 measuring 4 acres of Doddabettahalli Village, in favour of D.Ramanjaneyalu, D.S.Sridhar, K.Sridhar and Venkatachalapathi, under a registered Sale Deed dated 18.03.1991.

The said V.C.Reddappa Reddy has sold the property bearing Sy.No.52 measuring 20 guntas of Doddabettahalli Village in favour of Abdul Rasheed,



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under a

under a registered Sale Deed dated 08.04.1996. From the Extract of Mutation Register bearing No.5/1999-2000 issued by the Tahsildar, Bangalore North Taluk Taluk, it is seen that the said property in Sy No.52 measuring 20 guntas of Doddabettahalli Village has been mutated in the name of Abdul Rasheed as Khathedar of the said property.

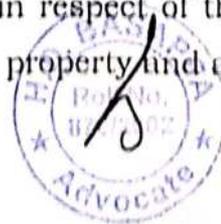
The said V.C.Reddappa Reddy has sold the property bearing Sy.No.52 measuring 2 acres 15 guntas of Doddabettahalli Village in favour of Abdul Rasheed, under a registered Sale Deed dated 09.04.1996. From the Extract of Mutation Register bearing No.4/1999-2000 issued by the Tahsildar, Bangalore North Taluk Taluk, it is seen that the said property in Sy No.52 measuring 2 acres 15 guntas of Doddabettahalli Village has been mutated in the name of Abdul Rasheed as Khathedar of the said property.

After the death of Venkatachalapathi his wife P.Subhadramma and his children viz., P.Venkatesh Babu, P.Balaji Babu and P.Nagesh Babu are the legal heirs of late Venkatachalapathi's property.

The said 1) D.Ramanjaneyalu, 2) D.S.Sridhar, 3) K.Sridhar and 4) P.Subhadramma wife of late Venkatachalapathi and her children viz., P.Venkatesh Babu, P.Balaji Babu and P.Nagesh Babu have sold the property bearing Sy.No.52 measuring 4 acres of Doddabettahalli Village, in favour of Absul Rasheed, under a registered Sale Deed dated 30.03.1996.

Thus, the said Abdul Rasheed became the sole and absolute owner of the property bearing Sy.no.52 measuring 6 acres 35 guntas of Doddabettahalli Village.

The R.T.Cs for the year 1988-89 to 2016-17 in respect of the property bearing Sy.No.52 of Doddabettahalli Village issued by the Tahsildar/Village Accountant, Bangalore North Taluk, Bangalore, disclose the ownership and possession of that property with different owners. The Tahsildar/Village Accountant, Anekal Taluk has issued an Index of Land and Records of Right, Survey Sketch, Tippani Nakanu, Phodi Extract Settlement of Aakarbandh, Pakka Book and Village in respect of the above said property which disclose the measurement of the property and allotted the new Survey



Survey 1
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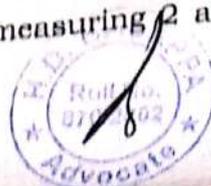
Numbers 52/1 measuring 2 acres 10 guntas, Survey Number 52/2 measuring 3 acres 7 gutnas and Survey Number 52/3 measuring 10 guntas of Doddabettahalli Village,

From the Extract of Mutation Register bearing No.11/2009-10 issued by the Revenue Inspector, Bangalore North Taluk Taluk, it is seen that the said property Survey Number 52/1 measuring 2 acres 10 guntas, Survey Number 52/2 measuring 3 acres 7 gutnas and Survey Number 52/3 measuring 10 guntas of Doddabettahalli Village has been mutated in the name of Abdul Rasheed as Khathedar of the said property.

One Shanthini Palaniswamy has filed a Permanent Injunction Suit bearing O.S.No.486/2002 against to Abdul Rasheed before the Civil Judge Senior Division at Bangalore in respect of the property bearing Sy.No.52/3 of Doddabettahalli Village, accordingly, the said suit is settled out of Court and filed a Compromise petition both parties to Hon'ble Court, the Hon'ble Court has passed a Final Judgement and Decree, As per the Final Judgement Decree, the said Abdul Rasheed became the sole and absolute owner of the property bearing Sy.No.52/3 of Doddabettahalli Village.

The Assistant Commissioner, Bangalore North Sub-Division, Bangalore has issued an endorsements dated 15.02.2008 and 17.09.2016, which discloses that there are no proceedings pending under Section 79 (A) (B) of Karnataka Land Reforms Act, 1961 and PTCL Act in respect of the property Survey Number 52/1 measuring 2 acres 10 guntas, Survey Number 52/2 measuring 3 acres 7 gutnas and Survey Number 52/3 measuring 10 guntas of Doddabettahalli Village. The Endorsement issued on 20.06.2008 by the Tahsildar, Bangalore North Taluk, Bangalore Rural District reveals that no Tenancy Applications have been received under Karnataka Land Reforms Act in respect of the property Survey Number 52/1 measuring 2 acres 10 guntas, Survey Number 52/2 measuring 3 acres 7 gutnas and Survey Number 52/3 measuring 10 guntas of Doddabettahalli Village.

The Special Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.ALN/SR/6/2008-09 dated 17.12.2008 wherein the property Survey Number 52/1 measuring 2 acres 10 guntas,



Survey Number 52/2 measuring 3 acres 7 gutnas and Survey Number 52/3 measuring 10 guntas, total measuring 5 acres 27 guntas of Doddabettahalli Village has been converted from agricultural to non-agricultural residential purposes.

The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore has issued a Special Notice dated 21.05.2010, Certificate and Assessment Extract, both dated 07.06.2010, the property Survey Number 52/1 measuring 2 acres 10 guntas, Survey Number 52/2 measuring 3 acres 7 gutnas and Survey Number 52/3 measuring 10 guntas, total measuring 5 acres 27 guntas of Doddabettahalli Village khatha has been transferred in the name of Abdul Rasheed and allotted the new Municipal Khatha No.10/52/1/52/2/52/3.

The said Abdul Rasheed died on 04.03.2016 and same death certificate issued by the Government of Karnataka. After the death of Abdul Rasheed his only son Abdul Azeem is the legal heirs of late Abdul Rasheed Property.

The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore has issued a Special Notice, Certificate and Assessment Extract all dated 20.07.2017 the property Survey Number 52/1 measuring 2 acres 10 guntas, Survey Number 52/2 measuring 3 acres 7 gutnas and Survey Number 52/3 measuring 10 guntas, total measuring 5 acres 27 guntas of Doddabettahalli Village khatha has been transferred in the name of Abdul Azeem.

Subsequently, the said Abdul Azeem has applied for bifurcation of khatha No.10/52/1/52/2/52/3 and same the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore has pass an order bearing No.DA(YA.N)V-3/KTR/182/2018-19 dated 18.01.2019, bifurcated the BBMP Khatha into two division and assigned two municipal number i.e., Khatha No.10/1/52/1/52/2, carved out of Sy.Nos.52/1 and 52/2 of Doddabettahalli Village, measuring 1,51,565.18 sq.ft and BBMP khatha No.10/52/2/52/3 carved out of Sy.No.52/2 and 52/3 of Doddabettahalli Village, measuring 78,336.92 sq.ft.



Thus, the said Abdul Azeem became the sole and absolute owner of the property bearing Khatha No.10/1/52/1/52/2, carved out of Sy.Nos.52/1 and 52/2, measuring 1,51,565.18 sq.ft of Doddabettahalli Village. Which is mentioned the schedule property herein.

The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore has issued a Certificate and Assessment Extract both dated 19.01.2019, the schedule property khatha has been transferred in the name of Abdul Azeem and allotted new municipal khatha No.10/1/52/1/52/2.

The said Abdul Azeem has gifted the schedule property in favour of his wife Samiya Azeem, under a registered Gift Deed dated 15.06.2020. Thus, the said Samiya Azeem became the sole and absolute owner of the schedule property.

The said Samiya Azeem has gifted the schedule property in favour of her brother Tameem Nayeem Khan, under a registered Gift Deed dated 28.03.2022. Thus, the said Tameem Nayeem Khan became the sole and absolute owner of the schedule property.

The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore has issued an Intimation Letter, Certificate and Assessment Extract all dated 27.07.2022, the schedule property khatha has been transferred in the name of Tameem Nayeem Khan

On 13.07.2023, the said Tameem Nayeem Khan has executed a Joint Development Agreement in respect of the schedule property with M/s.Elegant Builders and Developers, represented by its partners viz., V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth, who has agreed to develop the schedule property, by constructing Residential Apartment thereon. It has been agreed in the Joint Development Agreement, to allot 39% of the super built up area to the Owners and the remaining 61% of the super built up area to the Developers. The owner shall transfer 61% of the undivided share in the schedule property in favour of the Developers, M/s.Elegant Builders and Developers, in lieu of transfer of 39% of super-built up area in their favour. On the same day the said Tameem



Nos.52/1 is
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Nayeem Khan has executed a General Power of Attorney in respect of the schedule property of thereby appointing M/s.Elegant Builders and Developers, represented by its partners viz., V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth, and as their Attorney. In the said G.P.A, the Attorney has been empowered to develop the schedule property, by constructing residential Apartment Buildings thereon as per the sanctioned plan and to sell the Developer's portion of the flats identified in Schedule therein together with proportionate undivided share in the schedule property, on such terms as the Attorney deemed fit in favour of the prospective purchasers.

On receipt of no objection certificates from various statutory bodies, the Assistant Director of Town Planning, Bruhat Bangalore Mahanagara Palike, Bangalore has sanctioned the Plan and issued License bearing L.P.No.119/2023-24 dated 10.07.2024, construction for residential apartments, consisting of Stilt, Ground and Fourteenth Upper Floors on the schedule property.

The said Tameem Nayeem Khan with M/s.Elegant Builders and Developers, represented by its partners viz., V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth have executed a Supplementary Agreement/Sharing Agreement dated 23.08.2024 identifying the flats falling to their respective shares as per the development agreement. which are as follows :-

Owner Share :-

S No	Unit No	Type of unit	SBA	UDS
1	Tower-1A-003	2B+2T	1260	343.1487074
2	Tower-1A-004	3B+2T	1494	406.8763245
3	Tower-1A-006	3B+2T	1476	401.9742001
4	Tower-1B-002	3B+2T	1494	406.8763245
5	Tower-1B-004	3B+2T	1494	406.8763245
6	Tower-1B-006	3B+2T	1476	401.9742001
7	Tower-1A-201	3B+2T	1476	401.9742001
8	Tower-1A-202	3B+2T	1494	406.8763245
9	Tower-1A-203	2B+2T	1260	343.1487074



10	Tower-1A-204	3B+2T	1494	406.8763245
11	Tower-1A-205	3B+2T	1476	401.9742001
12	Tower-1A-206	3B+2T	1476	401.9742001
13	Tower-1B-201	3B+2T	1476	401.9742001
14	Tower-1B-202	3B+2T	1494	406.8763245
15	Tower-1B-203	2B+2T	1260	343.1487074
16	Tower-1B-204	3B+2T	1494	406.8763245
17	Tower-1B-205	3B+2T	1476	401.9742001
18	Tower-1B-206	3B+2T	1476	401.9742001
19	Tower-1A-401	3B+2T	1476	401.9742001
20	Tower-1A-402	3B+2T	1559	424.5784404
21	Tower-1A-403	2B+2T	1260	343.1487074
22	Tower-1A-404	3B+2T	1494	406.8763245
23	Tower-1A-405	3B+2T	1476	401.9742001
24	Tower-1A-406	3B+2T	1476	401.9742001
25	Tower-1B-401	3B+2T	1476	401.9742001
26	Tower-1B-402	3B+2T	1494	406.8763245
27	Tower-1B-403	2B+2T	1260	343.1487074
28	Tower-1B-404	3B+2T	1494	406.8763245
29	Tower-1B-405	3B+2T	1476	401.9742001
30	Tower-1B-406	3B+2T	1476	401.9742001
31	Tower-1A-701	3B+2T	1476	401.9742001
32	Tower-1A-702	3B+2T	1559	424.5784404
33	Tower-1A-703	2B+2T	1260	343.1487074
34	Tower-1A-704	3B+2T	1494	406.8763245
35	Tower-1A-705	3B+2T	1476	401.9742001
36	Tower-1A-706	3B+2T	1476	401.9742001
37	Tower-1B-701	3B+2T	1476	401.9742001
38	Tower-1B-702	3B+2T	1494	406.8763245
39	Tower-1B-703	2B+2T	1260	343.1487074
40	Tower-1B-704	3B+2T	1494	406.8763245
41	Tower-1B-705	3B+2T	1476	401.9742001
42	Tower-1B-706	3B+2T	1476	401.9742001
43	Tower-1A-801	3B+2T	1476	401.9742001
44	Tower-1A-802	3B+2T	1476	424.5784404



8163245
1742001

45	Tower-1A-803	2B+2T	1260	343.1487074
46	Tower-1A-804	3B+2T	1494	406.8763245
47	Tower-1A-805	3B+2T	1476	401.9742001
48	Tower-1A-806	3B+2T	1476	401.9742001
49	Tower-1B-801	3B+2T	1476	401.9742001
50	Tower-1B-802	3B+2T	1494	406.8763245
51	Tower-1B-803	2B+2T	1260	343.1487074
52	Tower-1B-804	3B+2T	1494	406.8763245
53	Tower-1B-805	3B+2T	1476	401.9742001
54	Tower-1B-806	3B+2T	1476	401.9742001
55	Tower-1B-905	3B+2T	1476	401.9742001
56	Tower-1A-1201	3B+2T	1476	401.9742001
57	Tower-1A-1202	3B+2T	1559	424.5784404
58	Tower-1A-1203	2B+2T	1260	343.1487074
59	Tower-1A-1205	3B+2T	1476	401.9742001
60	Tower-1B-1201	3B+2T	1476	401.9742001
61	Tower-1B-1203	2B+2T	1260	343.1487074
62	Tower-1B-1204	3B+2T	1494	406.8763245
63	Tower-1B-1205	3B+2T	1476	401.9742001
64	Tower-1A-1304	4BHK+ Terrace	2565	698.5527259
65	Tower-1A-1306	4BHK+ Terrace	2547	693.6506015
66	Tower-1B-1302	4BHK+ Terrace	2565	698.5527259
67	Tower-1B-1306	4BHK+ Terrace	2547	693.6506015
68	Tower-2A-101	3B+3T	1593	433.8380087
69	Tower-2A-102	3B+3T	1620	441.1911953
70	Tower-2A-103	3B+3T	1620	441.1911953
71	Tower-2A-104	3B+3T	1593	433.8380087
72	Tower-2A-105	3B+3T	1593	433.8380087
73	Tower-2B-101	3B+3T	1593	433.8380087
74	Tower-2B-102	3B+3T	1620	441.1911953
75	Tower-2B-103	3B+3T	1620	441.1911953
76	Tower-2B-104	4B+3T	2241	610.3144868
77	Tower-2B-105	3B+3T	1593	433.8380087
78	Tower-2A-301	3B+3T	1593	433.8380087
79	Tower-2A-302	3B+3T	1585	458.8933111

Advocate
Roll No. 871/02

80	Tower-2A-303	3B+3T	1620	441.1911953
81	Tower-2A-304	3B+3T	1593	433.8380087
82	Tower-2A-305	3B+3T	1593	433.8380087
83	Tower-2B-301	3B+3T	1593	433.8380087
84	Tower-2B-302	3B+3T	1620	441.1911953
85	Tower-2B-303	3B+3T	1620	441.1911953
86	Tower-2B-304	4B+3T	2241	610.3144868
87	Tower-2B-305	3B+3T	1593	433.8380087
88	Tower-2A-501	3B+3T	1593	433.8380087
89	Tower-2A-502	3B+3T	1685	458.8933111
90	Tower-2A-503	3B+3T	1620	441.1911953
91	Tower-2A-504	3B+3T	1593	433.8380087
92	Tower-2A-505	3B+3T	1593	433.8380087
93	Tower-2A-603	3B+3T	1620	441.1911953
94	Tower-2A-605	3B+3T	1593	433.8380087
95	Tower-2B-601	3B+3T	1593	433.8380087
96	Tower-2B-604	4B+3T	2241	610.3144868
97	Tower-2B-605	3B+3T	1593	433.8380087
98	Tower-2A-901	3B+3T	1593	433.8380087
99	Tower-2A-902	3B+3T	1685	458.8933111
100	Tower-2A-903	3B+3T	1620	441.1911953
101	Tower-2A-904	3B+3T	1593	433.8380087
102	Tower-2A-905	3B+3T	1593	433.8380087
103	Tower-2B-901	3B+3T	1593	433.8380087
104	Tower-2B-902	3B+3T	1620	441.1911953
105	Tower-2B-903	3B+3T	1620	441.1911953
106	Tower-2B-904	4B+3T	2241	610.3144868
107	Tower-2B-905	3B+3T	1593	433.8380087
108	Tower-2B-1001	3B+3T	1593	433.8380087
109	Tower-2B-1002	3B+3T	1620	441.1911953
110	Tower-2B-1003	3B+3T	1620	441.1911953
111	Tower-2B-1005	3B+3T	1593	433.8380087
112	Tower-2A-1301	3B+3T	1593	433.8380087
113	Tower-2A-1302	3B+3T	1685	458.8933111
114	Tower-2A-1303	3B+3T	1620	441.1911953



115	Tower-2A-1304	3B+3T	1593	433.8380087
116	Tower-2A-1305	3B+3T	1593	433.8380087
117	Tower-2B-1301	3B+3T	1593	433.8380087
118	Tower-2B-1302	3B+3T	1620	441.1911953
119	Tower-2B-1303	3B+3T	1620	441.1911953
120	Tower-2B-1304	4B+3T	2241	610.3144868
121	Tower-2B-1305	3B+3T	1593	433.8380087

Builder's Share :-

S No	Unit No	Type of unit	SBA	UDS
1	Tower-1A-001	3B+2T	1476	401.9742001
2	Tower-1A-002	2B+2T	1330	362.2125245
3	Tower-1A-005	3B+2T	1476	401.9742001
4	Tower-1B-001	3B+2T	1476	401.9742001
5	Tower-1B-003	2B+2T	1260	343.1487074
6	Tower-1B-005	3B+2T	1476	401.9742001
7	Tower-1A-101	3B+2T	1476	401.9742001
8	Tower-1A-102	3B+2T	1494	406.8763245
9	Tower-1A-103	2B+2T	1260	343.1487074
10	Tower-1A-104	3B+2T	1494	406.8763245
11	Tower-1A-105	3B+2T	1476	401.9742001
12	Tower-1A-106	3B+2T	1476	401.9742001
13	Tower-1B-101	3B+2T	1476	401.9742001
14	Tower-1B-102	3B+2T	1494	406.8763245
15	Tower-1B-103	2B+2T	1260	343.1487074
16	Tower-1B-104	3B+2T	1494	406.8763245
17	Tower-1B-105	3B+2T	1476	401.9742001
18	Tower-1B-106	3B+2T	1476	401.9742001
19	Tower-1A-301	3B+2T	1476	401.9742001
20	Tower-1A-302	3B+2T	1559	424.5784404
21	Tower-1A-303	2B+2T	1260	343.1487074
22	Tower-1A-304	3B+2T	1494	406.8763245
23	Tower-1A-305	3B+2T	1476	401.9742001
24	Tower-1A-306	3B+2T	1476	401.9742001
25	Tower-1B-301	3B+2T	1476	401.9742001



26	Tower-1B-302	3B+2T	1494	406.8763245
27	Tower-1B-303	2B+2T	1260	343.1487074
28	Tower-1B-304	3B+2T	1494	406.8763245
29	Tower-1B-305	3B+2T	1476	401.9742001
30	Tower-1B-306	3B+2T	1476	401.9742001
31	Tower-1A-501	3B+2T	1476	401.9742001
32	Tower-1A-502	3B+2T	1559	424.5784404
33	Tower-1A-503	2B+2T	1260	343.1487074
34	Tower-1A-504	3B+2T	1494	406.8763245
35	Tower-1A-505	3B+2T	1476	401.9742001
36	Tower-1A-506	3B+2T	1476	401.9742001
37	Tower-1B-501	3B+2T	1476	401.9742001
38	Tower-1B-502	3B+2T	1494	406.8763245
39	Tower-1B-503	2B+2T	1260	343.1487074
40	Tower-1B-504	3B+2T	1494	406.8763245
41	Tower-1B-505	3B+2T	1476	401.9742001
42	Tower-1B-506	3B+2T	1476	401.9742001
43	Tower-1A-601	3B+2T	1476	401.9742001
44	Tower-1A-602	3B+2T	1559	424.5784404
45	Tower-1A-603	2B+2T	1260	343.1487074
46	Tower-1A-604	3B+2T	1494	406.8763245
47	Tower-1A-605	3B+2T	1476	401.9742001
48	Tower-1A-606	3B+2T	1476	401.9742001
49	Tower-1B-601	3B+2T	1476	401.9742001
50	Tower-1B-602	3B+2T	1494	406.8763245
51	Tower-1B-603	2B+2T	1260	343.1487074
52	Tower-1B-604	3B+2T	1494	406.8763245
53	Tower-1B-605	3B+2T	1476	401.9742001
54	Tower-1B-606	3B+2T	1476	401.9742001
55	Tower-1A-901	3B+2T	1476	401.9742001
56	Tower-1A-902	3B+2T	1559	424.5784404
57	Tower-1A-903	2B+2T	1260	343.1487074
58	Tower-1A-904	3B+2T	1494	406.8763245
59	Tower-1A-905	3B+2T	1476	401.9742001
60	Tower-1A-906	3B+2T	1476	401.9742001



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61	Tower-1B-901	3B+2T	1476	401.9742001
62	Tower-1B-902	3B+2T	1494	406.8763245
63	Tower-1B-903	2B+2T	1260	343.1487074
64	Tower-1B-904	3B+2T	1494	406.8763245
65	Tower-1B-906	3B+2T	1476	401.9742001
66	Tower-1A-1001	3B+2T	1476	401.9742001
67	Tower-1A-1002	3B+2T	1559	424.5784404
68	Tower-1A-1003	2B+2T	1260	343.1487074
69	Tower-1A-1004	3B+2T	1494	406.8763245
70	Tower-1A-1005	3B+2T	1476	401.9742001
71	Tower-1A-1006	3B+2T	1476	401.9742001
72	Tower-1B-1001	3B+2T	1476	401.9742001
73	Tower-1B-1002	3B+2T	1494	406.8763245
74	Tower-1B-1003	2B+2T	1260	343.1487074
75	Tower-1B-1004	2B+2T	1494	406.8763245
76	Tower-1B-1005	3B+2T	1476	401.9742001
77	Tower-1B-1006	3B+2T	1476	401.9742001
78	Tower-1A-1101	3B+2T	1476	401.9742001
79	Tower-1A-1102	3B+2T	1559	424.5784404
80	Tower-1A-1103	2B+2T	1260	343.1487074
81	Tower-1A-1104	2B+2T	1494	406.8763245
82	Tower-1A-1105	3B+2T	1476	401.9742001
83	Tower-1A-1106	3B+2T	1476	401.9742001
84	Tower-1B-1101	3B+2T	1476	401.9742001
85	Tower-1B-1102	3B+2T	1494	406.8763245
86	Tower-1B-1103	2B+2T	1260	343.1487074
87	Tower-1B-1104	2B+2T	1494	406.8763245
88	Tower-1B-1105	3B+2T	1476	401.9742001
89	Tower-1B-1106	3B+2T	1476	401.9742001
90	Tower-1A-1204	3B+2T	1494	406.8763245
91	Tower-1A-1206	3B+2T	1476	401.9742001
92	Tower-1B-1202	3B+2T	1494	406.8763245
93	Tower-1B-1206	3B+2T	1476	401.9742001
94	Tower-1A-1301	4BHK+ Terrace	2547	693.6506015
95	Tower-1A-1302	4BHK+ Terrace	2691	732.8675966



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1.2

		2B+2T	1260	343.1487074
96	Tower-1A-1303			
		4BHK+ Terrace	2547	693.6506015
97	Tower-1A-1305			
		4BHK+ Terrace	2547	693.6506015
98	Tower-1B-1301			
		2B+2T	1260	343.1487074
99	Tower-1B-1303			
		4BHK+ Terrace	2565	698.5527259
100	Tower-1B-1304			
		4BHK+ Terrace	2547	693.6506015
101	Tower-1B-1305			
		2B+2T	1260	343.1487074
102	Tower-1A-1403			
		2B+2T	1260	343.1487074
103	Tower-1B-1403			
		3B+3T	1593	433.8380087
104	Tower-2A-201			
		3B+3T	1620	441.1911953
105	Tower-2A-202			
		3B+3T	1620	441.1911953
106	Tower-2A-203			
		3B+3T	1593	433.8380087
107	Tower-2A-204			
		3B+3T	1593	433.8380087
108	Tower-2A-205			
		3B+3T	1593	433.8380087
109	Tower-2B-201			
		3B+3T	1620	441.1911953
110	Tower-2B-202			
		3B+3T	1620	441.1911953
111	Tower-2B-203			
		4B+3T	2241	610.3144868
112	Tower-2B-204			
		3B+3T	1593	433.8380087
113	Tower-2B-205			
		3B+3T	1593	433.8380087
114	Tower-2A-401			
		3B+3T	1685	458.8933111
115	Tower-2A-402			
		3B+3T	1620	441.1911953
116	Tower-2A-403			
		3B+3T	1593	433.8380087
117	Tower-2A-404			
		3B+3T	1593	433.8380087
118	Tower-2A-405			
		3B+3T	1593	433.8380087
119	Tower-2B-401			
		3B+3T	1620	441.1911953
120	Tower-2B-402			
		3B+3T	1620	441.1911953
121	Tower-2B-403			
		4B+3T	2241	610.3144868
122	Tower-2B-404			
		3B+3T	1593	433.8380087
123	Tower-2B-405			
		3B+3T	1593	433.8380087
124	Tower-2B-501			
		3B+3T	1620	441.1911953
125	Tower-2B-502			
		3B+3T	1620	441.1911953
126	Tower-2B-503			
		4B+3T	2241	610.3144868
127	Tower-2B-504			
		3B+3T	1593	433.8380087
128	Tower-2B-505			
		3B+3T	1593	433.8380087
129	Tower-2A-601			
		3B+3T	1685	458.8933111
130	Tower-2A-602			



131	Tower-2A-604	3B+3T	1593	433.8380087
132	Tower-2B-602	3B+3T	1620	441.1911953
133	Tower-2B-603	3B+3T	1620	441.1911953
134	Tower-2A-701	3B+3T	1593	433.8380087
135	Tower-2A-702	3B+3T	1685	458.8933111
136	Tower-2A-703	3B+3T	1620	441.1911953
137	Tower-2A-704	3B+3T	1593	433.8380087
138	Tower-2A-705	3B+3T	1593	433.8380087
139	Tower-2B-701	3B+3T	1593	433.8380087
140	Tower-2B-702	3B+3T	1620	441.1911953
141	Tower-2B-703	3B+3T	1620	441.1911953
142	Tower-2B-704	4B+3T	2241	610.3144868
143	Tower-2B-705	3B+3T	1593	433.8380087
144	Tower-2A-801	3B+3T	1593	433.8380087
145	Tower-2A-802	3B+3T	1685	458.8933111
146	Tower-2A-803	3B+3T	1620	441.1911953
147	Tower-2A-804	3B+3T	1593	433.8380087
148	Tower-2A-805	3B+3T	1593	433.8380087
149	Tower-2B-801	3B+3T	1593	433.8380087
150	Tower-2B-802	3B+3T	1620	441.1911953
151	Tower-2B-803	3B+3T	1620	441.1911953
152	Tower-2B-804	4B+3T	2241	610.3144868
153	Tower-2B-805	3B+3T	1593	433.8380087
154	Tower-2A-1001	3B+3T	1593	433.8380087
155	Tower-2A-1002	3B+3T	1685	458.8933111
156	Tower-2A-1003	3B+3T	1620	441.1911953
157	Tower-2A-1004	3B+3T	1593	433.8380087
158	Tower-2A-1005	3B+3T	1593	433.8380087
159	Tower-2B-1004	4B+3T	2241	610.3144868
160	Tower-2A-1101	3B+3T	1593	433.8380087
161	Tower-2A-1102	3B+3T	1685	458.8933111
162	Tower-2A-1103	3B+3T	1620	441.1911953
163	Tower-2A-1104	3B+3T	1593	433.8380087
164	Tower-2A-1105	3B+3T	1593	433.8380087
165	Tower-2B-1101	3B+3T	1593	433.8380087



166	Tower-2B-1102	3B+3T	1620	441.1911953
167	Tower-2B-1103	3B+3T	1620	441.1911953
168	Tower-2B-1104	4B+3T	2241	610.3144868
169	Tower-2B-1105	3B+3T	1593	433.8380087
170	Tower-2A-1201	3B+3T	1593	433.8380087
171	Tower-2A-1202	3B+3T	1685	458.8933111
172	Tower-2A-1203	3B+3T	1620	441.1911953
173	Tower-2A-1204	3B+3T	1593	433.8380087
174	Tower-2A-1205	3B+3T	1593	433.8380087
175	Tower-2B-1201	3B+3T	1593	433.8380087
176	Tower-2B-1202	3B+3T	1620	441.1911953
177	Tower-2B-1203	3B+3T	1620	441.1911953
178	Tower-2B-1204	4B+3T	2241	610.3144868
179	Tower-2B-1205	3B+3T	1593	433.8380087
180	Tower-2A-1401	3B+3T	1593	433.8380087
181	Tower-2A-1402	3B+3T	1685	458.8933111
182	Tower-2A-1403	3B+3T	1620	441.1911953
183	Tower-2A-1404	3B+3T	1593	433.8380087
184	Tower-2A-1405	3B+3T	1593	433.8380087
185	Tower-2B-1401	3B+3T	1593	433.8380087
186	Tower-2B-1402	3B+3T	1620	441.1911953
187	Tower-2B-1403	3B+3T	1620	441.1911953
188	Tower-2B-1404	4B+3T	2241	610.3144868
189	Tower-2B-1405	3B+3T	1593	433.8380087

The Encumbrance Certificates covering the period from 01.04.1979 to 15.08.2024, in respect of the schedule property, disclose the transactions referred above at relevant periods. Except this transaction, it does not disclose any encumbrance on the property

On 01.04.2014, the said V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth have entered into a Deed of Partnership in the name and Style "M/s.Elegant Builders and Developers" for the purpose of carrying on the business of development of the property, apartments, industrial estates or farmhouses and/or to undertake construction and similar activities in the interest of said Partnership Firm which is registered under Indian



Partnership Act, 1935, registered at the Office of District Registrar (Firms and Societies), Basavanagudi, Bangalore, and the partners viz., V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth are partners of said firm being engaged in the affairs of the business of the said firm and they have authorized to jointly sign and execute Agreement of Sale, Construction agreement, Sale Deed etc. on behalf of the said firm

IV OPINION

On perusal of the documents referred above and observations made I am of the opinion that, Tameem Nayeem Khan is the sole and absolute owner of the schedule property, subject to right given to registered Joint Development Agreement and General Power of Attorney holder, M/s.Elegant Builders and Developers, represented by its partners viz., V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth and she having the clear, valid and marketable title to the same and we are verified the Photostat of the schedule property.

13th September, 2024



H.D. BASAPPA
Advocate
"G.R. Complex", No. 31,
Service Road, Domlur Layout,
Bangalore - 560071