

September 15, 2023

M/s. Vajram Estates Pvt. Ltd,
corporate office at 2nd Floor, Vajram Esteva,
situated at New Sy. No. 57/4 (Old Sy. No. 57/2),
Outer Ring Road, Devarabeesanahalli Village,
Varthur Hobli, Bangalore, Karnataka – 560103,

Kind Attention: Mr. Vajram Pavan Kumar

Re: Title Report in respect of the residentially converted properties bearing Survey No. 4/1 measuring 2 Acres and 1 Gunta including 1 Gunta of kharab land and Survey No.4/2 measuring 2 Acres and 10 Guntas including 3 Guntas of kaharb land situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk.

Part I: Description of the Property (the "Schedule Property")

Item No.1:

All that piece and parcel of the residentially converted property bearing Survey No.4/1 measuring 2 acres and 1 gunta including 1 gunta of kharab land situated at Kogilu Village, Yelahanka Hobli, Taluk and bounded on the:

East : Survey No.4/2 belonging to Mr.Markandeya and family
West : Property in Survey No.8;
North : Property in Survey No.4/3;
South : Property in Survey No.9.



Item No.2:

All that piece and parcel of the residentially converted property bearing Survey No.4/2 measuring 2 acres and 10 guntas including 3 guntas of kharab land situated of Kogilu Village, Yelahanka Hobli, Taluk and bounded on the:

- East : Property in Survey No.3;
West : Survey No.4/1 belonging to Mr.Markandeya and family;
North : Property in Survey No.4/3;
South : Property in Survey No.9 and Access Land;

Part II: Documents Examined

Sl No.	Date	Description of Documents
Survey No.4/1 measuring 2 acres (Earlier known as Survey No.4/2):		
1.	02/02/1919	Mortgage Deed executed by Mr.Rudrachari son of Mr.Chotappa in favour of Mr.Muniyappa for a loan amount of Rs.100/- in respect of the property bearing Survey No.4/2 measuring 2 Acres 04 Guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore Taluk. The said Mortgage Deed is registered as Document No.3611/1919-20, Book-I, Volume-371 at Pages 232 to 235, in the office of the Sub-registrar, Bangalore North Taluk.
2.	19/10/1924	Mortgage Deed executed by Mr.Rudrachari son of Mr.Chotappa in favour of Mr.Munishamappa son of Mr.Nanjundappa for a loan amount of Rs.200/- in respect of the property bearing Survey No.4/2 measuring 2 Acres 04 Guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore Taluk. The said Mortgage Deed is registered as Document No. 1110/1924-25, Book-I, Volume- 12 in the Pages- 128-133 in the office of the Sub-registrar.

3.	29/06/1925	Sale Deed executed by Mr.Rudrachari son of Mr.Chotappa in favour of Mr.Munishamappa son of Mr.Nanjundappa in respect of the property bearing Survey No.4/2 measuring 2 acres and 4 guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk. The Sale Deed is registered on 20/07/1925 as Document No.13, Book I, Volume 28 at pages 482 to 487, in the office of the Sub-registrar, Bangalore North Taluk.
4.	05/08/1939	Sale Deed executed by Mr.Munishamappa son of Mr.Nanjundappa and Mr.Puttaiah son of Mr. Muninanjappa in favour of Mr.Veerabhadraiah <i>alias</i> Thayappa son of Mr.Eerappa in respect of the property bearing Survey No.4/1 measuring 2 Acres situated at Kogilu Village, Yelahanka Hobli, Bangalore Taluk, signed by Mrs.Kempamma, the second mother of Mr.Munishamappa as a witness. The said document is registered on 09/08/1939 as Document No.571/1939.
Survey No.4/2 measuring 2 acres and 7 guntas and 3 guntas of kharab land (earlier bearing Survey No.4/1):		
5.	28/10/1928	Sale Deed executed by Mr. Kasi Muniga son of Mr. Dasanaboyi in favour of Mr. Kempaiah adopted son of Mr. Hanumanthappa in respect of the property bearing Survey No.4/1 measuring 2 Acres 07 Guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore Taluk. The said Sale Deed is registered as Document No. 1128/1922-23, Book-I, Volume-41 in the Pages-166-171 in the office of the Sub-registrar.
6.	06/06/1932	Mortgage Deed executed by Mr. Kempaiah adopted son of Mr. Hanumanthappa in favour of Mr. Veerabhadraiah <i>alias</i> Thayappa son of Mr.Veerappa for sum of Rs.300/- in respect of the property bearing Survey No.4/2 (Previously bearing Survey No.4/1 later changed to Survey No.4/2 as per Record of Rights) measuring 2 Acres 07 Guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore Taluk. The said Mortgage Deed is registered as Document No. 2397/1932-33, Book-I, Volume- 230 in the Pages- 52-59 in the office of the Sub-registrar.

7.	20/07/1939	Sale Deed executed by Mr. Kempaiah son of Mr. Hanumanthappa in favour of Mr. Veerabhadrappe <i>alias</i> Thayappa in respect of the property bearing Survey No.4/2 measuring 2 Acres 7 Guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore Taluk. The Sale Deed is registered as Document No.303/1939-40, Book-I, Volume- 475, in the Pages-162-165 in the office of the Sub-Registrar, Bangalore Taluk.
8.	22/09/1953	Mortgage Deed executed by Mr. Veerabhadrappe <i>alias</i> Thayappa son of Mr.Veerappa for self and his minor children namely Master Markandaiah, Master Eshwar, Master Chandrashekar and Master Ashwath Narayan in favour of Gramanthara Kaigarika Sahakara Sangha Limited for a sum of Rs.1,500/- in respect of the properties bearing Survey Nos.4/1 and 4/2 totally measuring 4 Acres and 20 Guntas alongwith certain other properties. The Mortgage Deed is registered as Document No.4437/1953-54.
9.	05/10/1998	Death Certificate issued by Chief Registrar of Births and Deaths depicting the death of Mr.Veerabhadrappe <i>alias</i> Thayappa son of Mr.Veerappa.
10.	07/04/2010	Inheritance proceedings bearing IHC No.4/2009-10 dated 07/04/2010 with respect to Survey No.4/2.
11.	24/01/2010	Mutation Register Extract bearing MR No.32/2009-10 issued by Village Accountant, Yelahanka Taluk with respect to Survey No.4/2.
12.	07/04/2010	Inheritance proceedings bearing IHC No.4/2010-11 dated 07/04/2010 with respect to Survey No.4/1
13.	18/02/2011	Mutation Register Extract bearing MR No.22/2010-11 issued by Village Accountant, Yelahanka Taluk with respect to Survey No.4/1.
14.	Date not mentioned	Genealogical Tree issued by the Village Accountant, Bangalore North Taluk depicting the details of the family members of Mr. Veerabhadrappe <i>alias</i> Thayappa.
15.	01/10/2011	Death Certificate issued by Chief Registrar of Births and Deaths depicting the death of Mrs. Jayamma wife of (Late) Mr. Gorantla Pullayya.

16.	31/10/2018	Death Certificate issued by Chief Registrar of Births and Deaths depicting the death of Mr. Kamalanabha Murthy son of Mr.Thayappa.
17.	20/07/2023	Order issued by the Deputy Commissioner, Bangalore depicting the re-routing/shifting of the Kaludari/pathway kharab in Survey No.4/1 and Survey No.4/2.
18.	17/08/2023	Official Memorandum bearing No.ALN(NAY)SR:57/2023-24 issued by the Deputy Commissioner, Bangalore in respect of the properties bearing Survey No.4/1 measuring 2 acres.
19.	17/08/2023	Official Memorandum bearing No.ALN(NAY)SR:56/2023-24 issued by the Deputy Commissioner, Bangalore in respect of the properties bearing Survey No.4/2 measuring 2 acres 7 guntas.
20.	17/08/2023	Mutation Register extract bearing MR No.T15/2023-24 depicting the conversion of the property bearing Survey No.4/1 measuring 2 acres situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk.
21.	17/08/2023	Mutation Register extract bearing MR No.T16/2023-24 depicting the conversion of the property bearing Survey No.4/2 measuring 2 acres 7 guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk.
22.	25/05/2023	Work Order/Change of Land Use Order bearing No.CLU-357/2022-23/415/2022-23 issued by the Secretary, Bangalore Development Authority depicting the change of land use from agricultural to residential zone.
23.	23/08/2023	General Power of Attorney executed by Ms.Vinutha.C. daughter of Mr.Chandrashekar A. in favour of Mrs.R.Sharada wife of Mr.Chandrashekar A. authorising her to execute all documents related to the properties bearing Survey No.4/1 measuring 2 Acres 1 Gunta including 1 gunta kharab land and Survey No.4/2 measuring 2 Acres and 10 Guntas including 3 Guntas of kharab land situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk. The General Power of Attorney is registered as Document No.GNR-4-00211-2023-24, office of the Sub-registrar, Ganganagar, Bangalore.
24.	01/09/2023	Joint Development Agreement executed by 1)Mr. Markandeya son of (Late)Veerabhadrappa <i>alias</i> Thayappa, 2)Mrs. Malayathi Suseela daughter of (Late) Veerabhadrappa <i>alias</i> Thayappa, 2a)Mrs. P. Menaka daughter of Mrs. Malayathi Suseela 2b)Mrs. Devika daughter of Mrs.

		<p>Malayathi Suseela, 2c) Mrs. Jayasudha daughter of Mrs. Malayathi Suseela, 3)Mr. Eshwaraiah son of (Late)Veerabhadrapa <i>alias</i> Thayappa, 4)Mrs. Savithramma daughter of (Late) Veerabhadrapa <i>alias</i> Thayappa, 5)Mr. Chandrashekar son of (Late) Veerabhadrapa <i>alias</i> Thayappa, 5a)Mr. Prathap C. son of Mr. Chandrashekar, 5b)Ms. Vinutha C. daughter of Mr.Chandrashekar being represented by her registered GPA Holder and mother Mrs. R Sharadha (in terms of the GPA dated 23.08.2023 registered as document No.GNR-4-00211-2023-24) 6)Mr. Ashwathanarayana son of (Late) Veerabhadrapa <i>alias</i> Thayappa, 6a) Mr. Puneeth son of Mr. Ashwathnarayana, 7)Mrs. S M Geetha wife of (Late) Kamalanabhamurthy (son of (Late) Veerabhadrapa <i>alias</i> Thayappa), 7a) Mr. Vikas K., son of (Late) Kamalanabhamurthy, 7b) Mr. Kushal K, son of (Late) Kamalanabhamurthy, 8)Mr. Krishnamurthy, son of (Late) Veerabhadrapa <i>alias</i> Thayappa, for self and minor son Master Kiran 8a) Ms. Yeshaswini K. daughter of Mr. Krishnamurthy, 9)Mr. Srinivas R. son of Mrs. Malayathi Suseela, for self and minor children Miss. Sharanya S and Master Srinivas Dhanush, 10) Mr. M. Govindaraju, son of Mr.Jalige Muniswamappa, 10a) Mrs. Ramaiah Rathnamma, wife of Mr. M.Govindaraju, 10b)Mr. Sridhar .G, son of Mr. M.Govindaraju, for self and minor children namely Master Drupad S and Master Purnnaj S, and 10c) Mr. Ranjith. G, son of Mr. M. Govindaraju for self and minor children namely Miss. Manishka R and Baby Ganvi R in favour of M/s.Vajram Estates Private Limited, represented by its Managing Director, Mr. Vajram Pavan Kumar for construction of a residential building/s in the properties bearing Survey No.4/1 measuring 2 Acres 07 Guntas, Survey No.4/2 measuring 2 Acres and 10 Guntas including 3 Guntas of kharab land and Survey No.4/3 measuring 2 acres all situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk. The said Joint Development Agreement is registered as Document No.YAN-1-06263/2023-24, Book-I, in the office of the Sub-registrar, Yelahanka, Bangalore.</p>
25.	01/09/2023	<p>General Power of Attorney executed by 1)Mr. Markandeya son of (Late)Veerabhadrapa <i>alias</i> Thayappa, 2)Mrs. Malayathi Suseela daughter of (Late) Veerabhadrapa <i>alias</i> Thayappa, 2a)Mrs. P. Menaka daughter of Mrs. Malayathi Suseela 2b)Mrs. Devika daughter of Mrs. Malayathi Suseela, 2c) Mrs. Jayasudha daughter of Mrs. Malayathi Suseela, 3)Mr. Eshwaraiah son of (Late)Veerabhadrapa <i>alias</i> Thayappa, 4)Mrs. Savithramma daughter of (Late) Veerabhadrapa <i>alias</i> Thayappa, 5)Mr. Chandrashekar son of (Late) Veerabhadrapa <i>alias</i> Thayappa, 5a)Mr. Prathap C. son of Mr. Chandrashekar, 5b)Ms.</p>

		<p>Vinutha C. daughter of Mr.Chandrashekar being represented by her registered GPA Holder and mother Mrs. R Sharadha (in terms of the GPA dated 23.08.2023 registered as document No.GNR-4-00211-2023-24) 6)Mr. Ashwathanarayana son of (Late) Veerabhadrappa <i>alias</i> Thayappa, 6a) Mr. Puneeth son of Mr. Ashwathnarayana, 7)Mrs. S M Geetha wife of (Late) Kamalanabhamurthy (son of (Late) Veerabhadrappa <i>alias</i> Thayappa), 7a) Mr. Vikas K., son of (Late) Kamalanabhamurthy, 7b) Mr. Kushal K, son of (Late) Kamalanabhamurthy, 8)Mr. Krishnamurthy, son of (Late) Veerabhadrappa <i>alias</i> Thayappa, for self and minor son Master Kiran 8a) Ms. Yeshaswini K. daughter of Mr. Krishnamurthy, 9)Mr. Srinivas R. son of Mrs. Malayathi Suseela, for self and minor children Miss. Sharanya S and Master Srinivas Dhanush, 10) Mr. M. Govindaraju, son of Mr.Jalige Muniswamappa, 10a) Mrs. Ramaiah Rathnamma, wife of Mr. M.Govindaraju, 10b)Mr. Sridhar .G, son of Mr. M.Govindaraju, for self and minor children namely Master Drupad S and Master Purnnaj S, and 10c) Mr. Ranjith. G, son of Mr. M. Govindaraju for self and minor children namely Miss. Manishka R and Baby Ganvi R, appointing M/s. Vajram Estates Private Limited represented by its Managing Director, Mr. Vajram Pavan Kumar (Developer) as their Attorney holder, in respect of properties bearing Survey No.4/1 measuring 2 Acres 07 Guntas, Survey No.4/2 measuring 2 Acres and 10 Guntas including 3 Guntas of kharab land and Survey No.4/3 measuring 2 acres situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk. The General Power of Attorney is registered on 02/09/2023 as Document No. YAN-4-00276-2023-24 of Book IV, in the office of the Sub registrar, Yelahanka, Bangalore.</p>
Index of Land and Record of Rights register extract:		
26.	Date not mentioned	Record of Rights Register extract bearing RR No.20.
27.	Date not mentioned	Record of Rights Register extract bearing RR No.492.
28.	Date not mentioned	Record of Rights Register extract bearing RR No.1115.
29.	Date not mentioned	Record of Rights Register extract bearing RR No.21.
30.	Date not mentioned	Record of Rights Register extract bearing RR No.304.
31.	Date not mentioned	Record of Rights Register extract bearing RR No.489.

32.	Date not mentioned	Record of Rights Register extract bearing RR No.1122.
33.	Date not mentioned	Index of Land register extract issued in respect of the properties bearing Survey Nos.4/1 and 4/2.
RTC Extracts:		
RTC extracts for Survey No.4/1:		
34.	Date not mentioned	RTC Extracts issued for the year 1971-72 to 1973-74 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
35.	Date not mentioned	RTC Extracts issued for the year 1976-77 to 1980-81 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
36.	Date not mentioned	RTC Extracts issued for the year 1981-82 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
37.	Date not mentioned	RTC Extracts issued for the year 1982-83 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
38.	Date not mentioned	RTC Extracts issued for the year 1983-84 to 1985-86 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
39.	Date not mentioned	RTC Extracts issued for the year 1986-87 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
40.	Date not mentioned	RTC Extracts issued for the year 1987-88 to 1988-89 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
41.	Date not mentioned.	RTC Extracts issued for the year 1989-90 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
42.	Date not mentioned	RTC Extracts issued for the year 1990-91 to 1991-92 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.

43.	Date not mentioned	RTC Extracts issued for the year 1992-93 to in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
44.	Date not mentioned	RTC Extracts issued for the year 1993-94 to 1994-95 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
45.	Date not mentioned	RTC Extracts issued for the year 1995-96 to 1996-97 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
46.	Date not mentioned	RTC Extracts issued for the year 1997-98 to 1999-00 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
47.	Date not mentioned	RTC Extracts issued for the year 2001-02 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
48.	Date not mentioned	RTC Extracts issued for the year 2002-03 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
49.	Date not mentioned	RTC Extracts issued for the year 2003-04 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
50.	Date not mentioned	RTC Extracts issued for the year 2004-05 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
51.	Date not mentioned	RTC Extracts issued for the year 2005-06 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
52.	Date not mentioned	RTC Extracts issued for the year 2006-07 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.

53.	Date not mentioned	RTC Extracts issued for the year 2007-08 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
54.	Date not mentioned	RTC Extracts issued for the year 2008-09 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
55.	Date not mentioned	RTC Extracts issued for the year 2009-10 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
56.	Date not mentioned	RTC Extracts issued for the year 2010-11 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
57.	Date not mentioned	RTC Extracts issued for the year 2011-12 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
58.	Date not mentioned	RTC Extracts issued for the year 2012-13 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
59.	Date not mentioned	RTC Extracts issued for the year 2013-14 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
60.	Date not mentioned	RTC Extracts issued for the year 2014-15 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
61.	Date not mentioned	RTC Extracts issued for the year 2015-16 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
62.	Date not mentioned	RTC Extracts issued for the year 2016-17 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.

63.	Date not mentioned	RTC Extracts issued for the year 2017-18 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
64.	Date not mentioned	RTC Extracts issued for the year 2018-19 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
65.	Date not mentioned	RTC Extracts issued for the year 2019-20 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
66.	Date not mentioned	RTC Extracts issued for the year 2020-21 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
67.	Date not mentioned	RTC Extracts issued for the year 2022-23 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
68.	Date not mentioned	RTC Extracts issued for the year 2023-24 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land.
<u>RTC extracts for Survey No.4/2:</u>		
69.	Date not mentioned	RTC Extracts issued for the year 1976-77 to 1980-81 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
70.	Date not mentioned	RTC Extracts issued for the year 1981-82 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
71.	Date not mentioned	RTC Extracts issued for the year 1982-83 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
72.	Date not mentioned	RTC Extracts issued for the year 1983-84 to 1985-86 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.

73.	Date not mentioned	RTC Extracts issued for the year 1987-88 to 1988-89 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
74.	Date not mentioned	RTC Extracts issued for the year 1990-91 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
75.	Date not mentioned	RTC Extracts issued for the year 2001-02 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
76.	Date not mentioned	RTC Extracts issued for the year 2002-03 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
77.	Date not mentioned	RTC Extracts issued for the year 2003-04 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
78.	Date not mentioned	RTC Extracts issued for the year 2004-05 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
79.	Date not mentioned	RTC Extracts issued for the year 2005-06 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
80.	Date not mentioned	RTC Extracts issued for the year 2006-07 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
81.	Date not mentioned	RTC Extracts issued for the year 2007-08 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
82.	Date not mentioned	RTC Extracts issued for the year 2008-09 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.

83.	Date not mentioned	RTC Extracts issued for the year 2009-10 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
84.	Date not mentioned	RTC Extracts issued for the year 2010-11 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
85.	Date not mentioned	RTC Extracts issued for the year 2011-12 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
86.	Date not mentioned	RTC Extracts issued for the year 2012-13 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
87.	Date not mentioned	RTC Extracts issued for the year 2013-14 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
88.	Date not mentioned	RTC Extracts issued for the year 2014-15 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
89.	Date not mentioned	RTC Extracts issued for the year 2015-16 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
90.	Date not mentioned	RTC Extracts issued for the year 2016-17 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
91.	Date not mentioned	RTC Extracts issued for the year 2017-18 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
92.	Date not mentioned	RTC Extracts issued for the year 2018-19 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.

93.	Date not mentioned	RTC Extracts issued for the year 2019-20 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
94.	Date not mentioned	RTC Extracts issued for the year 2020-21 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
95.	Date not mentioned	RTC Extracts issued for the year 2021-22 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
96.	Date not mentioned	RTC Extracts issued for the year 2022-23 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
97.	Date not mentioned	RTC Extracts issued for the year 2023-24 in respect of the property bearing Survey No.4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land.
<u>Tax Receipts and other documents:</u>		
98.	12/09/2022	Khata Extract/Patta Book Extract depicting the name of Mr. Markandaiah as the owner in respect of the Survey No.4/1 measuring 2 Acres and Survey No.4/2 measuring 2 Acres 7 Guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk.
99.	Date not mentioned	Tax paid receipt issued for the year 1990-91 in respect of the property bearing Survey Nos.4/1 and 4/2.
100.	11/07/1995	Tax paid receipt issued for the year 1993-94 and 1994-95 in respect of the property bearing Survey Nos.4/1 and 4/2.
101.	02/09/2020	Tax paid receipt issued for the year 2020-21 in respect of the property bearing Survey Nos.4/1 and 4/2.
<u>Endorsements</u>		
102.	16/10/1995	Endorsement bearing No. L.R.F:C.R.350/1995-96 by Tahasildar Office, Bangalore North Taluk, Bangalore depicting that there are no tenancy claims under Karnataka Land Reforms Act, 1961, Section 48A (Form No.7) in respect of the property bearing Survey Nos. 4/1 and 4/2.

103.	19/12/2009	Endorsement by Tahasildar Office, Bangalore North Taluk, Bangalore depicting that there are no tenancy claims under Karnataka Land Reforms Act, 1998 in respect of the property bearing Survey No. 4/1.
104.	19/12/2009	Endorsement by Tahasildar Office, Bangalore North Taluk, Bangalore depicting that there are no tenancy claims under Karnataka Land Reforms Act, 1998 in respect of the property bearing Survey No. 4/2.
105.	01/09/2014	Nil Tenancy Certificate issued by Tahasildar Office, Bangalore North Taluk depicting that there are no tenancy claims in respect of the property bearing Survey No.4/1.
106.	01/09/2014	Nil Tenancy Certificate issued by Tahasildar Office, Bangalore North Taluk depicting that there are no tenancy claims in respect of the property bearing Survey No.4/2.
Survey Documents:		
107.	Date not mentioned	Village Map of Kogilu Village, Yelahanka, Bangalore North Taluk, Karnataka.
108.	11/03/1958	Secondary Reclassification Book Extract issued by Superintendent, Yelahanka Taluk in respect of the property bearing Re-Survey No.4.
109.	Date not mentioned	Sketch issued by Superintendent, Yelahanka Taluk in respect of the property bearing Re- Survey No.4.
110.	Date not mentioned	Moola Tippani in respect of the property bearing Survey No.4.
111.	08/07/2023	Public Notice issued in kannada newspaper edition of Vijayavani.
112.	08/07/2023	Public Notice issued in english newspaper edition of the Hindu.

Part III: Analysis

Survey No.4/1 measuring 2 acres (Earlier known as Survey No.4/2)

We have perused the Mortgage Deed dated 02/02/1919 executed by Mr.Rudrachari son of Mr.Chotappa in favour of Mr.Muniyappa for a loan amount of Rs.100/- in respect of the property bearing Survey No.4/2 measuring 2 Acres 04 Guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore Taluk. The said Mortgage Deed is registered as Document No.3611/1919-20, Book-I, Volume-371 at Pages 232 to 235, in the office of the Sub-registrar, Bangalore North Taluk. The repayment term for the said loan amount is denoted as two years from the date of the said Mortgage Deed.

The boundaries denoted in the said document are as follows;

East: Land belonging to Mr.Krishnappa;

West: Land belonging to Mr.Venkatappa;

North: Land belonging to Mr.Shanbhog Narayanappa;

South: Land belonging to Mr.Singa, being in possession of Mr.Rama.

We have perused the Mortgage Deed dated 19/10/1924 executed by Mr. Rudrachari son of Mr. Chotappa in favour of Mr. Munishamappa son of Mr. Nanjundappa for a loan amount of Rs. 200/- in respect of the property bearing Survey No.4/2 measuring 2 Acres 04 Guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore Taluk. The said Mortgage Deed is registered as Document No. 1110/1924-25, Book-I, Volume- 12 in the Pages- 128-133 in the office of the Sub-registrar. Upon a perusal of the said document it appears that Mr. Munishamappa was instructed to return the mortgage amount payable in terms of the mortgage deed dated 02/02/1919 in favour of Mr.Muniyappa.

The said document further depicts the following boundaries:

East: Land belonging to Mr.Krishnappa;

West: Land belonging to Mr.Venkatappa;

North: Land belonging to Mr.S. Gundappa;

South: Land belonging to Mr. Ramaiah.

We have perused the Sale Deed dated 29/06/1925 executed by Mr.Rudrachari son of Mr.Chotappa in favour of Mr.Munishamappa son of Mr.Nanjundappa in respect of the property bearing Survey No.4/2 measuring 2 acres and 4 guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk. The Sale Deed is registered on 20/07/1925 as Document No.13, Book I, Volume 28 at pages 482 to 487, in the office of the Sub-registrar, Bangalore North Taluk. The recitals of the said document further records the above listed mortgage deed dated 19/10/1924 executed in favour of Mr.Munishamappa and the said loan amount being deducted from the sale consideration payable to Mr.Rudrachari.

The boundaries denoted in the said sale deed are as follows;

East : Land belonging to khatedar Krishnappa;

West : Venkatappa's land;

North : Gundappa's land;

South : Ramaiah's land.

We have perused the Sale Deed dated 05/08/1939 executed by Mr.Munishamappa son of Mr.Nanjundappa and Mr.Puttaiah son of Mr. Muninanjappa in favour of Mr.Veerabhadraiah *alias* Thayappa son of Mr.Eerappa in respect of the property bearing Survey No.4/1 measuring 2 Acres situated at Kogilu Village, Yelahanka Hobli, Bangalore Taluk, signed by Mrs.Kempamma, the second mother of Mr.Munishamappa as a witness. The said document is registered on 09/08/1939 as Document No.571/1939.

The boundaries denoted in the said Sale Deed are as follows;

East : Land belonging to the Purchaser(Mr.Veerabhadrapa *alias* Thayappa)

West : Mr.Shamanna's land

North : Gundappa's land

South : Ramaiah's land

It is pertinent to note that the property bearing Survey No.4/2 appears to have been re numbered as Survey No.4/1 measuring 2 acres as evidenced from the record of rights register extract and the series of documents detailed below.

Survey No.4/2 measuring 2 acres and 7 guntas and 3 guntas of kharab land(earlier bearing Survey No.4/1):

We have perused the Sale Deed dated 28/10/1928 executed by Mr. Kasi Muniga son of Mr. Dasanaboyi in favour of Mr. Kempaiah adopted son of Mr. Hanumanthappa in respect of the property bearing Survey No.4/1 measuring 2 Acres 07 Guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore Taluk. The said Sale Deed is registered as Document No. 1128/1922-23, Book-I, Volume-41 in the Pages-166-171 in the office of the Sub-registrar. From the recitals of the said sale deed it is evidenced that Mr. Kasi Muniga acquired the abovementioned property in terms of a Sale Deed from Mr. Krishnappa, the Khatedar.

The boundaries denoted in the said sale deed are as follows;

East : Govindappa's land

West : Kamenahalli Munishamappa's land

North : Gundappa's land

South : Arasappa Ramaiah's land

We have perused the Mortgage Deed dated 06/06/1932 executed by Mr. Kempaiah adopted son of Mr. Hanumanthappa in favour of Mr. Veerabhadrapa *alias* Thayappa son of Mr. Veerappa for sum of Rs.300/- in respect of the property bearing Survey No.4/2 (Previously bearing Survey No.4/1 later changed to Survey No.4/2 as per Record of Rights) measuring 2 Acres 07 Guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore Taluk. The said Mortgage Deed is registered as Document No. 2397/1932-33, Book-I, Volume- 230 in the Pages- 52-59 in the office of the Sub-registrar. The document further states that the above mentioned property was acquired from Mr. Kasi Muniga in terms of a Sale Deed dated 28/10/1925.

The boundaries denoted in the said sale deed are as follows;

East: Land belonging to Mr. Ramaiah and Mrs. Honnamma;

West: Land belonging to Mr. Kamenahalli Munishamappa;

North: Land belonging to Mr. Shanbhog Gundappa;

South: Land belonging to Mr. Arasappa Ramaiah.

We have perused the Sale Deed dated 20/07/1939 executed by Mr. Kempaiah son of Mr. Hanumanthappa in favour of Mr. Veerabhadrappa *alias* Thayappa in respect of the property bearing Survey No.4/2 measuring 2 Acres 7 Guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore Taluk. The Sale Deed is registered as Document No.303/1939-40, Book-I, Volume-475, in the Pages-162-165 in the office of the Sub-Registrar, Bangalore Taluk. From the recitals of the said document it appears that Mr. Veerabhadrappa *alias* Thayappa had filed a suit bearing O.S.No.446/1938-39 against Mr.Kempaiah for repayment of the mortgage loan and the said property is being conveyed in favour of Mr. Veerabhadrappa *alias* Thayappa in lieu of the said mortgage. *We have not been provided with the copy of the suit papers pertaining to O.S.No.446/1938-39.*

The boundaries denoted in the said sale deed are as follows;

East : Mr.Ramaiah and Mrs. Honamma's land

West : Kamenahalli Munishamappa's land

North : Shanbhog Gundappa's land

South : Arasappa Ramaiah's land

Hence, in terms of the aforesaid two sale deeds Mr.Veerabhadrappa *alias* Thayappa acquired absolute ownership in respect of the property bearing Survey No.4/1 measuring 2 acres and Survey No.4/2 measuring 2 acres and 7 guntas and 3 guntas of kharab land.

We have perused the Mortgage Deed dated 22/09/1953 executed by Mr. Veerabhadrappa *alias* Thayappa son of Mr.Veerappa for self and his minor children namely Master Markandaiah, Master Eshwar, Master Chandrashekar and Master Ashwath Narayan in favour of Gramanthara Kaigarika Sahakara Sangha Limited for a sum of Rs.1,500/- in respect of the properties bearing Survey Nos.4/1 and 4/2 totally measuring 4 Acres and 20 Guntas alongwith certain other properties. The Mortgage Deed is registered as Document No.4437/1953-54.

The said document further denotes the consolidated boundaries in the following manner;

East: Land belonging to Mrs.Munilakshamma;

West: Land belonging to Mr.Shamanna;

North: Land belonging to Mr.Gundappa;

South: Land belonging Mr.Singappa son of Mr. Ramaiah and others.

We have perused the Death Certificate dated 22/09/1998 issued by Chief Registrar of Births and Deaths depicting the death of Mr.Veerabhadrappa *alias* Thayappa son of Mr.Veerappa on 22/09/1998.

We have perused the inheritance proceedings bearing IHC No.4/2009-10 dated 07/04/2010 depicting the transfer of khata in the name of Mr.Markandaiah pursuant to the death of his father Mr.Veerabhadrappa *alias* Thayappa on 22/09/1998 in respect of the property bearing Survey No.4/2 measuring 2 acres 7 guntas with the consent of Mrs.Jayamma, Mr.Eshwaraiah, Mrs.Susheelamma, Mr.Ashwathnarayana, Mr.Kamalanabha Murthy, Mr.Chandrashekar, Mrs.Savithamma and Mr. Krishnamurthy.

We have perused the Mutation Register Extract dated 24/01/2010 bearing MR No.32/2009-10 issued by the Village Accountant, Yelahanka Taluk, depicting the transfer of khata in the name of Mr.Markandaiah son of (Late)Mr. Veerabhadrappa *alias* Thayappa in terms of IHC-4/2009-10 in respect of the property bearing Survey No.4/2 measuring 2 acres 7 guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore District.

We have perused the inheritance proceedings bearing IHC No.4/2010-11 dated 07/04/2010 depicting the transfer of khata in the name of Mr.Markandaiah pursuant to the death of his father Mr.Veerabhadrappa *alias* Thayappa on 22/09/1998 in respect of the property bearing Survey No.4/1 measuring 2 acres with the consent of Mrs.Jayamma, Mr.Eshwaraiah, Mrs.Susheelamma, Mr.Ashwathnarayana, Mr.Kamalanabha Murthy, Mr.Chandrashekar, Mrs.Savithamma and Mr. Krishnamurthy.

We have perused the Mutation Register Extract dated 18/02/2011 bearing MR No.22/2010-11 issued by Village Accountant, Yelahanka Taluk, depicting the transfer of khata in the name of Mr.Markandaiah son of (Late)Mr. Veerabhadrappa *alias* Thayappa in terms of IHC-4/2010-11 in respect of the property bearing Survey No.4/1 measuring 2 Acres situated at Kogilu Village, Yelahanka Hobli, Bangalore District.

We have perused the Genealogical Tree issued by the Village Accountant, Bangalore North Taluk depicting the details of the family members of Mr. Veerabhadrappa *alias* Thayappa. The said Mr. Veerabhadrappa *alias* Thayappa had a wife named Mrs. Chinnamma. They together had children namely 1)Mrs.Jayamma, 2)Mr. Markandaiah, 3)Eshwaraiah, 4)Mrs.Susheelamma, 5)Mr. Chandrashekhar, 6)Mrs. Savithamma, 7)Mr.Ashwathnarayana, 8)Mr.Kamalanabha Murthy and 9)Mr. Krishnamurthy.

We have perused the Death Certificate dated 01/10/2011 issued by Chief Registrar of Births and Deaths depicting the death of Mrs. Jayamma wife of (Late) Mr. Gorantla Pullayya on 26/09/2011.

We have perused the Death Certificate dated 31/10/2018 issued by Chief Registrar of Births and Deaths depicting the death of Mr. Kamalanabha Murthy son of Mr. Thayappa on 31/07/2018.

We have perused the Order dated 20/07/2023 issued by the Deputy Commissioner, Bangalore depicting the re-routing/shifting of the Kaludari/pathway kharab in Survey No.4/1 and Survey No.4/2. The said document further depicts that Survey No.4/1 measuring 2 acre 01 guntas including 01 gunta of Bkharab (Kaludari) and Survey No.4/2 measuring 2 acres 10 guntas including 2 guntas of B kharab (Kaludari) alongwith 1 gunta of Well has been ordered to be re-routed as per the sketch issued by the Assistant Director, Land Records, Yelahanka. In terms of this document the extent in Survey No.4/1 and 4/2 after re-routing is as follows:

- i) Survey No.4/1 measuring 1 acre 39 $\frac{1}{4}$ guntas (3/4 guntas been shifted).
- ii) Survey No.4/2 measuring 2 acres 7 $\frac{3}{4}$ guntas (3/4 guntas forms the Kaludari/pathway).

We have perused the Official Memorandum dated 17/08/2023 bearing No.ALN(NAY)SR:57/2023-24 issued by the Deputy Commissioner, Bangalore depicting the conversion of the properties bearing Survey No.4/1 measuring 2 acres from agricultural to residential purposes.

We have perused the Official Memorandum dated 17/08/2023 bearing No.ALN(NAY)SR:56/2023-24 issued by the Deputy Commissioner, Bangalore depicting the conversion of the properties bearing Survey No.4/2 measuring 2 acres 7 guntas from agricultural to residential purposes.

We have perused the Mutation Register extract bearing MR No.T15/2023-24 dated 17/08/2023 depicting the conversion of the property bearing Survey No.4/1 measuring 2 acres situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk.

We have perused the Mutation Register extract bearing MR No.T16/2023-24 dated 17/08/2023 depicting the conversion of the property bearing Survey No.4/2 measuring 2 acres 7 guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk.

We have perused the Work Order/Change of Land Use Order dated 25/05/2023 bearing No.CLU-357/2022-23/415/2022-23 issued by the Secretary, Bangalore Development Authority depicting the change of land use from agricultural to residential zone. In terms of this document an extent of 4 acres 20.50 guntas (excluding 4 guntas of kharab land) has been changed to

residential zone in Survey No.4/1, 4/2 and 4/3. The said document further depicts that out of the total extent of 6 acres 29 guntas (excluding an extent of 6.25 guntas which is zoned for mixed development and an extent of 2A acres 2.25 guntas which is valley zone as per RMP 2015) an extent of 4 acres 20.50 guntas has been changed to residential zone.

We have perused the General Power of Attorney executed by Ms.Vinutha.C. daughter of Mr.Chandrashekar A. in favour of Mrs.R.Sharada wife of Mr.Chandrashekar A. authorising her to execute all documents related to the properties bearing Survey No.4/1 measuring 2 Acres 1 Gunta including 1 gunta kharab land and Survey No.4/2 measuring 2 Acres and 10 Guntas including 3 Guntas of kharab land situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk. The General Power of Attorney is registered as Document No.GNR-4-00211-2023-24, office of the Sub-registrar, Ganganagar, Bangalore.

We have perused the Joint Development Agreement dated 02/09/2023 executed by 1)Mr. Markandeya son of (Late)Veerabhadrappe *alias* Thayappa, 2)Mrs. Malayathi Suseela daughter of (Late) Veerabhadrappe *alias* Thayappa, 2a)Mrs. P. Menaka daughter of Mrs. Malayathi Suseela 2b)Mrs. Devika daughter of Mrs. Malayathi Suseela, 2c) Mrs. Jayasudha daughter of Mrs. Malayathi Suseela, 3)Mr. Eshwaraiah son of (Late)Veerabhadrappe *alias* Thayappa, 4)Mrs. Savithamma daughter of (Late) Veerabhadrappe *alias* Thayappa, 5)Mr. Chandrashekar son of (Late) Veerabhadrappe *alias* Thayappa, 5a)Mr. Prathap C. son of Mr. Chandrashekar, 5b)Ms. Vinutha C. daughter of Mr.Chandrashekar being represented by her registered GPA Holder and mother Mrs. R Sharadha (in terms of the GPA dated 23.08.2023 registered as document No.GNR-4-00211-2023-24) 6)Mr. Ashwathanarayana son of (Late) Veerabhadrappe *alias* Thayappa, 6a) Mr. Puneeth son of Mr. Ashwathnarayana, 7)Mrs. S M Geetha wife of (Late) Kamalanabhamurthy (son of (Late) Veerabhadrappe *alias* Thayappa), 7a) Mr. Vikas K., son of (Late) Kamalanabhamurthy, 7b) Mr. Kushal K, son of (Late) Kamalanabhamurthy, 8)Mr. Krishnamurthy, son of (Late) Veerabhadrappe *alias* Thayappa, for self and minor son Master Kiran 8a) Ms. Yeshaswini K. daughter of Mr. Krishnamurthy, 9)Mr. Srinivas R. son of Mrs. Malayathi Suseela, for self and minor children Miss. Sharanya S and Master Srinivas Dhanush, 10) Mr. M. Govindaraju, son of Mr.Jalige Muniswamappa, 10a) Mrs. Ramaiah Rathnamma, wife of Mr. M.Govindaraju, 10b)Mr. Sridhar .G, son of Mr. M.Govindaraju, for self and minor children namely Master Drupad S and Master Purnnaj S, and 10c) Mr. Ranjith. G, son of Mr. M. Govindaraju for self and minor children namely Miss. Manishka R and Baby Ganvi R in favour of M/s.Vajram Estates Private Limited, represented

by its Managing Director, Mr. Vajram Pavan Kumar for construction of a residential building/s in the properties bearing Survey No.4/1 measuring 2 Acres 01 Gunta including 1 Gunta of kharab land, Survey No.4/2 measuring 2 Acres and 10 Guntas including 3 Guntas of kharab land and Survey No.4/3 measuring 2 acres all situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk. The said Joint Development Agreement is registered as Document No.YAN-1-06263/2023-24, Book-I, in the office of the Sub-registrar, Yelahanka, Bangalore. In terms of this document the land owners are entitled to 36% of the constructed area and the proportionate undivided share in the land and the Developer is entitled to 64% of the constructed area and the proportionate undivided share in the land.

We have perused the General Power of Attorney dated 01/09/2023 executed by 1)Mr. Markandeya son of (Late)Veerabhadrapa *alias* Thayappa, 2)Mrs. Malayathi Suseela daughter of (Late) Veerabhadrapa *alias* Thayappa, 2a)Mrs. P. Menaka daughter of Mrs. Malayathi Suseela 2b)Mrs. Devika daughter of Mrs. Malayathi Suseela, 2c) Mrs. Jayasudha daughter of Mrs. Malayathi Suseela, 3)Mr. Eshwaraiah son of (Late)Veerabhadrapa *alias* Thayappa, 4)Mrs. Savithramma daughter of (Late) Veerabhadrapa *alias* Thayappa, 5)Mr. Chandrashekar son of (Late) Veerabhadrapa *alias* Thayappa, 5a)Mr. Prathap C. son of Mr. Chandrashekar, 5b)Ms. Vinutha C. daughter of Mr.Chandrashekar being represented by her registered GPA Holder and mother Mrs. R Sharadha (in terms of the GPA dated 23.08.2023 registered as document No.GNR-4-00211-2023-24) 6)Mr. Ashwathanarayana son of (Late) Veerabhadrapa *alias* Thayappa, 6a) Mr. Puneeth son of Mr. Ashwathanarayana, 7)Mrs. S M Geetha wife of (Late) Kamalanabhamurthy (son of (Late) Veerabhadrapa *alias* Thayappa), 7a) Mr. Vikas K., son of (Late) Kamalanabhamurthy, 7b) Mr. Kushal K, son of (Late) Kamalanabhamurthy, 8)Mr. Krishnamurthy, son of (Late) Veerabhadrapa *alias* Thayappa, for self and minor son Master Kiran 8a) Ms. Yeshaswini K. daughter of Mr. Krishnamurthy, 9)Mr. Srinivas R. son of Mrs. Malayathi Suseela, for self and minor children Miss. Sharanya S and Master Srinivas Dhanush, 10) Mr. M. Govindaraju, son of Mr.Jalige Muniswamappa, 10a) Mrs. Ramaiah Rathnamma, wife of Mr. M.Govindaraju, 10b)Mr. Sridhar .G, son of Mr. M.Govindaraju, for self and minor children namely Master Drupad S and Master Purnnaj S, and 10c) Mr. Ranjith. G, son of Mr. M. Govindaraju for self and minor children namely Miss. Manishka R and Baby Ganvi R appointing M/s. Vajram Estates Private Limited represented by its Managing Director, Mr. Vajram Pavan Kumar (Developer) as their Attorney holder, in respect of properties bearing Survey No.4/1 measuring 2 Acres 01 Gunta including 1 Gunta of kharab land, Survey No.4/2 measuring 2 Acres and 10 Guntas including 3 Guntas of kharab land and Survey No.4/3 measuring 2 acres situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk. The General Power of Attorney is registered on 02/09/2023 as Document No. YAN-4-00276-2023-24 of Book IV, in the office of the Sub registrar, Yelahanka, Bangalore. In terms of this document the Developer is authorized to develop the Schedule Property and execute

Sale Deed, Conveyance Deeds etc with regard to the Developer's share in furtherance to the registered Joint Development Agreement dated 02/09/2023.

Index of Land and Record of Rights register extract

We have perused the Record of Rights Register extract bearing RR No.20 depicting the name of Mr.Munishamappa son of Mr.Nanjundappa as the khatedar being in possession of the property bearing Survey No.4/1.

We have perused the Record of Rights Register extract bearing RR No.492 depicting the name of Mr. Veerabhadrapappa *alias* Thayappa as the khatedar having acquired rights in terms a sale deed dated 08/08/1939, registered as Document No.571/1939 executed by Mr.Munishamappa son of Nanjundappa and others in respect of the property bearing Survey No.4/1. The said document also refers to a mutation register extract bearing MR No.10/1939-40.

We have perused the Record of Rights Register extract bearing RR No.1115 depicting the mortgage being created on 07/06/1973 by Mr. Veerabhadrapappa *alias* Thayappa in favour of L.S.C.S Secretary for a sum of Rs.1000/- in respect of the property bearing Survey No.4/1. The said document also refers to a mutation register extract bearing MR No.37/1972-73.

We have perused the Record of Rights Register extract bearing RR No.21 depicting the name of Mr. Kempaiah son of Mr.Muniyappa as the khatedar having acquired rights in terms a sale deed dated 30/10/1925, registered as Document No.1128 executed by Mr.Kasi Muniga son of Mr.Dasana Boyi in respect of the property bearing Survey No.4/2.

We have perused the Record of Rights Register extract bearing RR No.304 depicting the mortgage being created on 07/06/1932 by Mr. Kempaiah in favour of Mr.Veerabhadrapappa *alias* Thayappa for a sum of Rs.300/- in respect of the property bearing Survey No.4/1. The said document also refers to a mutation register extract bearing MR No.9/1933-34.

We have perused the Record of Rights Register extract bearing RR No.489 depicting the name of Mr.Veerabhadrapappa *alias* Thayappa as the khatedar having acquired rights in terms a sale deed dated 20/07/1939, registered as Document No.303 executed by Mr. Kempaiah son of Mr.Muniyappa in respect of the property bearing Survey No.4/2.

We have perused the Record of Rights Register extract bearing RR No.1122 depicting the mortgage being created on 07/06/1973 by Mr. Veerabhadrapappa *alias* Thayappa in favour of L.S.C.S Secretary for a sum of Rs.1000/- in respect of the property bearing Survey No.4/2. The said document also refers to a mutation register extract bearing MR No.35/1972-73.

We have perused the Index of Land register extract issued in respect of the properties bearing Survey Nos.4/1 and 4/2 depicting the following details;

1. Survey No.4/1 measuring 2 acres and 1 gunta including 1 gunta of kharab land depicting the name of Mr.Munishami son on Mr.Nanjundappa as the erstwhile owner in terms of RR No.20 and the name of Mr. Veerabhadrapa *alias* Thayappa as the subsequent owner in terms of RR No.492. The said document further depicts a mortgage created in favour of L.S.C.S Secretary in terms of RR No.1115.
2. Survey No.4/2 measuring 2 acres and 10 guntas including 3 guntas of kharab land depicting the name of Mr.Kempaiah son of Mr.Muniyappa as the erstwhile owner in terms of RR No.21 and the name of Mr. Veerabhadrapa *alias* Thayappa as the subsequent owner in terms of RR No.489. The said document further depicts a mortgage created in favour of L.S.C.S Secretary in terms of RR No.1122. we have not been provided with the copy of the Discharge Deed.

RTC Extracts

RTC extracts for Survey No.4/1

We have perused the RTC Extracts issued for the year 1971-72 to 1973-74 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No.492. It further depicts certain mortgage created in favour of Yelahanka L.S.C.S Secretary in terms of Record of Rights bearing No. 1115.

We have perused the RTC Extracts issued for the year 1976-77 to 1980-81 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492. It further depicts certain mortgage created in favour of Yelahanka L.S.C.S Secretary in terms of Record of Rights bearing No. 1115.

We have perused the RTC Extracts issued for the year 1981-82 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492. It further depicts certain mortgage created in favour of Yelahanka L.S.C.S Secretary in terms of Record of Rights bearing No. 1115.

We have perused the RTC Extracts issued for the year 1982-83 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 1983-84 to 1985-86 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 1986-87 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 1987-88 to 1988-89 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 1989-90 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 1990-91 to 1991-92 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 1992-93 to in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner.

We have perused the RTC Extracts issued for the year 1993-94 to 1994-95 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 1995-96 to 1996-97 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 1997-98 to 1999-00 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting

the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 2001-02 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 2002-03 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 2003-04 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 2004-05 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 2005-06 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 2006-07 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 2007-08 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 2008-09 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 2009-10 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 2010-11 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 492.

We have perused the RTC Extracts issued for the year 2011-12 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of MR No.22/2010-11.

We have perused the RTC Extracts issued for the year 2012-13 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of MR No.22/2010-11.

We have perused the RTC Extracts issued for the year 2013-14 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of MR No.22/2010-11.

We have perused the RTC Extracts issued for the year 2014-15 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of MR No.22/2010-11.

We have perused the RTC Extracts issued for the year 2015-16 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of MR No.22/2010-11.

We have perused the RTC Extracts issued for the year 2016-17 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of MR No.22/2010-11.

We have perused the RTC Extracts issued for the year 2017-18 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of MR No.22/2010-11.

We have perused the RTC Extracts issued for the year 2018-19 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr.

Markandaiah son of (Late) Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of MR No.22/2010-11.

We have perused the RTC Extracts issued for the year 2019-20 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of MR No.22/2010-11.

We have perused the RTC Extracts issued for the year 2020-21 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of MR No.22/2010-11.

We have perused the RTC Extracts issued for the year 2022-23 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of MR No.22/2010-11.

We have perused the RTC Extracts issued for the year 2023-24 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrapa *alias* Thayappa as the owner. Further, the said RTC extract denotes the conversion of land in terms of MR No.T15/2023-24 dated 22/08/2023.

RTC extracts for Survey No.4/2

We have perused the RTC Extracts issued for the year 1976-77 to 1980-81 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 489. It further depicts certain mortgage created in favour of Yelahanka L.S.C.S Secretary in terms of Record of Rights bearing No. 1122.

We have perused the RTC Extracts issued for the year 1981-82 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 489. It further depicts certain mortgage created in favour of Yelahanka L.S.C.S Secretary in terms of Record of Rights bearing No. 1122.

We have perused the RTC Extracts issued for the year 1982-83 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the

name of Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 489.

We have perused the RTC Extracts issued for the year 1983-84 to 1985-86 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 489.

We have perused the RTC Extracts issued for the year 1987-88 to 1988-89 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 489.

We have perused the RTC Extracts issued for the year 1990-91 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 489.

We have perused the RTC Extracts issued for the year 2001-02 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 489.

We have perused the RTC Extracts issued for the year 2002-03 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 489.

We have perused the RTC Extracts issued for the year 2003-04 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 489.

We have perused the RTC Extracts issued for the year 2004-05 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 489.

We have perused the RTC Extracts issued for the year 2005-06 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the

name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 489.

We have perused the RTC Extracts issued for the year 2006-07 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 489.

We have perused the RTC Extracts issued for the year 2007-08 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 489.

We have perused the RTC Extracts issued for the year 2008-09 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 489.

We have perused the RTC Extracts issued for the year 2009-10 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of Record of Rights bearing No. 489.

We have perused the RTC Extracts issued for the year 2010-11 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of MR No.32/2009-10.

We have perused the RTC Extracts issued for the year 2011-12 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of MR No.32/2009-10.

We have perused the RTC Extracts issued for the year 2012-13 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrapa *alias* Thayappa as the owner in terms of MR No.32/2009-10.

We have perused the RTC Extracts issued for the year 2013-14 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the

name of Mr. Markandaiah son of (Late) Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of MR No.32/2009-10.

We have perused the RTC Extracts issued for the year 2014-15 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of MR No.32/2009-10.

We have perused the RTC Extracts issued for the year 2015-16 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of MR No.32/2009-10.

We have perused the RTC Extracts issued for the year 2016-17 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of MR No.32/2009-10.

We have perused the RTC Extracts issued for the year 2017-18 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of MR No.32/2009-10.

We have perused the RTC Extracts issued for the year 2018-19 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of MR No.32/2009-10.

We have perused the RTC Extracts issued for the year 2019-20 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of MR No.32/2009-10.

We have perused the RTC Extracts issued for the year 2020-21 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of MR No.32/2009-10.

We have perused the RTC Extracts issued for the year 2021-22 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the

name of Mr. Markandaiah son of (Late) Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of MR No.32/2009-10.

We have perused the RTC Extracts issued for the year 2022-23 in respect of the property bearing Survey No. 4/2 measuring 2 Acres 7 Guntas alongwith 3 Guntas of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrappa *alias* Thayappa as the owner in terms of MR No.32/2009-10.

We have perused the RTC Extracts issued for the year 2023-24 in respect of the property bearing Survey No. 4/1 measuring 2 Acres alongwith 1 Gunta of kharab land depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrappa *alias* Thayappa as the owner. Further, the said RTC extract denotes the conversion of land in terms of MR No.T16/2023-24 dated 22/08/2023.

Tax Receipts and other documents

We have perused the Khata Extract/Patta Book Extract dated 12/09/2022 depicting the name of Mr. Markandaiah as the owner in respect of the Survey No.4/1 measuring 2 Acres and Survey No.4/2 measuring 2 Acres 7 Guntas situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk.

We have perused the Tax paid receipt issued for the year 1990-91 depicting the name of Mr. Veerabhadrappa *alias* Thayappa as the owner in respect of the property bearing Survey Nos.4/1 and 4/2.

We have perused the Tax paid receipt dated 11/07/1995 issued for the year 1993-94 and 1994-95 depicting the name of Mr. Veerabhadrappa *alias* Thayappa as the owner in respect of the property bearing Survey Nos.4/1 and 4/2.

We have perused the Tax paid receipt dated 02/09/2020 issued for the year 2020-21 depicting the name of Mr. Markandaiah son of (Late) Mr. Veerabhadrappa *alias* Thayappa as the owner in respect of the property bearing Survey Nos.4/1 and 4/2.

Endorsements

We have perused an Endorsement dated 16/10/1995 bearing No. L.R.F:C.R.350/1995-96 by Tahasildar Office, Bangalore North Taluk, Bangalore depicting that there are no tenancy claims under Karnataka Land Reforms Act, 1961, Section 48A (Form No.7) in respect of the property bearing Survey Nos. 4/1 and 4/2.

We have perused an Endorsement dated 19/12/2009 by Tahasildar Office, Bangalore North Taluk, Bangalore depicting that there are no tenancy claims under Karnataka Land Reforms Act, 1998 in respect of the property bearing Survey No. 4/1.

We have perused an Endorsement dated 19/12/2009 by Tahasildar Office, Bangalore North Taluk, Bangalore depicting that there are no tenancy claims under Karnataka Land Reforms Act, 1998 in respect of the property bearing Survey No. 4/2.

We have perused a Nil Tenancy Certificate dated 01/09/2014 issued by Tahasildar Office, Bangalore North Taluk depicting that there are no tenancy claims in respect of the property bearing Survey No.4/1.

We have perused a Nil Tenancy Certificate dated 01/09/2014 issued by Tahasildar Office, Bangalore North Taluk depicting that there are no tenancy claims in respect of the property bearing Survey No.4/2.

Survey Documents

We have perused the Village Map of Kogilu Village, Yelahanka, Bangalore North Taluk, Karnataka.

We have perused the Secondary Reclassification Book Extract dated 11/03/1958 issued by Superintendent, Yelahanka Taluk in respect of the property bearing Re-Survey No.4 depicting the name of Mr. Veerabhadrappa Thayappa as the Karda Holder in respect of the property bearing Survey No.4/1 and 4/2.

We have perused a Sketch issued by Superintendent, Yelahanka Taluk in respect of the property bearing Re- Survey No.4.

We have perused the Moola Tippani in respect of the property bearing Survey No.4.

We have perused the Public Notice dated 08/07/2023 issued in kannada newspaper edition of Vijayavani. We have been informed that no objections have been received as on date.

We have perused the Public Notice dated 08/07/2023 issued in english newspaper edition of the Hindu. We have been informed that no objections have been received as on date.

Part IV: Encumbrances

We have perused photocopies of the following encumbrance certificates:

Survey No.4/1:

We have perused the Encumbrance Certificate Extract dated 28/11/2006 issued for the year 01/04/1973 to 31/05/1989 in respect of the property bearing Survey No.4/1 measuring 2 Acres depicting 'Nil Encumbrance'.

We have perused the Encumbrance Certificate Extract dated 27/11/2006 issued for the year 01/06/1989 to 31/03/2006 in respect of the property bearing Survey No.4/1 measuring 2 Acres depicting 'Nil Encumbrance'.

We have perused the Encumbrance Certificate Extract dated 22/10/2009 issued for the year 01/04/2006 to 21/09/2009 in respect of the property bearing Survey No.4/1 measuring 2 Acres depicting 'Nil Encumbrance'.

We have perused the Encumbrance Certificate Extract dated 30/07/2020 issued for the year 01/01/2009 to 30/07/2020 in respect of the property bearing Survey No.4/1 measuring 2 Acres depicting 'Nil Encumbrance'.

We have perused the Encumbrance Certificate Extract dated 16/12/2022 issued for the year 01/04/2018 to 16/12/2022 in respect of the property bearing Survey No.4/1 measuring 2 Acres depicting 'Nil Encumbrance'.

Survey No.4/2:

We have perused the Encumbrance Certificate Extract dated 28/11/2006 issued for the year 01/04/1973 to 31/05/1989 in respect of the property bearing Survey No.4/2 measuring 2 Acres 07 Guntas depicting 'Nil Encumbrance'.

We have perused the Encumbrance Certificate Extract dated 28/11/2006 issued for the year 01/06/1989 to 31/03/2006 in respect of the property bearing Survey No.4/2 measuring 2 Acres 07 Guntas depicting 'Nil Encumbrance'.

We have perused the Encumbrance Certificate Extract dated 22/10/2009 issued for the year 01/04/2006 to 21/10/2009 in respect of the property bearing Survey No.4/2 measuring 2 Acres 07 Guntas depicting 'Nil Encumbrance'.

We have perused the Encumbrance Certificate Extract dated 30/07/2020 issued for the year 01/01/2009 to 30/07/2020 in respect of the property bearing Survey No.4/2 measuring 2 Acres 07 Guntas depicting 'Nil Encumbrance'.

We have perused the Encumbrance Certificate Extract dated 16/12/2022 issued for the year 01/04/2018 to 16/12/2022 in respect of the property bearing Survey No.4/2 measuring 2 Acres 07 Guntas depicting 'Nil Encumbrance'.

Part V: Opinion:

Based on a perusal of the above documents and subject to our Observations in Part VI below we are of the opinion that 1)Mr. Markandeya son of (Late)Veerabhadrappa *alias* Thayappa, 2)Mrs. Malayathi Suseela daughter of (Late) Veerabhadrappa *alias* Thayappa, 2a)Mrs. P. Menaka daughter of Mrs. Malayathi Suseela 2b)Mrs. Devika daughter of Mrs. Malayathi Suseela, 2c) Mrs. Jayasudha daughter of Mrs. Malayathi Suseela, 3)Mr. Eshwaraiah son of (Late)Veerabhadrappa *alias* Thayappa, 4)Mrs. Savithramma daughter of (Late) Veerabhadrappa *alias* Thayappa, 5)Mr. Chandrashekar son of (Late) Veerabhadrappa *alias* Thayappa, 5a)Mr. Prathap C. son of Mr. Chandrashekar, 5b)Ms. Vinutha C. daughter of Mr.Chandrashekar 6)Mr. Ashwathanarayana son of (Late) Veerabhadrappa *alias* Thayappa, 6a) Mr. Puneeth son of Mr. Ashwathnarayana, 7)Mrs. S M Geetha wife of (Late) Kamalanabhamurthy (son of (Late) Veerabhadrappa *alias* Thayappa), 7a) Mr. Vikas K., son of (Late) Kamalanabhamurthy, 7b) Mr. Kushal K, son of (Late) Kamalanabhamurthy, 8)Mr. Krishnamurthy, son of (Late) Veerabhadrappa *alias* Thayappa, for self and minor son Master Kiran 8a) Ms. Yeshaswini K. daughter of Mr. Krishnamurthy, 9)Mr. Srinivas R. son of Mrs. Malayathi Suseela, for self and minor children Miss. Sharanya S and Master Srinivas Dhanush, are the absolute owners of the Schedule Property, subject to the development rights executed in favour of M/s.Vajram Estates Pvt. Ltd in terms of the Joint Development Agreement dated 01/09/2023.

Part VI: Observations:

We are given to understand that M/s.Vajram Estates Pvt. Ltd is in the process of obtaining the following endorsements;

1. Endorsement depicting that there are no proceedings pending under Section 48-A of the Karnataka Land Reforms Act, 1961 in respect of the property.
2. Endorsement issued by the Bangalore Metropolitan Region Development Authority ("BMRDA"), the Bangalore Development Authority ("BDA"), the Karnataka Areas Development Board ("KIADB"), Karnataka Housing Development Board ("KHB"), National Highway Authority of India("NHAI"), State Highway Authority of India("SHAI") and other relevant authorities denoting that no acquisition proceedings are pending or have been initiated in respect of the property.
3. Endorsement depicting that the property does not come under purview of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

Part VII: Disclaimer:

This report is generated based on an examination of photocopies of various documents denoted herein and does not certify as to the authenticity of such documents. This report is issued subject to the production and perusal of the documents mentioned in Part VI above. We recommend a physical examination of all original documents prior to conclusion of any transaction relating to the properties denoted herein. The report is limited to certifying the legal right, title and interest of the present owners based on the representation of the owners and does not in any way certify the physical location, topography and other physical encumbrances upon the property. We recommend a physical inspection and a topographic survey of the properties denoted herein prior to conclusion of any transaction relating to such properties. We recommend the issuance of a public notice prior to the conclusion of the transaction pertaining to the Schedule Property. We have not conducted an empirical search to determine if any litigation/s or acquisition proceeding/s is/are pending in respect of the Schedule Property.

Opined accordingly,

A blue signature of the proprietor, overlaid on a circular stamp that contains the text "Apt Law" and "Proprietor".

September 15, 2023

M/s. Vajram Estates Pvt. Ltd,
corporate office at 2nd Floor, Vajram Esteva,
situated at New Sy. No. 57/4 (Old Sy. No. 57/2),
Outer Ring Road, Devarabeesanahalli Village,
Varthur Hobli, Bangalore, Karnataka – 560103.

Kind Attention: Mr. Vajram Pavan Kumar

Re: Title Report in respect of the agricultural property bearing Survey No.4/4(Old Survey No.4/3) measuring 2 Acres situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk.

Part I: Description of the Property (the "Schedule Property")

All that piece and parcel of the agricultural property bearing Survey No.4/4 (Old Survey No.4/3) measuring 2 acres situated of Kogilu Village, Yelahanka Hobli, Taluk and bounded on the:

- East : Property in Survey No.76;
- West : Portion of property in Survey No.4/3 belonging to Mr.Munivenkatappa, Mr.Munikrishnappa and Mr.Chikkanna, all sons of Late Marithimaiah;
- North : Property in Survey Nos.5, 69, 70, 71 and 72 belonging to Mrs. D. K Gowramma
- South : Survey No.4/1 and 4/2 belonging to Mr.Markandeya and family

Part II: Documents Examined

Sl No.	Date	Description of Documents
1.	21/07/1976	Deposition of Mr. Govindaraju son of Mr. Jalige Munishamappa in respect of the property bearing Survey No.4/3 measuring 2 Acres situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk.
2.	20/07/1981	Order passed in Case No.LRF 2894/76-77, 2896/77-78 issued by the Chairman, Land Tribunal, Bangalore North.
3.	22/03/1982	Certificate issued in 'Form 10' issued by the Additional Special Tahsildar, Land Tribunal Bangalore North Taluk in respect of the property bearing Survey No.4/3 measuring 2 Acres and Mr.Marithimmaiah situated at Kogilu Village, Bangalore North Taluk.
4.	Date not mentioned	Mutation Register Extract bearing MR No.13/1981-82 in respect of the property bearing Survey No.4/3 measuring 2 Acres.
5.	25/05/2023	Work Order/Change of Land Use Order bearing No.CLU-357/2022-23/415/2022-23 issued by the Secretary, Bangalore Development Authority depicting the change of land use from agricultural to residential zone.
6.	02/09/2023	Joint Development Agreement executed by 1)Mr. Markandeya son of (Late)Veerabhadrappe <i>alias</i> Thayappa, 2)Mrs. Malayathi Suseela daughter of (Late) Veerabhadrappe <i>alias</i> Thayappa, 2a)Mr. Srinivas R. son of Mrs. Malayathi Suseela, 2b) Mrs. P. Menaka daughter of Mrs. Malayathi Suseela <i>alias</i> Mrs. Susheelamma, 2c)Mrs. Devika daughter of Mrs. Malayathi Suseela, 2d) Mrs. Jayasudha daughter of Mrs. Malayathi Suseela, 3)Mr. Eshwaraiah son of (Late)Veerabhadrappe <i>alias</i> Thayappa, 4)Mrs. Savithamma daughter of (Late) Veerabhadrappe <i>alias</i> Thayappa, 5)Mr. Chandrashekar son of (Late) Veerabhadrappe <i>alias</i> Thayappa, 5a)Mr. Prathap C. son of Mr. Chandrashekar, 5b)Ms. Vinutha C. daughter of Mr.Chandrashekar being represented by her registered GPA Holder and mother Mrs. R Sharadha (in terms of the GPA dated 23.08.2023 registered as document No.GNR-4-00211-2023-24) 6)Mr. Ashwathanarayana son of (Late) Veerabhadrappe <i>alias</i> Thayappa, 6a) Mr. Puneeth son of Mr. Ashwathnarayana, 7)Mrs. S M Geetha wife of

		(Late) Kamalanabhamurthy (son of (Late) Veerabhadrappe <i>alias</i> Thayappa), 7a) Mr. Vikas K., son of (Late) Kamalanabhamurthy, 7b) Mr. Kushal K, son of Mr. (Late) Kamalanabhamurthy, 8) Mr. Krishnamurthy, son of (Late) Veerabhadrappe, for self and minor son Master Kiran 8a) Ms. Yeshaswini K. daughter of Mr. Krishnamurthy, 9) Mr. M. Govindaraju, son of Mr. Jalige Muniswamappa, 9a) Mrs. Ramaiah Rathamma, wife of Mr. M. Govindaraju, 9b) Mr. Sridhar .G, son of Mr. M. Govindaraju, and 9c) Mr. Ranjith. G, son of Mr. M. Govindaraju in favour of M/s. Vajram Estates Private Limited, represented by its Managing Director, Mr. Vajram Pavan Kumar for construction of a residential building/s in the properties bearing Survey No.4/1 measuring 2 Acres 01 Gunta including 1 Gunta of kharab land, Survey No.4/2 measuring 2 Acres and 10 Guntas including 3 Guntas of kharab land and Survey No.4/3 measuring 2 acres all situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk. The said Joint Development Agreement is registered as Document No. YAN-1-06263/2023-24, Book-I, in the office of the Sub-registrar, Yelahanka, Bangalore.
7.	01/09/2023	General Power of Attorney executed by 1) Mr. Markandeya son of (Late) Veerabhadrappe <i>alias</i> Thayappa, 2) Mrs. Malayathi Suseela daughter of (Late) Veerabhadrappe <i>alias</i> Thayappa, 2a) Mr. Srinivas R. son of Mrs. Malayathi Suseela, 2b) Mrs. P. Menaka daughter of Mrs. Malayathi Suseela <i>alias</i> Mrs. Susheelamma, 2c) Mrs. Devika daughter of Mrs. Malayathi Suseela, 2d) Mrs. Jayasudha daughter of Mrs. Malayathi Suseela, 3) Mr. Eshwaraiah son of (Late) Veerabhadrappe <i>alias</i> Thayappa, 4) Mrs. Savithamma daughter of (Late) Veerabhadrappe <i>alias</i> Thayappa, 5) Mr. Chandrashekar son of (Late) Veerabhadrappe <i>alias</i> Thayappa, 5a) Mr. Prathap C. son of Mr. Chandrashekar, 5b) Ms. Vinutha C. daughter of Mr. Chandrashekar being represented by her registered GPA Holder and mother Mrs. R Sharadha (in terms of the GPA dated 23.08.2023 registered as document No. GNR-4-00211-2023-24) 6) Mr. Ashwathanarayana son of (Late) Veerabhadrappe <i>alias</i> Thayappa, 6a) Mr. Puneeth son of Mr. Ashwathnarayana, 7) Mrs. S M Geetha wife of (Late) Kamalanabhamurthy (son of (Late) Veerabhadrappe <i>alias</i> Thayappa), 7a) Mr. Vikas K., son of (Late) Kamalanabhamurthy, 7b) Mr. Kushal K, son of Mr. (Late) Kamalanabhamurthy, 8) Mr. Krishnamurthy, son of (Late) Veerabhadrappe, for self and minor son Master Kiran 8a) Ms. Yeshaswini K. daughter of Mr. Krishnamurthy, 9) Mr. M. Govindaraju, son of Mr. Jalige Muniswamappa, 9a) Mrs. Ramaiah Rathamma, wife of Mr. M. Govindaraju, 9b) Mr. Sridhar .G, son of Mr. M. Govindaraju, and 9c) Mr. Ranjith. G, son of Mr. M. Govindaraju appointing M/s. Vajram Estates Private Limited represented by its Managing Director, Mr. Vajram Pavan Kumar (Developer) as their

		Attorney holder, in respect of properties bearing Survey No.4/1 measuring 2 Acres 01 Gunta including 1 Gunta of kharab land, Survey No.4/2 measuring 2 Acres and 10 Guntas including 3 Guntas of kharab land and Survey No.4/3 measuring 2 acres situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk. The General Power of Attorney is registered on 02/09/2023 as Document No. YAN-4-00276-2023-24 of Book IV, in the office of the Sub registrar, Yelahanka, Bangalore.
8.	14/09/2023	Mutation Register extract bearing MR No.T19/2023-24 depicting the bifurcation of the property bearing Survey No.4/3 measuring 2 acres 22 guntas into Survey Nos.4/3 and 4/4.
RTC Extracts		
9.	Date not mentioned	RTC Extract issued for the period 1976-77 to 1979-80 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
10.	Date not mentioned	RTC Extract issued for the period 1986-87 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
11.	Date not mentioned	RTC Extract issued for the period 1987-88 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
12.	Date not mentioned	RTC Extract issued for the period 1987-88 to 1995-96 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
13.	Date not mentioned	RTC Extract issued for the period 1992-93 to 1997-98 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
14.	Date not mentioned	RTC Extract issued for the period 1997-98 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
15.	Date not mentioned	RTC Extract issued for the period 1997-98 to 1999-2000 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
16.	Date not mentioned	RTC Extract issued for the period 2000-2001 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
17.	Date not mentioned	RTC Extract issued for the period 2001-2002 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.

18.	Date not mentioned	RTC Extract issued for the period 2002-2003 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
19.	Date not mentioned	RTC Extract issued for the period 2003-2004 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
20.	Date not mentioned	RTC Extract issued for the period 2004-2005 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
21.	Date not mentioned	RTC Extract issued for the period 2005-2006 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
22.	Date not mentioned	RTC Extract issued for the period 2006-2007 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
23.	Date not mentioned	RTC Extract issued for the period 2007-2008 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
24.	Date not mentioned	RTC Extract issued for the period 2008-2009 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
25.	Date not mentioned	RTC Extract issued for the period 2009-2010 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
26.	Date not mentioned	RTC Extract issued for the period 2010-2011 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
27.	Date not mentioned	RTC Extract issued for the period 2011-2012 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
28.	Date not mentioned	RTC Extract issued for the period 2012-2013 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
29.	Date not mentioned	RTC Extract issued for the period 2013-2014 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
30.	Date not mentioned	RTC Extract issued for the period 2014-2015 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
31.	Date not mentioned	RTC Extract issued for the period 2015-2016 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
32.	Date not mentioned	RTC Extract issued for the period 2016-2017 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.

33.	Date not mentioned	RTC Extract issued for the period 2017-2018 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
34.	Date not mentioned	RTC Extract issued for the period 2018-2019 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
35.	Date not mentioned	RTC Extract issued for the period 2019-2020 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
36.	Date not mentioned	RTC Extract issued for the period 2020-2021 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
37.	Date not mentioned	RTC Extract issued for the period 2021-2022 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
38.	Date not mentioned	RTC Extract issued for the period 2022-2023 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas.
39.	Date not mentioned	RTC Extract issued for the period 2023-2024 in respect of the property bearing Survey No.4/4 measuring 2 Acres.
Tax Receipts		
40.	20/09/2011	Tax paid receipt by Revenue Department depicting the name of Mr. M. Govindaraju as the Khatedar of the property bearing Survey No.4/3.
41.	15/10/2001	Receipt bearing No. 0055068 by Tahasildar, Bangalore North Taluk.
Survey Documents		
42.	04/03/1997	Atlas Uttaru issued by Assistant Director of Land Records in respect of the property bearing Re-Survey No.4/3.
43.	04/03/1997	RR Balabhadaga Nakalu issued by Assistant Director of Land Records in respect of the property bearing Re-Survey No.4/3 measuring 2 Acres 22 Guntas.
44.	Date not mentioned	Hissa Survey Sketch issued by Tahasildar, Bangalore North Taluk in respect of the property bearing Survey No.4.
45.	08/07/2023	Public Notice issued in kannada newspaper edition of Vijayavani.
46.	08/07/2023	Public Notice issued in english newspaper edition of the Hindu.

Part III: Analysis:

We have perused the Deposition of Mr. Govindaraju son of Mr. Jalige Munishamappa dated 21/07/1976 seeking to register him as an occupant in respect of the property bearing Survey No.4/3 measuring 2 Acres situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk.

We have perused the Order dated 20/07/1981 passed in Case No.LRF 2894/76-77, 2896/77-78 issued by the Chairman, Land Tribunal, Bangalore North granting occupancy rights in favour of Mr.Govindaraju son of Mr.Jalige Munishamappa in respect of 2 acres in Survey No.4/3 and in favour of Mr.Marithimmaiah son of Mr.Poojappa in respect of 22 guntas in Survey No.4/3. Upon a perusal of the said order it appears that the Respondents to the said case Mr.Srinivas Murthy and Mr.Ramamurthy have not appeared before the said court, hence have been placed ex-parte.

We have perused the Certificate dated 22/03/1982 issued in 'Form 10' dated 22/03/1982 issued by the Additional Special Tahsildar, Land Tribunal Bangalore North Taluk granting occupancy rights under Section 55(1) of the Karnataka Land Reforms Act, 1961 in favour of Mr. Govindaraju son of Mr. Jalige Munishamappa in respect of the property bearing Survey No.4/3 measuring 2 Acres and Mr.Marithimmaiah situated at Kogilu Village, Bangalore North Taluk.

We have perused the Mutation Register Extract bearing MR No.13/1981-82 in respect of the property bearing Survey No.4/3 measuring 2 Acres depicting the name of Mr. Govindaraju son of Mr. Jalige Munishami as the owner having rights acquired in terms of LRF.2896/1976-77.

We have perused the Work Order/Change of Land Use Order dated 25/05/2023 bearing No.CLU-357/2022-23/415/2022-23 issued by the Secretary, Bangalore Development Authority depicting the change of land use from agricultural to residential zone. In terms of this document an extent of 4 acres 20.50 guntas (excluding 4 guntas of kharab land) has been changed to residential zone in Survey No.4/1, 4/2 and 4/3. The said document further depicts that out of the total extent of 6 acres 29 guntas (excluding an extent of 6.25 guntas which is zoned for mixed development and an extent of 2A acres 2.25 guntas which is valley zone as per RMP 2015) an extent of 4 acres 20.50 guntas has been changed to residential zone.

We have perused the Joint Development Agreement dated 02/09/2023 executed by 1)Mr. Markandeya son of (Late)Veerabhadrappa *alias* Thayappa, 2)Mrs. Malayathi Suseela daughter of (Late) Veerabhadrappa *alias* Thayappa, 2a)Mr. Srinivas R. son of Mrs. Malayathi Suseela, 2b)Mrs. P. Menaka daughter of Mrs. Malayathi Suseela *alias* Mrs. Susheelamma, 2c)Mrs. Devika daughter of Mrs. Malayathi Suseela, 2d) Mrs. Jayasudha daughter of Mrs. Malayathi Suseela, 3)Mr. Eshwaraiah son of (Late)Veerabhadrappa *alias* Thayappa, 4)Mrs. Savithamma daughter of (Late) Veerabhadrappa *alias* Thayappa, 5)Mr. Chandrashekar son of (Late) Veerabhadrappa *alias* Thayappa, 5a)Mr. Prathap C. son of Mr. Chandrashekar, 5b)Ms. Vinutha C. daughter of

Mr.Chandrashekar being represented by her registered GPA Holder and mother Mrs. R Sharadha (in terms of the GPA dated 23.08.2023 registered as document No.GNR-4-00211-2023-24) 6)Mr. Ashwathanarayana son of (Late) Veerabhadrapa *alias* Thayappa, 6a) Mr. Puneeth son of Mr. Ashwathnarayana, 7)Mrs. S M Geetha wife of (Late) Kamalanabhamurthy (son of (Late) Veerabhadrapa *alias* Thayappa), 7a) Mr. Vikas K., son of (Late) Kamalanabhamurthy, 7b) Mr. Kushal K, son of Mr. (Late) Kamalanabhamurthy, 8)Mr. Krishnamurthy, son of (Late) Veerabhadrapa, for self and minor son Master Kiran 8a) Ms. Yeshaswini K. daughter of Mr. Krishnamurthy, 9) Mr. M. Govindaraju, son of Mr.Jalige Muniswamappa, 9a) Mrs. Ramaiah Rathnamma, wife of Mr. M.Govindaraju, 9b)Mr. Sridhar .G, son of Mr. M.Govindaraju and 9c) Mr. Ranjith. G, son of Mr. M. Govindaraju in favour of M/s.Vajram Estates Private Limited, represented by its Managing Director, Mr. Vajram Pavan Kumar for construction of a residential building/s in the properties bearing Survey No.4/1 measuring 2 Acres 01 Gunta including 1 Gunta of kharab land, Survey No.4/2 measuring 2 Acres and 10 Guntas including 3 Guntas of kharab land and Survey No.4/3 measuring 2 acres all situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk. The said Joint Development Agreement is registered as Document No.YAN-1-06263/2023-24, Book-I, in the office of the Sub-registrar, Yelahanka, Bangalore. In terms of this document the land owners are entitled to 36% of the constructed area and the proportionate undivided share in the land and the Developer is entitled to 64% of the constructed area and the proportionate undivided share in the land.

We have perused the General Power of Attorney dated 01/09/2023 executed by 1)Mr. Markandeya son of (Late)Veerabhadrapa *alias* Thayappa, 2)Mrs. Malayathi Suseela daughter of (Late) Veerabhadrapa *alias* Thayappa, 2a)Mr. Srinivas R. son of Mrs. Malayathi Suseela, 2b) Mrs. P. Menaka daughter of Mrs. Malayathi Suseela *alias* Mrs. Susheelamma, 2c)Mrs. Devika daughter of Mrs. Malayathi Suseela, 2d) Mrs. Jayasudha daughter of Mrs. Malayathi Suseela, 3)Mr. Eshwaraiah son of (Late)Veerabhadrapa *alias* Thayappa, 4)Mrs. Savithamma daughter of (Late) Veerabhadrapa *alias* Thayappa, 5)Mr. Chandrashekar son of (Late) Veerabhadrapa *alias* Thayappa, 5a)Mr. Prathap C. son of Mr. Chandrashekar, 5b)Ms. Vinutha C. daughter of Mr.Chandrashekar being represented by her registered GPA Holder and mother Mrs. R Sharadha (in terms of the GPA dated 23.08.2023 registered as document No.GNR-4-00211-2023-24) 6)Mr. Ashwathanarayana son of (Late) Veerabhadrapa *alias* Thayappa, 6a) Mr. Puneeth son of Mr. Ashwathnarayana, 7)Mrs. S M Geetha wife of (Late) Kamalanabhamurthy (son of (Late) Veerabhadrapa *alias* Thayappa), 7a)Mr. Vikas K., son of (Late) Kamalanabhamurthy, 7b) Mr. Kushal K, son of Mr. (Late) Kamalanabhamurthy, 8)Mr. Krishnamurthy, son of (Late) Veerabhadrapa, for self and minor son Master Kiran 8a) Ms. Yeshaswini K. daughter of Mr. Krishnamurthy, 9) Mr. M. Govindaraju, son of Mr.Jalige Muniswamappa, 9a) Mrs. Ramaiah Rathnamma, wife of Mr. M.Govindaraju, 9b)Mr. Sridhar .G, son of Mr. M.Govindaraju, and 9c) Mr. Ranjith. G, son of Mr. M. Govindaraju appointing M/s. Vajram Estates Private Limited

represented by its Managing Director, Mr. Vajram Pavan Kumar (Developer) as their Attorney holder, in respect of properties bearing Survey No.4/1 measuring 2 Acres 01 Gunta including 1 Gunta of kharab land, Survey No.4/2 measuring 2 Acres and 10 Guntas including 3 Guntas of kharab land and Survey No.4/3 measuring 2 acres situated at Kogilu Village, Yelahanka Hobli, Bangalore North Taluk. The General Power of Attorney is registered on 02/09/2023 as Document No. YAN-4-00276-2023-24 of Book IV, in the office of the Sub registrar, Yelahanka, Bangalore. In terms of this document the Developer is authorized to develop the Schedule Property and execute Sale Deed, Conveyance Deeds etc with regard to the Developer's share in furtherance to the registered Joint Development Agreement dated 02/09/2023.

We have perused the Mutation Register extract dated 14/09/2023 bearing MR No.T19/2023-24 depicting the bifurcation of the property bearing Survey No.4/3 measuring 2 acres 22 guntas into Survey Nos.4/3 and 4/4. In terms of this document an extent of 2 acres has been assigned with new Survey No.4/4 owned by Mr.Govindaraju son of Jalige Muniswamy.

RTC Extracts

We have perused RTC Extract issued for the period 1976-77 to 1979-80 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr. G. Ramamurthy as the owner. It is pertinent to note that the Mr.A.K.Poojiga and Mr.Govindaraju are denoted as the cultivators during that period.

We have perused RTC Extract issued for the period 1986-87 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.G. Ramamurthy as the owner in terms of RR-102, the name of Mr.Govindaraju son of Mr. Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs. Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 1987-88 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr. G. Ramamurthy as the owner in terms of RR-102, the name of Mr.Govindaraju son of Mr. Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs. Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 1987-88 to 1995-96 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr. G. Ramamurthy as the owner in terms of RR-102, Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs.Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 1992-93 to 1997-98 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.G. Ramamurthy as the erstwhile owner in terms of RR-102, Mr. Govindaraju son of Mr. Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs. Hanumakka wife of Mr. Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 1997-98 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr. Govindaraju son of Mr. Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs.Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 1997-98 to 1999-2000 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs.Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 2000-2001 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr. Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs.Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 2001-2002 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr. Govindaraju son of Mr. Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs.Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 2002-2003 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs.Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 2003-2004 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs.Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 2004-2005 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of

Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs.Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 2005-2006 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs.Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 2006-2007 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs.Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 2007-2008 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs.Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 2008-2009 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs.Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 2009-2010 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs.Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 2010-2011 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mrs.Hanumakka wife of Mr.Poojappa in terms of RR-1476.

We have perused RTC Extract issued for the period 2011-2012 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mr.Marithimmaiah son of (late) Poojappa in terms of MR H14/2011-12.

We have perused RTC Extract issued for the period 2012-2013 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mr.Marithimmaiah son of (late) Poojappa in terms of MR H14/2011-12.

We have perused RTC Extract issued for the period 2013-2014 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mr.Marithimmaiah son of (late) Poojappa in terms of MR H14/2011-12.

We have perused RTC Extract issued for the period 2014-2015 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mr.Marithimmaiah son of (late) Poojappa in terms of MR H14/2011-12.

We have perused RTC Extract issued for the period 2015-2016 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mr.Marithimmaiah son of (late) Poojappa in terms of MR H14/2011-12.

We have perused RTC Extract issued for the period 2016-2017 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mr.Marithimmaiah son of (late) Poojappa in terms of MR H14/2011-12.

We have perused RTC Extract issued for the period 2017-2018 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mr. Marithimmaiah son of (late) Poojappa in terms of MR H14/2011-12.

We have perused RTC Extract issued for the period 2018-2019 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mr.Marithimmaiah son of (late) Poojappa in terms of MR H14/2011-12.

We have perused RTC Extract issued for the period 2019-2020 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr. Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mr.Marithimmaiah son of (late) Poojappa in terms of MR H14/2011-12.

We have perused RTC Extract issued for the period 2020-2021 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mr.Marithimmaiah son of (late) Poojappa in terms of MR H14/2011-12.

We have perused RTC Extract issued for the period 2021-2022 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the name of Mr.Marithimmaiah son of (late) Poojappa in terms of MR H14/2011-12.

We have perused RTC Extract issued for the period 2022-2023 in respect of the property bearing Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner of an extent measuring 2 Acres in terms of LRF.1896/1976-77 and the names of Mr.Munikrishnappa, Mr.Munivenkatappa and Mr.Chikkanna, the sons of (late) Marithimmaiah in terms of MR H21/2020-21, pursuant to the Order dated 28/01/2012 passed in Revision Petition 131/2008-09.

We have perused RTC Extract issued for the period 2023-2024 in respect of the property bearing Survey No.4/4 measuring 2 Acres depicting the name of Mr.Govindaraju son of Mr.Jalige Muniswamy as the owner in terms of MR T19/2023-24 dated 14/09/2023 pursuant to phodi. The said document depicts Revision Petition 131/2008-09 and the same does not pertain to the Schedule Property i.e. the extent owned by Mr.Govindaraju.

Tax Receipts:

We have perused the Tax paid receipt dated 20/09/2011 by Revenue Department depicting the name of Mr. M. Govindaraju as the Khatedar of the property bearing Survey No.4/3.

We have perused the Receipt dated 15/10/2001 bearing No. 0055068 by Tahasildar, Bangalore North Taluk depicting the payment of Rs. 30/- in respect to Survey No.4/3 by Mr.Govindaraju.

Survey Documents:

We have perused the Atlas Uttaru dated 04/03/1997 issued by Assistant Director of Land Records in respect of the property bearing Re-Survey No.4/3.

We have perused the RR Balabhadra Nakalu dated 04/03/1997 issued by Assistant Director of Land Records in respect of the property bearing Re-Survey No.4/3 measuring 2 Acres 22 Guntas depicting the name of Mr. Gundappa son of Mr. Naranappa as the Hissedar.

We have perused the Hissa Survey Sketch issued by Tahasildar, Bangalore North Taluk in respect of the property bearing Survey No.4 depicting the bifurcation of the property said property bearing Survey No.4 into Survey Nos.4/1, 4/2 and 4/3.

We have perused the Public Notice dated 08/07/2023 issued in kannada newspaper edition of Vijayavani. We have been informed that no objections have been received as on date.

We have perused the Public Notice dated 08/07/2023 issued in english newspaper edition of the Hindu. We have been informed that no objections have been received as on date.

Part IV: Encumbrances:

We have perused the Encumbrance Certificate Extract dated 22/09/2011 issued for the year 01/06/1989 to 31/03/2004 in respect of the property bearing Survey No.4/3 measuring 2 Acres depicting 'nil' encumbrance during that period.

We have perused the Encumbrance Certificate Extract dated 10/02/2023 issued for the year 01/04/2004 to 08/02/2023 in respect of the property bearing Survey No.4/3 measuring 2 Acres 1 Guntas including 01 gunta of kharab land depicting 'nil' encumbrance during that period.

Part V: Opinion:

Based on a perusal of the above documents and subject to our Observations in Part VI below we are of the opinion that Mr. M. Govindaraju, son of Mr.Jalige Muniswamappa, Mrs. Ramaiah Rathamma, wife of Mr. M.Govindaraju, Mr. Sridhar .G, son of Mr. M.Govindaraju, for self and minor children namely Master Drupad S and Master Purnnaj S and Mr. Ranjith. G, son of Mr. M. Govindaraju for self and minor children namely Miss. Manishka R and Baby Ganvi R, are the absolute owners of the Schedule Property, subject to the development rights executed in favour of M/s.Vajram Estates Pvt. Ltd in terms of the Joint Development Agreement dated 01/09/2023.

Part VI: Observations:

We are given to understand that M/s.Vajram Estates Pvt. Ltd is in the process of obtaining the following endorsements;

1. Endorsement depicting that there are no proceedings pending under Section 48-A of the Karnataka Land Reforms Act, 1961 in respect of the property.
2. Endorsement issued by the Bangalore Metropolitan Region Development Authority ("BMRDA"), the Bangalore Development Authority ("BDA"), the Karnataka Areas Development Board ("KIADB"), Karnataka Housing Development Board ("KHB"), National Highway Authority of India("NHAI"), State Highway Authority of India("SHAI") and other relevant authorities denoting that no acquisition proceedings are pending or have been initiated in respect of the property.
3. Endorsement depicting that the property does not come under purview of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

Part VII: Disclaimer

This report is generated based on an examination of photocopies of various documents denoted herein and does not certify as to the authenticity of such documents. This report is issued subject to the production and perusal of the documents mentioned in Part VI above. The report is limited to certifying the legal right, title and interest of the present owners based on the representation of the owners and does not in any way certify the physical location, topography and other physical encumbrances upon the property. We recommend a physical inspection and a topographic survey of the properties denoted herein prior to conclusion of any transaction relating to such properties. We have not conducted an empirical search to determine if any litigation/s or acquisition proceeding/s is/are pending in respect of the Schedule Property.

Opined accordingly,

Apt Law

For Apt Law

Proprietor