

7th October 2024

To:

1. Mrs. Avneet Hora Arya,
2. Ms.Sanchiti Sabharwal,
3. Mrs. Trishala Bagi,
4. Mrs. Vandita Batra,
5. M/s Svast Enterprises,
6. M/s Svastam Enterprises,
K904, Tower 6, Adarsh Retreat,
Devarabeesanahalli,
Bellandur Post.
7. Sri. R. Gajendra
Yelachanayakanapura Village, Kasaba Hobli
Hoskote Taluk
Bengaluru Rural District

Dear Madam/Sir,

Subject : Title report in respect of the Schedule Property

SCHEDULE PROPERTY

ITEM NO.1:

ALL THAT PIECE AND PARCEL of undeveloped land measuring **34 Guntas** or **37,026 square feet** or **3440.10 sq. mtrs** out of 37 guntas in **New Survey No.8/1, Old/ earlier bearing Survey No.8**, situated in **Sompura Village**, KasabaHobli, Hosakote Taluk, Bengaluru Rural District converted vide Official Memorandum bearing No. ALN (Ho Ka) SR 192/2016-17 dated 19.05.2017 issued by the Deputy Commissioner, Bengaluru Rural District and bounded on the:

- East by : Boundary of Yelachanayakanapura Village
West by : Land in Survey No. 7 of Sompura Village and boundary of
Sonnadenahalli Village
North by : Land in Survey No. 8/4
South by : Boundary of Sonnadenehalli Village

ITEM NO.2:

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land measuring **3 Guntas** or **3,267 square feet** or **303.51 sq. mtrs.** out of 37 guntas in **New Survey No.8/1, Old / earlier bearing Survey No.8**, situated in **Sompura Village**, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District converted vide Official Memorandum bearing No. ALN (Ho Ka) SR 192/2016-17 dated 16.08.2017 issued by the Deputy Commissioner, Bengaluru Rural District and bounded on the:

- East by : Boundary of Yealachanayakanapura Village
West by : Remaining Land in Survey No. 8/1
North by : Remaining Land in Survey No. 8/1



South by : Remaining Land in Survey No. 8/1

Item No. 3

ALL THE PIECE AND PARCEL of commercially converted undeveloped land measuring **2 guntas or 2178 sq ft or 202.34 sq. mtrs** in **Survey No. 7/1** situated in **Sonnadenahalli Village**, KasabaHobli, Hoskote Taluk, Bengaluru Rural District, converted vide Official Memorandum dated 19.05.2017 bearing No. ALN(Ho Ka)SR 191/2016-17 issued by the Deputy Commissioner, Bengaluru Rural District and bounded on the:

East by: Boundary of Sompura Village

West by: Hoskote- Shidlaghatta Road

North by: Boundary of Sompura Village

South by: Remaining land in Sy No. 7/1 of Sonnadenahalli Village.

Item No. 4

ALL THAT PIECE AND PARCEL of residentially converted undeveloped land measuring **14 Guntas** in **Survey No.8/4, (earlier Survey No.8)**, situated in **Sompura Village**, KasabaHobli, Hosakote Taluk, Bengaluru Rural District converted vide Official Memorandum bearing No. 301964 dated 02.03.2022 issued by the Deputy Commissioner, Bengaluru Rural District and bounded on the:

East by : Boundary of Yalachanayakanapura Village

West by : Land in Survey No. 7 of Sompura Village and boundary of Sonnadenahalli Village

North by : Land in Survey No. 8/4

South by : Boundary of Sonnadenahalli Village

I have been furnished with the Originals / certified copies/photocopies of the following documents in connection with conducting the due diligence for the Subject Property:

SL. NO.	DATE	DESCRIPTION	DOCUMENT VERIFIED
Survey Nos. 8, 8/1 of Sompura Village			
1.	24.08.1940	Sale Deed executed by Smt. Ganga Bayamma, w/o Sri. Kolimi Balaji Singh in favour of Sri.H G SubrayaModaliar, s/o Sri. Govinda Raja Modaliar registered as Document No.426/1940-41, Book I, Volume 518, Pages 108 -110 on 02.09.1940 in the office of the Sub-Registrar, Hoskote .	Certified copy
2.	27.11.1945	Sale Deed executed by Sri. H G Subbaraya Modaliar, son of Sri. Govindaraju Modaliar in favour of Sri. H. Subba Shastri, son of Sri. Kashi	Certified copy



Vivek Anand Anthony Britto
Vir Anthony Britto
ADVOCATES

Continuation Sheet

		Pathi Shastri registered as Document No. 1039/1945-46, Book I, Volume 600, Pages 205-206 in the office of the Sub-Registrar, Hoskote	
3.	17.07.1950	Absolute Sale Deed executed by Sri. H. Subba Shastri, son of Sri. Kashi Pathi Shastri in favour of Smt. Saraswathamma, wife of Sri. H.G.Subbaraya Modaliar registered on 24.07.1950 as Document No.1171/1950-51, Book I, Volume 711, Pages 62-63 in the office of the Sub-Registrar, Hoskote.	Certified copy
4.	06.06.1968	Sale Deed executed by Smt. Saraswathamma, wife of Sri. H.G.Subbaraya Modaliar in favour of Sri. S. Ramachandra Varier, son of Sri. R. Sankara Varier registered as Document No.1017/1968-69, Book I, Volume 1219, Pages 60-67 in the office of the Sub-Registrar, Hoskote.	Certified copy
5.	08.04.1976	Absolute Sale Deed executed by Sri. S. Ramachandra Varier, son of Sri. R. Shankara Varier in favour of Sri. V. Parthasarathi, son of Sri. P. Venkatappa registered as No.86/1976-77, Book I, Volume 1479, Pages 128-130 in the office of the Sub-Registrar, Hoskote.	Certified copy
6.	18.08.1990	Panchayat Partition Deed entered into between the sons of late P. Venkatappa namely Sri. V. Narayana, Sri. V. Ramakrishna, Sri. V. Venugopal, Sri. V. Parthasarathi and Smt. Sunandamma, wife of late V. Pullaiah and Sri.T. Shrinivasa, son of Sri. Abbaiah alias Thandavappa.	Photo copy
7.	29.08.1998	Mutation Register bearing No. 5/98-99 issued by Village Accountant, Hoskote Taluk	Certified copy
8.	31.10.2003	Death Certificate of V. Ramakrishnappa issued by Village Accountant, Hoskote taluk	Photo cpy
9.		Notarised family tree of late Ramakrishnappa	Original
10.	17.02.2005	Mutation Register bearing MR No. 7/2004-05	Certified copy



11.	10.02.2010	Partition Deed entered into between Smt. Lakshamma, wife of late V. Ramakrishnappa and her children Smt. Nirmala, Sri. Gajendra, Smt. Bhagyalakshmi(represented by her GPA holder Smt. Lakshamma), Smt. Amaravathi, Sri. Prabhakara and Smt. Lalitha registered as Document No. HSK-1-04799/2009-10, Book I, stored in CD No. HSKD 140 in the office of the Sub-Registrar, Hoskote.	Certified copy
12.	22.02.2010	Release Deed executed by Smt. Bhagyalakshmi, daughter of late V. Ramakrishnappa in favour of Smt. Lakshamma, Sri. Gajendra and Sri. Prabhakara No. HSK-1-04945-2009-10, Book I, stored in C.D.No.HSKD 141 in the office of the Sub-Registrar, Hoskote.	Certified copy
13.	08.06.2010	Mutation Register bearing MR No. 20/2009-10	Photocopy
14.	09.12.2014	Agreement for Sale entered by Sri. R. Gajendra and his family members and Sri. R. Prabhakar and his family members with Sri. Sudip Jain and Smt. Meenu Jain registered as Document No.HSK-1-06777-2014-15, Book I, stored in CD No.HSKD481 in the office of the Sub-Registrar, Hoskote	Original
15.	24.07.2017	Cancellation of Agreement for Sale entered into between Sri. Sudip Jain and Smt. Meenu Jain and Sri. R. Gajendra and his family members and Sri. R. Prabhakar and his family members registered as Document No.HSK-1-03412-2017-18, Book I, stored in C.D.No.HSKD621 in the office of the Sub-Registrar, Hoskote.	Original
16.	09.03.2015	Mutation Register bearing MR No. H4/2014-15	Original



17.	19.05.2017	a. Official Memorandum bearing No.ALN (HoKa) SR 192/2016-17 issued by the Deputy Commissioner, Bengaluru Rural District in the name of Sri.Gajendra, s/o late Sri. Ramakrishnappa in respect of Survey No.8/1 measuring 34 Guntas out of 37 Guntas situated in Sompura Village for commercial purpose. b. Conversion fee paid Challan dated 12.05.2017 for Rs.1,48,169/-	Certified copy
18.	16.08.2017	a. Official Memorandum bearing No.ALN (HoKa) SR 192/2016-17 issued by the Deputy Commissioner, Bengaluru Rural District in the name of Sri. Gajendra, s/o late Ramakrishnappa in respect of Survey No.8/1 measuring 3 Guntas out of 37 Guntas situated in Sompura Village for residential purpose. b. Conversion fee paid Challan dated 01.07.2017 for Rs.4,083/-	Certified copy
19.	24.07.2017	Sale Deed executed by Sri. R. Gajendra and his family members in favour of Sri. Sudip K. Jain, Smt. Meenu Jain and M/s. Svast Enterprises registered as Document No.HSK-1-03413-2017-18, Book I, stored in C.D.No.HSKD621 in the office of the Sub-Registrar, Hoskote	Original
20.	21.09.2017	Sale Deed executed by Sri. R. Gajendra and his family members in favour of Sri. Sudip K. Jain, Smt. Meenu Jain and M/s. Svast Enterprises registered as Document No.HSK-1-04978-2017-18, Book I, stored in C.D.No.HSKD626 in the office of the Sub-Registrar, Hoskote.	Original
21.	19.02.2019	E-khata (Form 11-B) issued by Doddahulur Grama Panchayat, Hoskote Taluk for property No. 150300401200820244 measuring 34 guntas or 3440.10 sq mtrs	Photocopy
22.	19.02.2019	E-khata (Form 11-B) issued by Doddhulur Grama Panchayat, Hoskote Taluk for property No.	Photocopy



		150300401200820246 measuring 3 guntas or 303.51 sq mtrs	
23.	07.09.2020	a. Official Memorandum bearing No. ALN(HoKa)SR.12/2020-21 issued by Deputy Commissioner, Bengaluru Rural District, for revalidation of the Conversion Order bearing No.ALN (HoKa) SR 192/2016-17 in the name of Sri. Gajendra in respect of Sy No. 8/1 measuring 34 guntas for commercial use and 3 guntas for residential situated in Sompura Village, KasabaHobli, Hosakote Taluk. b. Conversion Sketch issued by Taluk Surveyor	Photocopy
24.	23.11.2020	Release Deed executed by Sri. Sudip K. Jain, son of late Kashiram Jain in favour of 1. Mrs. Avneet Hora Arya, wife of Arvind Arya 2. Sanchiti Sabharwal, daughter of Arvinder Singh Sabharwal, 3. Mrs. Tirshala Bagi, wife of Mr. Sumesha Bagi, 4. Mrs. Vandita Batra, wife of Mr. Manish Batra in respect of Item No.1 & 2 of Schedule Property registered as Document No. 7060/20-2021, Book-I, in the office of the Sub-Registrar, Hoskote.	Original
25.	22.02.2021	a. Panchayath Katha (Form-9) issued by Doddahullur Grama Panchayath in respect of property No. 1503004011200820244 measuring 3440.10 sq. mtrs b. Form-11A for property No. 1503004011200820244	Photocopy
26.	22.02.2021	a. Panchayath Katha (Form-9) issued by Doddahullur Grama Panchayath in respect of property No. 1503004011200820246 measuring 303.51 sq. mtrs b. Form-11A of property No. 1503004011200820246	Photocopy
27.	16.10.2021	Release Deed executed by Mrs. Meenu Jain in favour of M/s Svastam Enterprises, registered as Document No. HSK-1-7502/2021-22, Book-I, stored in CD No. HSKD1376 in the office of the Sub-Registrar, Hoskote.	Original
28.	16.11.2021	Confirmation Deed executed by Smt.R.Nirmala Devi, daughter of late V.Ramakrishnappa in favour	Photocopy



		of Smt.Lakshamma, GajendraR., Amaravathi, Prabhakar R. and Lalitha registered as Document No.HSK-1-09044/2021-22, Book I, CD No.HSKD1399 at the office of the Sub-Registrar, Hosakote	
29.	16.11.2021	Confirmation Deed executed by Smt.Amaravathi and Smt.Lalitha both daughters of late V.Ramakrishnappa in favour of Sri.Gajendra R and Sri.PrabhakarR, both sons of late V.Ramakrishnappa and others registered as Document No.HSK-1-09047/2021-22, Book I, CD No.HSKD1399 at the office of the Sub-Registrar, Hosakote	Photocopy
New Sy No.7/1 of Sonnadenahalli Village			
30.	19.05.2017	a. Official Memorandum bearing No. ALN(HK)SR 191/2016-17 issued by Deputy Commissioner, Bangalore Rural District for conversion of Sy No. 7/1 measuring 2 guntas for commercial purpose situated in Sonnedehalli Village. b. Conversion fee paid challan	Original
31.	27.05.2017	Sale deed executed by Sri. V. Parthasarathi, son of late P. Venkatappa & his children & grandchildren and 1. Sri. R. Gajendra, son of late V. Ramakrishnappa 2. Sri. R. Prabhakar, son of late V. Ramakrishnappa, 1 & 2 as Confirming Parties in favour of (a) Sri. Sudip Kumar Jain, son Sri. Kashiram Jain and (b) Smt. Meenu Jain, wife of Sri. Sudip Kumar Jain registered as Document No. HSK-1-01667/2017-18, Book-I, stored in CD No. HSKD612 in the office of the Sub- Registrar, Hoskote.	Original
32.	19.02.2019	E-Katha (Form 11B) bearing property No. 150300401200720063 issued by Doddahullur Grama Panchayth in respect of Sy No. 7/1 measuring 202.34 sq.mtrs of Sonnedehalli Village.	Digitally signed copy
33.	29.08.2022	Sale deed executed by Sri. Sudip K. Jain, son of Sri. Kashiram Jain and Smt. Meenu Jain, wife of Sri. Sudip K Jain in favour of M/s.Svast	Original



		Enterprises, a partnership firm represented by its partners: Mrs. Sindu Verma and Ms. Vandita Batra registered as Document No. HSK-1-07588/2022-23, Book-I, Stored in C.D. No. HSKD1627 in the office of the Sub-Registrar, Hosakote.	
For Sy No. 8/4 (Old Sy No.8) of Sompura Village			
34.	19.03.2015	Mutation Register bearing MR No.T12/2014-15	Photocopy
35.	30.01.2017	Sale deed executed by Sri. R. Prabhakar,s/o late V. Ramakrishnappa, and his wife and children namely Smt. Bharathi N, Kumari Yukti, Kumar Hemanth and Kumar Sayi Nikilesh, in favour of Sri. R. Gajendra, son of late V. Ramakrishnappa in respect of 14 Guntas in Survey No.8/4, (earlier Survey No.8) , situated in Sompura Village , Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and the same was registered as Document No. HSK-1-08283/2016-17, Book-I, Stored in C.D. No. HSKD596 in the office of the Sub-Registrar, Hoskote.	Photocopy
36.	02.03.2022	Official Memorandum bearing No. 301964 issued by the Deputy Commissioner, Bangalore Rural District	Digitally signed copy
37.	04.03.2022	Mutation Register bearing MR No. T24/2021-22	Photo copy
38.	04.05.2022	Panchayath Katha (Form-11B) bearing No. 10362346 issued by Panchayath Development Officer with receipt for Property No. 150300401200820256.	Digitally signed copy
Common documents for both Sy No. 8/1 & 8/4 of Sompura & Sy. No. 7/1 of Sonnadenahalli			
39.	31.07.2020	Relinquishment deed executed by Sri. Sudeep K. Jain and Smt. Meenu Jain and M/s Svast Enterprises represented by Smt. Vandita Batra in favour of Pachayath Development Officer, Doddahulluru Grama Panchayathi, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District registered as Document No. HSK-1-02548/2020-21, Book-I, stored in C.D. No.	Photocopy



		HSKD1060 in the office of the Sub-Registrar, Hoskote.	
40.	29.08.2022	Cancellation of Relinquishment Deed executed by Panchayath Development Officer, Doddahullur Grama Panchayath in faovur of 1. Sri. Sudeep K. Jain and his wife 2. Smt. Meenu Jain 3. M/s Svast Enterprises registered as Document No. HSK-1-07536/2022-2023, Book-I, stored in C.D. No. HSKD1626 in the office of the Sub-Registrar, Hoskote.	Photocopy
41.	02.09.2022	Joint Development Agreement entered into between 1. Ms.Svastam Enterprises, 2. M/s Svast Enterprises, 3. Mrs. Avneet Hora Arya, 4. Ms. Sanchiti Sabarwal, 5. Mrs. Trishala Bagi, 6. Mrs. Vandita Batra, 7. Sri. R. Gajendra & his wife & children with M/s Urbanest Realty, represented by its managing Partners 1. Mr. Mohan. R and 2. Mr. Shaik Mehaboob Basha, registered as Document No. HSK-1-07768/22-23, Book-I, stored in CD No. HSKD1629 in the office of the Sub-Registrar, Hoskote.	Original
42.	02.09.2022	General Power of Attorney executed by 1. M/s Svastam Enterprises 2. M/s Svast Enterprises, 3. Mrs. Avneet Hora Arya, 4. Ms. Sanchiti Sabarwal, 5. Mrs. Trishala Bagi, 6. Mrs. Vandita Batra, 7. Sri. R. Gajendra & his wife & children in favour of M/s Urbanest Realty, represented by its Managing Partners 1. Mr. Mohan. R and 2. Mr. Shaik Mehaboob Basha registered as Document No. HSK-4-00377/2022-23, Book-4, stored in C.D. No. HSKD1629 in the office of the Sub-Registrar, Hoskote.	Original
43.	26.02.2024	Rectification to Relinquishment Deed executed by M/s Svastem Enterprises, M/s Svast Enterprises, Smt. Avneet Hora Arya, Kum. Sanchiti Sabawral, Smt. Trishal Bagi, Smt. Vandita Batra, Sri. R. Gajendra and his wife and children in favor of Panchayath Development Officer, Doddahulluru Grama Panchayath, HoskoteTaluk registered as	Photocopy



		Document No. HSK-1-18184/2023-24 in the office of the Sub-Registrar, Hoskote.	
NO OBJECTION CERTIFICATES (NOCs)			
44.	30.11.2023	NOC bearing No. SEIAA 266 CON 2023 issued by State Environment Impact Assessment Authority (SEIAA)	Original
45.	28.03.2024	NOC bearing No. DGM (CM)BGTD/NOC for high rise/94/2023-24 issued by Bharat Sanchar Nigam Ltd in the name of M/s Urbanest Realty	Original
46.	06.04.2024	NOC bearing NO. CTE-342897 issued by Karnataka State Pollution Control Board in the name of M/s Urbanest Realty	Original
47.	06.03.2024	NOC bearing No. EEE/HKTD/AEE(O)/AE-1/2023-24/11740 issued by BESCO in the name of M/s Urbanest Realty	Original
48.	05.02.2024	NOC bearing No. BIAL/SOUTH/B/011624/886312 issued by Airports Authority of India in the name of M/s Urbanest Realty	Original
49.	28.03.2024	NOC bearing No. KSFES/GBC(1)119 issued by Karnataka State Fire & Emergency Services in the name of M/s Urbanest Realty.	Original
50.	31.08.2024	Commencement Certificate bearing No. HPA/CC/17/2024-25/1408 issued by Joint Director and Member Secretary, Town and Country Planning, Hoskote Planning Authority, Hoskote	Original
REVENUE RECORDS			
51.		Record of Rights, Tenancy and Crops (RTC) for the following period in respect of Survey No.8 of Sompura Village, KasabaHobli, Hoskote Taluk measuring 2 Acres without kharab: a. 1968-69 to 1973-74 b. 1974-75 to 1978-79 c. 1984-85 to 1995-96 d. 1997-98 to 2001-02 e. 2001-02 to 2003-2004 f. 2004-05 to 2009-2010 g. 2010-11 to 2014-2015	Certified copies & computerised copies



52.		Record of Rights, Tenancy and Crops (RTC) for the period 2014-15 to 2024-2025 in respect of Survey No.8/1 measuring 37 guntas in Sompura Village .	Computerised copies
53.		Record of Rights, Tenancy and Crops (RTC) for the period 2024-25 in respect of Survey No.8/4 measuring 14 guntas in Sompura Village .	Computerised copy
SURVEY RECORDS			
54.		a. RR Left Side for Sy No. 8 b. RR Right Side for Sy No. 8	
55.		Karnataka Revision Settlement Akarband	
56.		Village Map of Sompura Village	
Revenue Records for Sy No. 7 & 7/1 of Sonnadenahalli			
57.		Record of Rights, Tenancy and Crops (RTC) for the following period in respect of Sy. No. 7/1 measuring 20 Guntas a. 1984-1985 to 1996-1997 b. 2001-2002 to 2017-18	
58.		Record of Rights, Tenancy and Crops (RTC) for the period 2018-19 in respect of Sy No. 7/1 measuring 2 guntas	
59.		Record of Rights, Tenancy and Crops (RTC) for the period 2019-20 in respect of Sy No. 7/1 measuring 1 gunta	
60.		Mutation Register bearing MR No. H9/2020-2021	
Survey Records of Sy No. 7 of Sonnadenahalli			
61.		Karda cum Moola Tippani for Sy No. 7	
62.		a. Atlas for Sy No. 7/1 b. Atlas for Sy No. 7/1 later Sy. No. 7/5	
63.		a. RR Left Side b. RR Right Side	
ENDORSEMENTS & LETTERS			
64.	10.11.2014	Endorsement bearing No. R.K.C.R/1472/14-15 issued by the Tahsildar, Hosakote Taluk, Bengaluru Rural District	Original
65.	12.12.2014	Endorsement bearing No. R.K.C.R.1177/14-15 issued by the Tahsildar, Hosakote Taluk, Bengaluru Rural District	Original



66.	23.01.2015	Endorsement bearing No.R.K.C.R.1158/14-15 issued by the Tahsildar, Hosakote Taluk, Bengaluru Rural District	Original
67.	24.03.2015	Endorsement bearing No.LRF(Ho) (Him). CR:581/14-15 issued by the Assistant Commissioner, Doddaballapura Sub Division, Doddaballapura.	Original
68.	31.07.2015	Endorsement bearing No. PTCL (Ho) CR (Him):98/2014-15 issued by the Assistant Commissioner, Doddaballapura Sub Division, Doddaballapura	Original
69.	25.02.2015	No Tenancy Certificate bearing No. RD0038569035980 issued by the Tahsildar, Hosakote Taluk, Bengaluru Rural District.	Original
70.	03.01.2015	Endorsement bearing No.KIADB/SLAO-2/2925/2014-15 issued by the Public Information Officer, Office of the Special Land Acquisition Officer-2, KIADB, Bengaluru	Original
71.	03.11.2016	Letter bearing No.KGB/Minor Irrigation Division/ TASA/PB5/RTI/2016/2119 issued by the Public Information Officer, Office of the Executive Engineer, Minor Irrigation, Bengaluru.	Original
72.	03.11.2016 04.11.2016	Letter bearing No. KLCDA/58/RTI/2016-17/852 issued by the Public Information Officer, Karnataka Lake Conservation and Development Authority.	Original
73.	03.11.2016	Endorsement bearing No.KHB/LAO/604/2016-17 issued by the Assistant Information Officer, Land Acquisition Branch, Karnataka Housing Board, Bengaluru.	Original
74.	28.12.2016	Letter bearing No.RFO/Right to Information/CR-11 /158/16-17 issued by the Range Forest Officer, Hoskote Range, Hoskote.	Original
75.	18.09.2024	Endorsement bearing No. ADLR (HO)/Superintendent/219/24-25 in respect of Sy No. 7/1 & 7/6	Original

SEARCH REPORTS for Sy No. 8 , 8/1& 8/4 of Sompura Village

76.	15.09.2014	Form-15 bearing SA No. 10288/14-15 for the period 01.04.1930 to 31.03.2004 issued by the	Photocopy
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		Sub Registrar, Hosakote in respect of Survey No.8.	
77.	10.09.2014	Form-15 bearing SA No.10285/14-15 for the period 01.04.2004 to 09.09.2014 issued by the Sub Registrar, Hoskote in respect of Survey No.8 of Sompura Village.	Original
78.	09.11.2020	Form-15 bearing SA No. 12009/20-21 for the period 08.11.2014 to 03.10.2017 issued by Sub-Registrar, Hosakote in respect of Sy No. 8 of Sompura Village.	Photocopy
79.	06.10.2020	Form-15 bearing SA No. 8716/2020-21 for the period 01.04.2017 to 06.10.2020 issued by Sub-Registrar, Hosakote in respect of Sy No. 8 of Sompura Village.	Original
80.	16.07.2024	Form-15 bearing SA No. 950959/2024-25 for the period 01.04.2004 to 16.07.2024 issued by Sub-Registrar, Hoskote Taluk for Sy No. 8/1.	Digitally signed Copy
81.	18.09.2024	Form-15 bearing SA No. 161670/24-25 for the period 01.04.2015 to 18.09.2024 issued by Sub-Registrar, Hoskote for Sy no. 8/4	Digitally signed copy
SEARCH REPORTS FOR SY NO. 7 OF SONNEDENAHALLI			
82.	09.09.2024	Form-16 bearing SA No. 6159/24-25 for the period 01.04.1980 to 31.03.2004 issued by Sub-Registrar, Hoskote for Sy No. 7 of Sonnadenahalli	Photocopy
83.	06.10.2020	Form-15 bearing SA No. 8715/2020-2021 for the period 01.04.2017 to 06.10.2020 issued by Sub-Registrar, Hoskote Taluk for Sy No. 7 situated in Sonnadenahalli Village.	Original
84.	16.07.2024	Form-15 bearing SA No. 950991/24-25 for the period 01.04.2004 to 16.07.2024 issued by Sub-Registrar, Hoskote Taluk for Sy.No.7/1 situated in Sonnadenahalli Village.	Digitally signed copy
85.	16.07.2024	Form-15 bearing SA No. 951038/24-25 for the period 01.04.2004 to 16.07.2024 issued by Sub-Registrar, Hosakote Taluk for Sy.No. 7/6 situated in Sonnadenahalli Village.	Digitally signed copy
TAX RECEIPTS FOR SY. NO.8/1 of Sompura Village & 7/1 of Sonnadenahalli Village			



86.	19.02.2019	Tax receipt bearing No. 822234 issued by Secretary, Doddahulluru Grama Panchayath Hosakote Taluk situated in Sompura Village	Original
87.	31.01.2019	Tax receipt bearing No. 822182 issued by Secretary, Doddahulluru Grama Panchayat, Hosakote Taluk for the period 2018-19 situated in Sompura Village	Original
88.	31.01.2019	Tax receipt bearing No. 822181 issued by Secretary, Doddahulluru Grama Pachayath, Hosakote Taluk for property No. 144 for the period 2018-19 situated in Sompura Village	Original
89.	31.01.2019	Tax receipt bearing No. 822183 issued by Secretary, Doddahulluru Grama Panchayat, Hosakote Taluk for the period 2018-19 for the property No. 145 of Sompura Village	Original
90.	31.01.2019	Tax receipt bearing No. 822184 issued by Secretary, Doddahulluru Grama Panchayath, Hoskote Taluk for the period 2018-19 for property No. 140 of Sompura	Original
91.	31.01.2019	Tax receipt bearing No. 822185 issued by Secretary, Doddahulluru Grama Panchayath, Hoskote Taluk for the period 2018-19 for property No. 140 of Sonnedanahalli	Original
92.	31.01.2019	Tax receipt bearing No. 822186 issued by Secretary, Doddahulluru Grama Panchayath, Hoskote Taluk for the period 2018-19 for Sonnedanahalli Village	Original
93.	05.10.2020	Tax Receipt issued by Panchayath Development officer, Doddahulluru, Grama Panchayath, Hosakote Taluk in the names of Sri. Sudeep Jain, Smt. Meenu Jain and Mrs. Vandita Batra in respect of properties 1. Sonnedanahalli Katha No. 140 2. Sompura Village Katha No. 144 3. Sompura Village Katha No. 145	Original

FLOW OF TITLE:

1. The immoveable land being agricultural measuring an extent of **2 Acres** in **Survey No.8**, situated in Sompura Village, KasabaHobli, Hosakote Taluk, Bengaluru Rural District is hereinafter referred to as the 'SAID LAND', belonged to one Smt. Ganga Bayamma, wife of Kolimi Balaji Singh.



ADVOCATES

2. Smt. Ganga Bayamma sold the 'SAID LAND' to Sri. Subraya Modaliar, son of Sri. Govinda Raja Modaliar by a Sale Deed dated 24.08.1940 and the same was registered as Document No.426/1940-41 of Book I, Volume 518, Pages 108 to 110 on 02.09.1940 at the office of the Sub-Registrar, Hoskote. **(Document No.1)**
3. Sri. Subraya Modaliar also known as Subbaraya Modaliar conveyed the 'SAID LAND' and other properties in favour of Sri. H. Subba Shastri, son of Kashi Pathi Shastri on 27.11.1945 by way of a Sale Deed registered as Document No.1039/1945-46 of Book I, Volume 600 at Pages 205-206 at the office of the Sub-Registrar, Hoskote. **(Document No.2)**
4. Subsequently, the said Sri. H. Subba Shastri sold the 'SAID LAND' along with other properties in favour of Smt. Saraswathamma, wife of Sri. H.G.Subbaraya Modaliar by a Deed of Absolute Sale dated 17.07.1950 and the same was registered as Document No.1171/1950-51 of Book I, Volume 711, at Pages 62-63 on 24.07.1950 at the office of the Sub-Registrar, Hoskote. **(Document No.3)**
5. Smt. Saraswathamma executed a Sale Deed dated 06.06.1968 in favour of Sri. S. Ramachandra Varier, son of Sri. R. SankaraVarier and the same was registered as Document No.1017/68-69 of Book I, Volume 1219, at Pages 60-67 at the office of the Sub-Registrar, Hosakote and conveyed the 'SAID LAND' along with other properties to him. The husband of Smt. Saraswathamma namely Sri. H.G.Subbaraya Modaliar and her sons namely Sri. S. Subramanya, Sri. H.S.Armugam Modaliar and Sri. Shanmugam Modaliar signed the said sale deed as consenting witnesses **(Document No.4)**. Sri. S. Ramachandra Varier, son of Sri. R. Shankara Varier conveyed the 'SAID LAND' and other properties in favour of Sri. V. Parthasarathi, son of Sri. P. Venkatappa vide a Deed of Absolute Sale dated 08.04.1976, registered as Document No. 86/76-77 of Book I, Volume 1479 at Pages 128-130 at the office of the Sub-Registrar, Hoskote. **(Document No.5)**
6. The sons of late P. Venkatappa namely Sri. V. Narayana, Sri. V. Ramakrishna, Sri. V. Venugopal, Smt. Sunandamma, wife of late V. Pullaiah and daughter-in-law of late P. Venkatappa, Sri. V. Parthasarathi and Sri. T. Srinivasa, son of Abbaiah alias Thandavappa entered into a Partition before the panchayathdars on 18.08.1990 **(Document No.6)** and divided the properties belonging to their family. In terms of the said panchayat partition deed, the properties were divided as follows:

Schedule	Names of the Scheduledar	Sy No. and Village	Extent
B	V. Ramakrishna	8 of Sompura	1A-11G
D	Sunandamma	8 of Sompura	29G
E	V. Partasarathi	81/1 of Sompura 7/1 of Sonnedenhalli	28G 20G

Based on the Panchayath partition dated 18.08.1990 the katha was registered in their names vide Mutation Regsiter bearing MR No. 5/98-99 dated 29.08.1998 issued by Village Accountant **(Document No. 7)**.



7. Sri. V. Ramakrishna also known as V. Ramakrishnappa died intestate on 01.10.2003, leaving behind the following members as his only legal heirs. A copy of the death certificate dated 31.10.2003(**Document No.8**) confirms the death of Sri. V. Ramakrishna.

- (a)Smt. Lakshamma, wife of late V. Ramakrishnappa and children namely
(b)Smt. Nirmala, (c) Sri. Gajendra, (d) Smt. Bhagyalakshmi, (e) Smt. Amaravathi, (f) Sri. Prabhakara and (g) Smt. Lalitha

The aforesaid details of the family members of late V. Ramakrishnappa are evident from an Affidavit-cum-Generological Tree dated 15.10.2014, bearing No. IN-KA4743400 5088667M (**Document No.9**) affirmed by Sri Prabhakara. After the death of late Sri. V. Ramakrishna the properties owned by him were transferred to the name of Mrs. Lakshamma, w/o late V. Ramakrishnappa including land in Sy No. 8 of Sompura Village measuring 1Acre11Guntas as evident from the Mutation Register bearing MR No. 7/2004-05 dated 17.02.2005 (**Document No.10**).*It is observed that based on Partition, Sri V.Ramakrishnappa obtained title to 1 acre11guntas. However the mutation erroneously mentions the joint names of V. Ramakrishna and Sundaramma, d/o Pullaiah.*

8. The aforementioned legal heirs of late V. Ramakrishna also known as V. Ramakrishnappa namely Smt. Lakshamma, Smt.Nirmala, Sri. Gajendra, Smt. Bhagyalakshmi (represented by her GPA holder Smt. Lakshamma), Smt. Amaravathi, Sri. Prabhakara and Smt. Lalitha entered into a Partition Deed on 10.02.2010 and divided all properties of the family among themselves and the said Partition Deed was registered as Document No.HSK-1-04799-2009-10, Book I, stored in CD No.HSKD 140 at the office of the Sub Registrar, Hosakote. (**Document No.11**).In terms of this Partition Deed, Sri. Gajendra was allotted 37 Guntas and Sri. Prabhakara was allotted 14 Guntas out of 1 Acre 11 Guntas in Survey No.8 of Sompura Village.

9. Smt. Bhagyalakshmi, daughter of late V. Ramakrishnappa executed a Release Deed on 22.02.2010 in favour of Smt. Lakshamma, Sri. Gajendra, Sri. Prabhakara and the same was registered as Document No.HSK-1-04945-2009-10 of Book I, stored in CD No.HSKD141 at the office of the Sub-Registrar, Hosakote.(**Document No.12**) wherein she confirmed the Partition Deed dated 10.02.2010 registered as Document No.HSK-1-04799/2009-10 entered among her mother and brothers and sisters and confirmed that she was represented by her mother as a GPA holder. Further, Smt. Bhagyalakshmi released all her right, title, interest and ownership in the properties which were allotted to Smt. Lakshamma, Sri. Gajendra and Sri. Prabhakara and confirmed that she does not have any manner of right over the properties of Smt. Lakshamma, Sri. Gajendra and Sri. Prabhakara and accepted the share which was allotted to her in the aforesaid partition deed. Based on the Partition and the Release Deed the properties were mutated into the names of Sri. Gajendra for 37Guntas and Sri Prabhakar for



- 14 Guntas in Sy No. 8 of Sompura Village as is evident from Mutation Register bearing MR No. 20/2009-10 (**Document No.13**)
10. In the aforesaid manner, Sri. Gajendra became the absolute owner of **37 Guntas** and Sri. Prabhakar became the absolute owner of **14 Guntas** totally measuring 1 Acre 11 Guntas in **Survey No. 8 of Sompura Village**.
11. Sri. R. Gajendra and Sri. R. Prabhakar, the joint owners of 1 Acre 11 guntas in Survey No. 8 of Sompura Village along with their family members decided and agreed to sell the same in favour of Sri. Sudip K. Jain and Smt. Meenu Jain, under an Agreement for Sale on 09.12.2014 which was registered as Document No.HSK-1-06777-2014-15, Book I, stored in CD No.HSKD481 at the office of the Sub-Registrar, Hosakote (**Document No.14**). Subsequently, the said Agreement for Sale was cancelled by execution of a Cancellation of Agreement to Sale dated 24.07.2017 which was registered as Document No.HSK-1-03412-2017-18, Book I, stored in C.D.No.HSKD621 in the office of the Sub-Registrar Hoskote (**Document No.15**).
12. Smt. Sunandamma, wife of late Pullaiah, was the owner for 29 guntas in Sy No. 8 of Sompura Villaged she having acquired title to the same based on a partition deed. She gifted 13 Guntas out of 29 Guntas infavour of her son Sri. N. Ajay Kumar, s/o Sri. V. Narayana. Subsequent to the Gift Deed, phodi was conducted for Sy. No. 8 and Mutation Register bearing MR No. H4/2014-15 (**Document No.16**) was issued wherein Sy No. 8/1 was measuring 1 acre 11 guntas in the names of Sri. Gajendra for an extent of 37 guntas and Sri. Prabhakar for an extent of 14 guntas and Sy No. 8/2 measuring 16 guntas in the name of Sunandamma and Sy No. 8/3 measuring 13 guntas in the name of Sri. N. Ajaykumar, son of V. Narayan.
13. Sri. Gajendra made an application for conversion of Sy No. 8/1 measuring 34 Guntas out of 37 Guntas situated in Sompura Village for commercial purpose and paid the conversion and podi fees of Rs. 1,48,169/- on 12.05.2017 to the Government and Official Memorandum bearing No.ALN (HoKa) SR.192/2016-17 dated 19.05.2017 (**Document No.17**) was issued by the Deputy Commissioner, Bengaluru Rural District. In this manner, Sri R. Gajendra became the absolute owner of commercially converted land measuring 34 Guntas and the same is more fully described in **Item No. 1 of the Subject Property**.
14. Sri.R. Gajendra converted the balance 3 Guntas in Survey No.8/1 of Sompura Village for residential purpose vide Official Memorandum bearing No.ALN (HoKa) SR. 192/2016-17 dated 16.08.2017 issued by the Deputy Commissioner, Bengaluru Rural District and paid the necessary conversion fee of Rs.4,083/-to the Government and the same is evident from Challan dated 01.07.2017 (**Document No.18**) and the same is more fully described in **Item No. 2 of the Subject Property**.
15. Upon conversion of the land in Sy No. 8/1 measuring 37 guntas, Sri. R. Gajendra and his family members namely his wife Smt. Vinutha, and children Ms. Sneha and



Master Reeshanth, executed a Sale Deed dated 24.07.2017 in respect of Sy No. 8/1 measuring 34 guntas out of 37 guntas in favour of Sri. Sudip K. Jain, Smt. Meenu Jain and M/s. Svast Enterprises, and the same was registered as Document No.HSK-1-03413-2017-18, Book I, stored in CD No. HSKD621 and land converted land in Sy. No. 8/1 measuring 3 guntas under Sale Deed dated 21.09.2017 which was registered as Document No.HSK-1-04978-2017-18, Book I, stored in C.D.No.HSKD626 both at the office of the Sub-Registrar, Hosakote. **(Document Nos.19 & 20 respectively).**

16. Subsequently 1. Sudeep K. Jain, s/o Kashiram Jain 2. Smt. Meenu Jain, w/o Sudeep K. Jain 3. M/s. Svast Enterprises, represented by Smt. Vandita Batra, obtained E-Katha bearing Property No. 150300401200820244 issued by Doddahulluru Grama Panchayath, Hoskote Taluk for property **No. 144 measuring 3440.10 sq. mtrs. or 34 guntas or Item No. 1 of the Schedule Property**, situated in Survey No. 8/1 Sompura Village **(Document No.21)**.
17. The Doddahulluru Grama Panchayath, Hoskote Taluk issued E-Katha bearing property No. 150300401200820246 for property **No.145 measuring 303.51 sq. mtrs. or 3 guntas or Item No. 2 of the Schedule Property**, situated at Sy No.8/1 Sompura Village, in the names of 1. Sri. Sudeep K. Jain, s/o Sri. Kashiram Jain 2. Smt. Meenu Jain, w/o Sri. Sudeep K. Jain 3. M/s. Svast Enterprises, represented by Smt. Vandita Batra **(Document No.22)**.
18. Sri. R. Gajendra obtained renewal of the Conversion Order bearing No.ALN (HoKa) SR 192/2016-17 dated 19.05.2017 and 16.08.2017 through Official Memorandum bearing No. ALN(HoKa)SR.12/2020-21 dated 07.09.2020 in respect of Sy No. 8/1 situated in Sompura Village, KasabaHobli, Hosakote Taluk measuring 34 guntas out of 37 guntas for commercial purpose and 3 guntas for residential use along with the Convesion Sketch issued by Taluk Surveyor **(Document No.23a, b respectively)**.
19. Sri. Sudip K. Jain, Smt. Meenu Jain and M/s Svast Enterprises thus became the joint absolute owners for **Item No. 1 & and 2 of the Schedule Property**.
20. Sri. Sudip K. Jain executed a Release Deed dated 23.11.2020 for his 25% undivided share, right, title, interest and ownership in Katha No.144 measuring 8.50 guntas out of 34 guntas and Katha No. 145 measuring 0.75 guntas out of 3 guntas totally measuring 9.25 guntas or 10,073.25 sq. ft infaovur of **1. Mrs. Avneet Hora Arya**, wife of Arvind Arya 2. **Ms. Sanchiti Sabharwal**, daughter of Mr. Arvinder Singh Sabharwal, 3. **Mrs. Tirshala Bagi**, wife of Mr. Sumesha Bagi, 4. **Mrs. Vandita Batra**, wife of Mr. Manish Batra and the same was registered as Document No. 7060/20-2021, Book-I, in the office of the Sub-Registrar, Hoskote **(Document No.24)**. Based on the Release Deed and the above sale deed, the Panchayath Kathas in Form-9 & 11A, were issued by Doddahullur Grama Panchayath in the names of 1. Mrs. Avneet Hora Arya, 2. Sanchiti Sabharwal 3. Mrs. Tirshala Bagi 4. Mrs. Vandita Batra, 5. Mrs. Meenu Jain, 6. M/s Svast Enterprises represented by Smt. Vandita Batra, for the property



No.1503004011200820244 measuring 3440.10 sq. mtrs or Item No. 1 of the Schedule Property and for the property No.1503004011200820246 measuring 303.51 sq. mtrs or Item No. 2 of the Schedule Property. **(Document Nos.25 & 26 respectively).**

21. Smt. Meenu Jain executed a Release Deed dated 10.10.2021 for her 25% undivided share, right, title, interest and ownership in Katha No.144 measuring 8.50 guntas out of 34 guntas of Item No. 1 of the Schedule Property and in Katha No. 145 measuring 0.75 guntas out of 3 guntas in Item No. 2 of the Schedule Property, totally measuring 9.25 guntas or 10,073.25 sq. ft in favour of **M/s Svastam Enterprises**, represented by its Partner, Mrs. C. Shanthameena and the same was registered as Document No. HSK-1-7502/2021-22, Book-I, stored in CD No. HSKD1376 in the office of the Sub-Registrar, Hoskote. **(Document No.27).** *It is observed that the e-khata in the name of M/s. Svastam Enterprises has not been furnished.*
22. Smt.R.Nirmala Devi, daughter of late V.Ramakrishnappa executed a Confirmation Deed dated 16.11.2021 for better assurance of the title of the Item Nos.1, 2 and 4 of the Schedule Property in favour of her mother and siblings namely Lakshamma, Gajendra R., Amaravathi, Prabhakar R and Lalitha and the same was registered as Document No.HSK-1-09044/2021-22, Book I, CD No.HSKD1399 at the office of the Sub-Registrar, Hosakote**(Document No.28).**
23. Smt.Amaravathi and Smt.Lalitha both daughters of late V.Ramakrishnappa executed a Confirmation Deed dated 16.11.2021 for better assurance of the title of the Item Nos.1, 2 and 4 of the Schedule Property and other lands in favour of Sri.Gajendra R. and Sri.Prabhakar.R, both sons of late V.Ramakrishnappa which was registered as Document No.HSK-1-09047/2021-22, Book I, CD No.HSKD1399 at the office of the Sub-Registrar, Hosakote**(Document No.29).**

In the above manner, **1. Mrs. Avneet Hora Arya, 2. Ms. Sanchiti Sabharwal, 3. Mrs. TirshalaBagi, 4. Mrs. Vandita Batra,5. M/s. Svast Enterprises and 6. M/s. Svastam Enterprises** became the joint absolute owners of Item Nos. 1 & 2 of the Schedule Property.

For Sy No. 7/1 of Sonnadenahalli Village or Item No. 3 of the Schedule Property

24. As per the Partition Deed dated 18.08.1990, Sri. V. Parthasarathi, son of P.Venkatappa obtained title to 20 Guntas of dry agricultural land in Sy No. 7/1 situated in Sonnadenahalli Village. He made an application for conversion of 2 guntas for commercial purpose and he paid the conversion fee of Rs. 8,777/- and obtained conversion Order vide Official Memorandum dated 19.05.2017 bearing No. ALN(HK)SR 191/2016-17 issued by Deputy Commissioner, Bangalore Rural District **(Document No.30).**

25. Sri. V. Parthasarathi, son of late P. Venkatappa, along with his children and grandchildren as Vendors along with Sri. R. Gajendra and Sri. R. Prabhakar, both



sons of late V. Ramakrishnappa as Confirming Parties executed a Sale Deed dated 27.05.2017 in respect of 2 guntas or 2,178 sq ft in Sy. No. 7/1 of Sonnadenahalli Village in favour of Sri. Sudip Kashiram Jain, son Sri. Kashiram Jain and Smt. Meenu Jain, wife of Sri. Sudip Kashiram Jain, and the same was registered as Document No. HSK-1-01667/2017-18, Book-I, stored in CD No. HSKD612 in the office of the Sub- Registrar, Hoskote(**Document No.31**) and the same is hereinafter referred to as **Item No. 3 of the Schedule Property**. *It is observed that the Agreement dated 13.10.2016 registered as Document No. 5720/2016-17 has not furnished.*

26. The Doddahullur Grama Panchayth issued E-Katha (Form 11B) bearing property No. 150300401200720063 (**Document No.32**) in respect of Sy No. 7/1 measuring **202.34 sq. mtrs** situated in Sonnadenahalli Village in the name of Sri. Sudip Kashiram Jain, son of Kashiram Jain and Smt. Meenu Jain, wife of Sudip Kakshiram Jain.
27. Sri. Sudip K. Jain and Smt. Meenu Jain, jointly executed a Sale Deed dated 29.08.2022 in respect of **Item No. 3 of the Schedule Property** in favour of **M/s Svast Enterprises**, a partnership firm represented by its Partners: Mrs. Sindu Verma and Ms. Vandita Batra and the same was registered as Document No. HSK-1-07588/2022-23, Book-I, stored in C.D. No. HSKD1627 in the office of the Sub-Registrar, Hosakote. (**Document No.33**). *It is observed that the e-Khata for Item No. 3 of the Schedule Property in the name of M/s. Svast Enterprises has not been furnished.*

In the above manner **M/s Svast Enterprises** became the sole and absolute owner of Item No. 3 of the Schedule Property.

For Sy No. 8/4 (old Sy No. 8) of Sompura Village or Item No. 4 of the Schedule Property

28. As per the Partition Deed dated 18.08.1990 between the wife and children of late V. Ramakrishnappa, the dry agricultural land in Sy No. 8/1 of Sompura Village, Kasaba Hobli, Hosakote Taluk measuring 1Acre 11Guntas was divided between Sri. R. Gajendra for an extent of 37 guntas and to Sri. R. Prabhakar, son of late V. Ramakrishnappa for an extent of 14 guntas. Subsequently based on based on the Partition Deed phodi was done for Sy No. 8/1 and it was phodied as Sy No. 8/1 measuring 37 guntas in the name of Sri. R. Gajendra and Sy. No. 8/4 measuring 14 guntas in the name of Sri. R. Prabhakar as is evident from the mutation Register bearing MR No. T12/2014-2015 dated 19.03.2015 (**Document No.34**). Sri. R. Prabhakar and his wife and children executed a Sale Deed dated 30.01.2017 in favour of Sri. R. Gajendra, son of late V. Ramakrishnappa and the same was registered as Document No. HSK-1-08283/2016-17, Book-I, Stored in C.D. No. HSKD596 in the office of the Sub-Registrar, Hoskote in respect of Sy No. 8/4 measuring 14 guntas situated in Sompura Village. (**Document No.35**)



29. Sri. R. Gajendra filed an application for conversion of 14 guntas in Sy. No. 8/4 of Sompura Village for residential purpose and paid the conversion fee of Rs.19119/- and obtained conversion order vide Official Memorandum dated 02.03.2022 bearing No. 301964 issued by Deputy Commissioner, Bengaluru Rural District. **(Document No.36)**. Upon conversion, the land was mutated vide Mutation Register bearing MR No.T24/2021-2022 **(Document No.37)**. Thereafter, the Dodda Hulluru Grama Panchayat issued Panchayat Katha dated 04.05.2022 (Form-11B) bearing No. 10362348 in respect 1416.40 Sq. mtrs (14 guntas) of converted land and allotted Property No. 150300401200820256 to the same. **(Document No.38)**

In the above manner Sri. R. Gajendra became the sole and absolute owner of Item **No. 4 of the Schedule Property.**

Common documents for Sy. No. 8/1 & of Sompura Village and Sy. No. 7/1 of Sonnadenahalli Village.

30. Sri. Sudeep K. Jain and Smt. Meenu Jain along with M/s Svast Enterprises represented by Smt. Vandita Batra with an intent to develop the properties as described in Item Nos. 1, 2 and 3 of the Schedule Property executed a Relinquishment Deed dated 31.07.2020 in favour of the Panchayat Development Officer, Doddahulluru Grama Panchayathi, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and the same was registered as Document No.HSK-1-02548/2020-21, stored in C.D. No. HSKD1060 in the office of the Sub-Registrar, Hosakote, relinquishing 145.77 sq. mtrs for road widening **(Document No.39)**

31. Though Sri. Sudeep K. Jain, Smt. Meenu Jain and M/s Svast Enterprises executed a Relinquishment Deed dated 31.07.2020 in favour of the Doddahullur Grama Panchayat they not commence any development on Item Nos. 1, 2 & 3 of the Schedule Property and hence the Panchayat cancelled the aforementioned Relinquishment Deed under a Cancellation of Relinquishment Deed dated 29.08.2022 and the same was registered as Document No. HSK-1-07536/2022-2023, Book-I, stored in C.D. No. HSKD1626 in the office of the Sub-Registrar, Hoskote. **(Document No.40)**

32. (1)M/s. Svastam Enterprises, represented by its Managing Partners, Mrs. Avneet Hora Arya and Mrs. Vandita Batra,(2) M/s Svast Enterprises, represented by its Partner Mrs. Vandita Batra, (3) Mrs. Avneet Hora Arya, (4) Ms. Sanchiti Sabarwal, (5) Mrs. Trishala Bagi, (6) Mrs. Vandita Batra, (7) Sri. R. Gajendra along with his wife and children,all entered into aJoint Development Agreement dated 02.09.2022 with M/s Urbanest Realty, a registered partnership firm, represented by its Managing Partners 1. Mr. Mohan. R and 2. Mr. Shaik Mehaboob Basha offering Item Nos. 1, 2,3 and 4 of the Schedule Property for development into a residential complex and the same was registered as Document No. HSK-1-07768/2022-23, Book-I, stored in CD No. HSKD1629 in the office of the Sub-Registrar,



Hoskote.(**Document No.41**). In pursuance of the aforementioned Joint Development Agreement, the aforementioned land owners executed a General Power Attorney dated 02.09.2022 in favour of M/s Urbanest Realty and the same was registered as Document No. HSK-4-00377/2022-23, Book-4, stored in C.D. No. HSKD1629 in the office of the Sub-Registrar, Hoskote (**Document No.42**) authorizing the Developer to do various acts and things as mentioned in the said GPA.

33. M/s Svastem Enterprises, represented by its managing partner Smt. Avneet Hora Arya and Smt. Vandit Batra, M/s Svast Enterprises, represented by its partner Smt. Vandita Batra, Smt. Avneet Hora Arya, Kum. Sanchiti Sabharwal, Smt. Trishal Bagi, Smt. Vandita Batra, Sri. R. Gajendra along with his wife and children, as landowners, executed a Rectification to Relinquishment Deed dated 26.02.2024 in favour of Panchayat Development Officer, Doddahulluru Grama Panchayat, Hoskote Taluk relinquishing the parks & open spaces measuring 163.53 sq. mtrs, park & open space-01 measuring 185.47 sq. mtrs, park & open space-02 measuring 754.10 sq. mtrs, park & open space-03 measuring 754.10 sq. mtrs totally measuring 1103.10 sq. mtrs and for road widening and extent of 358.39 sq. mtrs. and the same was registered as Document No. HSK-1-18184/2023-24 in the office of the Sub-Registrar, Hoskote. (**Document No. 43**)

NO OBJECTION CERTIFICATES (NOCs) FOR THE PROJECT to be constructed on the Schedule Property:

34. NOC dated 30.11.2023 bearing No. SEIAA 266 CON 2023 (**Document No.44**) issued by State Environment Impact Assessment Authority (SEIAA) in the name of M/s Urbanest Realty in respect of Environmental Clearance for the proposed construction of residential Group Housing Apartments situated in Schedule Property.
35. NOC dated 28.03.2024 bearing No. DGM (CM)BGTD/NOC for high rise/94/2023-24 (**Document No.45**) issued by Bharat Sanchar Nigam Ltd in the name of M/s Urbanest Realty in respect of location of the proposed building/structures stating that its height will not cause any physical obstruction to Bharat Shanchar Nigam Ltd.
36. NOC dated 06.04.2024 bearing No. CTE-342897 (**Document No.46**) issued by Karnataka State Pollution Control Board in the name of M/s Urbanest Realty Consent for establishment for new activity under The Water (Prevention & Control of Pollution Act, 1974) for construction of Residential apartment consisting of 232 units with 36269 sq. mtrs of super built up area.
37. NOC dated 06.03.2024 bearing No. EEE/HKTD/AEE(O)/AE-1/2023-24/11740 (**Document No.47**) issued by BESCO Ltd in the name of M/s Urbanest Realty in respect of power supply to the proposed Residential buildings at Schedule Property.



38. NOC dated 05.02.2024 bearing No. BIAL/SOUTH/B/011624/886312 (**Document No.48**) issued by Airports Authority of India in the name of M/s Urbanest Realty for height clearance of construction of Residential building in Schedule Property.
39. NOC dated 28.03.2024 bearing No. KSFES/GBC(1)119 (**Document No.49**) issued by Karnataka State Fire & Emergency Services in the name of M/s Urbanest Realty for construction of residential building at Schedule Property.
40. Commencement Certificate dated 31.08.2024 bearing No. HPA/CC/17/2024-25/1408 (**Document No.50**) issued by Joint Director and Member Secretary, Town and Country Planning, Hoskote Planning Authority, Hoskote for construction of residential building in katha No. 18, bearing Property ID No. 150300401201200673 situated in Sonnadenahalli, Sompura and Yelahanayakanapura Villages. *It is observed that amalgamated katha has not been furnished.*

A. REVENUE RECORDS for Sy No.8 of Sompura Village:
RECORD OF TENANCY AND CROPS (RTC)

1. The RTC for Sy No. 8 reflects the extent of 2 acres in Column No. 3 for the period 1968-69 to 1973-74 (**Document No.51a**) and the names of Smt. Saraswathamma, wife of Subraya Modaliyar and Sri. S. Ramachandra Varier are reflected as Kabjedars/ Swadeenadars in Column No. 9 and Column No.12(2) reflects the name of Sri. S. Ramachandra Varier as cultivator.
2. The RTC for Sy No. 8 reflects the extent of 2 acres in Column No. 3 for period 1974-75 to 1978-79 (**Document No.51b**) and the names of Sri. S. Ramachandra Varier and Sri. V. Parthasarathi are reflected as Kabjedars/ Swadeenadars in Column No. 9 and as cultivator in Column No. 12(2).
3. The RTCs for Sy No. 8 reflects the extent of 2 acres in Column No. 3 for the period 1984-85 to 1995-96 (**Document No.51c**) and Column No. 9 & Column No. 12(2) reflect the name of Sri. V. Parthasarathi, son of P. Venkatappa based on RR 334 as Kabjedard/ Swadeenadar and Cultivator respectively.
4. The RTC for Sy No. 8 reflects the extent of 2 acres in Column No. 3 for the period 1997-98 to 2001-02 (**Document No.51d**) and Column No. 9 reflects the names of Sri. V. Ramakrishna, s/o Sri. P. Venkatappa for 1 acre 11 guntas and Smt. Sunandamma, w/o V. Pullaiah for 29 guntas based on MR 5/98-99 as Kabjedars/ Swadeenadars and Column 12(2) as Cultivators .
5. The RTCs for Sy No. 8 reflects the extent of 2 acres in Column No. 3 for the period 2001-2002 to 2003-04 (**Document No.51e**) and Column No. 9 reflect the names of Sri. V. Ramakrishna, s/o late P. Venkatappa for 1 Acre 11 Guntas and Smt. Sunandamma, w/o Pullaiah for 29 Guntas based on M.R.No.5/98-99 and Column 12(2) as Cultivators.
6. The RTCs for Sy No. 8 reflects the extent of 2 acres in Column No. 3 for the period 2004-05 to 2009-2010 (**Document No.51f**) and Column No. 9 reflects the names of Smt. Lakshamma, wife of late V. Ramakrishnappa for 1 Acre 11 Guntas based on Pavathi MR 7/2004-05 and Smt. Sunandamma, wife of Pullaiah for 29 Guntas based on Partition MR 5/98-99 as Kabjedars/



SwadeenadarsandColumn No. 12(2) reflects the name of V. Ramakrishna, Sundndamma, Lakshamma as Cultivators.

7. The RTC for Sy No. 8 reflects the extent of 2 acres in Column No. 3 for theperiod 2010-2011 to 2014-2015(**Document No.51g**)and Column No. 9reflects the names of Smt. Sunandamma, wife of Pullaiah for 29 Guntas based on Partition MR 5-98-99, Sri. R. Gajendra, son of late V. Ramakrishnappa for37 Guntasand Sri. R. Prabhakara, son of late V. Ramakrishnappa for 14 Guntas based on Release Deed MR 20/2009-10 as Kabjedars/ Swadeenadars and Column No. 12 (2) reflects their names as Cultivators.

Sy No. 8/1 of Sompura Villagemeasuring 37 guntas

8. The RTCs for Sy No. 8/1 reflects the extent as 37 guntas in Column No. 3 for the period2014-2015 to 2024-2025 (**Document No.52a**)and Column No. 9 reflects the name of Sri. R. Gajendra, s/o late V. Ramakrishnappabased on Phodi MR No.20/2009-2010as Kabjedat/Swadeenadarand Column No. 12(2) reflects his name as Cultivator.

Sy No. 8/4 of Sompura Village measuring 14 guntas

9. The RTCs for Sy No. 8/4 reflects the extent as 14 guntas in Column No. 3 for the period 2024-2025 (**Document No.53**) and Column No. 9 reflects the name of Sri. R. Gajendra, s/o late V. Ramakrishnappaas Kabjedat/Swadeenadar, Column No. 10 reflects that the land was converted based on PhodiMR T24/2021-2022 and Column No. 12(2) reflects his name as Cultivator.

B. SURVEY RECORDS for Sy No. 8 of Sompura Village:

1. RR Left Side and RR Right Side(**Document No.54a & b**) issued by Land Surveyor, Hoskote Taluk reflects the outline of Survey No. 8 measuring 2 acres in R R Left side and RR Right Side reflects the Phodi of Sy No. 8 and it divided as follows:
 - a. Sy No. 8/1 measuring 37 guntas in the name of Sri. Gajendra, s/o late V. Ramakrishnappa,
 - b. Sy No. 8/4 measuring 14 guntas in the name of Sri. Prabhakar, s/o late V. Ramakrishnappa
 - c. Sy No. 8/3 measuring 29 guntas in the name of Smt. Sunandamma, w/o Pullaiah
2. Karnataka Revision Settlement Akarband (**Document No.55**) issued by the Land Supervisor, Survey Branch, Taluk Office, Hoskote reflects as follows:
 - a. Survey No.8/1 measures 37 Guntas without any kharab
 - b. Survey No. 8/4 measures 14 Guntas without any kharab
 - c. Survey No. 8/3 measures 29 guntas without any kharab
3. Village Map of Sompura (**Document No.56**) issued by the Assistant Director of Land Records (Technical), Land Survey Revenue Settlement and Land



Records Department, K.R.Circle, Bengaluru reflects the outline of Survey No.8.

C. REVENUE RECORDS FOR SY NO. 7 & 7/1 of Sonnedenhalli
RECORD OF TENANCY AND CROPS (RTC)

1. The RTCs for Sy No. 7/1 reflect the extent as 20 guntas in Column No. 3 for the period 1984-85 to 1996-97 (**Document No.57a**) and Column No. 9 reflects the name of P. Venktappa, s/o Pullappa as Kabjeddar/Swadeenadar, Column No. 10 reflects that the transaction was based on sale - MT 7/74-75, Column No. 12(2) reflects his name as Cultivator.
2. The RTCs for Sy No. 7/1 reflect the extent as 20 guntas in Column No. 3 for the period 2001-02 to 2017-18 (**Document No.57b**) and Column No. 9 reflects the name of P. Parthasarathi, s/o P. Venktappaas Kabjeddar/Swadeenadar, Column No. 10 states that this is based on MR No. 1/98-99 and Column No. 12(2) reflects his name as Cultivator.
3. The RTC for Sy No. 7/1 reflects the extent as 2 guntas in Column No. 3 for the period 2018-2019 (**Document No.58**) and Column No. 9 reflects the name of P. Parthasarathi, s/o P. Venktappaas Kabjeddar/Swadeenadar, Column No. 10 states that the transaction is based on MR No. 1/98-99 and Column No. 12(2) reflects his name as Cultivator.
4. The RTC for Sy No. 7/1 reflects the extent as 1 guntas in Column No. 3 for the period 2019-2020 (**Document No.59**) and Column No. 9 reflects the names of P. Manohara, s/o late V. Parthasarathi and P. Venktaesh, s/o late P. Parthasarathias Kabjedars/Swadeenadars, Column No. 10 states that this is based on pavathi MR H1/2019-2020 and Column No. 12(2) reflects their names as Cultivators.
5. Mutation Register bearing MR No. H9/2020-2021 (**Document No.60**) reflects that Sy No. 7/1 was totally measuring 18G and it was phodied as 7/1, 10, 11, 12, 6, 8, 9 respectively. *It is observed that in 2017-18 Sri. V. Parthasarathi sold 2 guntas to Smt.Meenu Jain and Sri. Sudeep Jain, what is Hissa Number is allotted to the 2 guntas.*

D. SURVEY RECORDS FOR SY. NO. 7 SITUATED IN SONNADENAHALLI
VILLAGE:

1. Karda-cum-Moola Tippani for Sy No. 7 (**Document No.61**) issued by Superintendent of ADLR, Hoskote reflects the names of the Kardadars as 1. Dodda Kadanga, s/o Sheetha and 2. SubrayaModaliar, s/o GovindarajaModaliar.
2. Atlas for Sy. No. 7/1 (**Document No.62a & b**) issued by Superintendent Hoskote, reflects the outline of Sy No. 7/1, 7/5, 7/6 of Sonnadenahali Village and subsequently based on Rectification Order No. ADLR/Rectification/01/2023-24 Hissa No. 7/1 was changed to Hissa No. 7/5.



3. RR Left Side and RR Right Side(**Document No.63a & b**) issued by Superintendent, Hoskote Taluk for Sy No. 7/1 measuring 20G reflects that it is divided as:
- Sy No. 7/1 measuring 2 guntas in the name of Parthasarathi
 - Sy No. 7/2 measuring 01G in the name of Rajendra M., s/o Muniswamappa
 - Sy No. 7/3 measuring 17G in the name of V. Parthasarathi

E. ENDORSEMENTS / LETTERS

1. Endorsement dated 10.11.2014 bearing No.R.K.C.R/1472/14-15 (**Document No.64**) issued by the Tahsildar, Hosakote Taluk, Bengaluru Rural District states that RTC for the period 1979-80 to 1983-84 in respect of Survey No.8 of Sompura Village, KasabaHobli, Hoskote Taluk is not available. Hence, the same cannot be issued.
2. Endorsement dated 12.12.2014 bearing No.R.K.C.R.1177/14-15(**Document No.65**) issued by the Tahsildar, Hosakote Taluk, Bengaluru Rural District states that IL and RR in respect of Survey No.8 of Sompura Village are not available. Hence, the same cannot be issued.
3. Endorsement dated 23.01.2015 bearing No. R.K.C.R.1158/14-15(**Document No.66**) issued by the Tahsildar, Hosakote Taluk, Bengaluru Rural District states that RR No.334 in respect of Survey No.8 of Sompura Village is not available. Hence, the same cannot be issued.
4. Endorsement dated 24.03.2015 bearing No.LRF(Ho)(Him)CR:581/14-15(**Document No.67**) issued by the Assistant Commissioner, Doddaballapura Sub Division, Doddaballapura states that no proceedings have been initiated under Section 79 A and 79 B of the Karnataka Land Reforms Act 1961 in respect of the Schedule Property and the said endorsement issued is based on the report of the Tahsildar dated 13.03.2015 and on the verification of the available documents.
5. Endorsement dated 31.07.2015 bearing No.PTCL (Ho)CR(Him):98/2014-15(**Document No.68**) issued by the Assistant Commissioner, Doddaballapura Sub Division, Doddaballapura states that no cases have been registered under PTCL Act in respect of Survey No.8 measuring an extent of 37 Guntas situated at Sompura Village, KasabaHobli, Hosakote Taluk. The said endorsement was issued based on the report of the Tahsildar dated 12.03.2015 and on the verification of the available registers.
6. No Tenancy Certificate dated 25.02.2015 bearing No. RD0038569035980 (**Document No.69**) issued by the Tahsildar, Hosakote Taluk, Bengaluru Rural District states that no tenancy applications were filed under the Karnataka Land Reforms Act in respect of Survey No.8 measuring an extent of 37 Guntas situated in Somapura Village, KasabaHobli, Hosakote Taluk. This certificate was valid till 24.02.2016.



ADVOCATES

7. Endorsement dated 03.01.2015 bearing No.KIADB/SLAO-2/2925/2014-15 (**Document No.70**) issued by the Public Information Officer, Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bengaluru states that no land in Survey No.8 of Sompura Village, KasabaHobli, Hosakote Taluk has been acquired by the Board. The right of the acquisition of the Board is reserved, in case the land is required in future for any purpose.
8. Letter dated 03.11.2016 bearing No.KGB/Minor Irrigation Division/TASA/PB5/RTI/2016/2119 (**Document No.71**) issued by the Public Information Officer, Office of the Executive Engineer, Minor Irrigation Division, Bengaluru states that the land in Old Survey No.8, New Survey Nos.8/1, 8/2, 8/3 and 8/4 of Sompura Village, KasabaHobli, Hoskote Taluk, Bengaluru Rural District have not been acquired for any development schemes by the Minor Irrigation Division, Bengaluru and the same lands do not come under the jurisdiction of the Minor Irrigation Division, Bengaluru.
9. Letter dated 03/04.11.2016 bearing No.KLCDA/58/RTI/2016-17/852 (**Document No.72**) issued by the Public Information Officer, Karnataka Lake Conservation and Development Authority states that no land in Old Survey No.8 and in New Survey Nos.8/1, 8/2, 8/3 and 8/4 of Sompura Village, KasabaHobli, Hoskote Taluk, Bengaluru Urban District have been acquired for any developments / public purpose / any other purposes by the authority and no land in the aforesaid survey numbers, comes under the jurisdiction of the authority.
10. Endorsement dated 03.11.2016 bearing No.KHB/LAO/604/2016-17 (**Document No.73**) issued by the Assistant Information Officer, Land Acquisition Branch, Karnataka Housing Board, Bengaluru states that presently, no notification has been issued with respect to land in Survey Nos.8, 8/1, 8/2, 8/3 and 8/4 of Sompura Village, KasabaHobli, Hoskote Taluk, Bengaluru Rural District for acquisition proceedings by the Karnataka Housing Board.
11. Letter dated 28.12.2016 bearing No.RFO/Right to Information/CR-11/158/16-17 (**Document No.74**) issued by the Range Forest Officer, Hoskote Range, Hoskote states that no land in Old Survey No.8 and New Survey Nos.8/1, 8/2, 8/3 and 8/4 of Sompura Village come under the jurisdiction of the Forest Department.
12. Endorsement dated 18.09.2024 bearing No. ADLR (HO)/Superintendent/219/24-25 (**Document No.75**) in respect of Sy No. 7/1 & 7/6 states that Hissa Tippani, RR Right Side, RR Left Side, Akarband are not available.

F. SEARCH REPORTS for Sompura Village



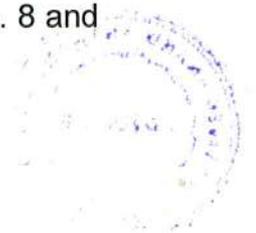
1. Form-15 dated 15.09.2014 bearing SA No. 10288/14-15 (**Document No.76**) for the period **01.04.1930 to 31.03.2004** issued by the Sub Registrar, Hosakote reflects the following transactions in respect of **Survey No.8 of Sompura Village:**
- a. Sale Deed dated 24.08.1940 registered as Document No.426, Volume 518, Pages 108 to 110 in respect of 2 Acres in Sompura Village executed by Ganga Bayamma in favour of H G Subrayar Modaliyar.
 - b. Sale Deed dated 27.11.1945 registered as Document No.1039, Volume 600, Pages 205-206 executed by H.G.Subbaraya Modaliar in favour of H.Subba Shastri in respect of Sy.No.8 measuring 2 Acres.
 - c. Sale Deed dated 17.05.1950, registered as Document No.1171, Volume 711, Pages 62-63 executed by Sri. H. Subba Shastri in favour of Saraswathamma in respect of Survey No.8 measuring 2 Acres.
 - d. Mortgage Deed dated 17.05.1950, registered as Document No.1172, Volume 709, Pages 206-208 executed by Saraswathamma and H. Subbaraya Modaliar in favour of Hoskote Town, COS in respect of Survey No.8 measuring 2 Acres.
 - e. Mortgage Deed dated 13.11.1964, registered as Document No.2579, Volume 1092, Pages 41-44, executed by H.G.Subbaraya Modaliar, H.S.Armugam Modaliar, Shanmuga Modaliar in favour of LMCS, Hoskote in respect of Sy.No.8 measuring 2 Acres.
 - f. Mortgage Deed dated 13.11.1964, registered as Document No.2580, Volume 1092, Pages 45-48, executed by H.G.Subbaraya Modaliar, H.S.Armugam Modaliar, Shanmuga Modaliar in favour of LMCS, Hoskote in respect of Sy.No.8 measuring 2 Acres.
 - g. Receipt dated 06.06.1968, registered as Document No.1016, Volume 1218, Pages 77-79, executed by the Secretary PLMS, Hoskote, H.G.Subbaraya Modaliar and Saraswathamma and others in favour of S. Ramachandra Varier in respect of Sy.No.8 measuring 2 Acres.
 - h. Sale Deed dated 06.06.1968, registered as Document No.1017, Volume 1219, Pages 60-67, executed by Saraswathamma in favour of R. Ramachandra Varier in respect of Sy.No.8 measuring 2 Acres.
 - i. Mortgage Deed dated 22.07.1971, registered as Document No.1445, Volume 1305, Pages 216-217, executed by Land Development Bank Secretary, Hosakote in favour of H.G.Subbaraya Modaliar, Bank member in respect of Sy.No.8 measuring 2 Acres.
 - j. Sale Deed dated 08.04.1976, registered as Document No.86, Volume 1479, executed by Sri. S. Ramachandra Varier in favour of Sri. Parthasarathi in respect of Sy.No.8 measuring 2 Acres.
 - k. Mortgage Deed dated 02.09.1976, registered as Document No.2339, executed by Sri. P. Parthasarathi and P. Venkatappa in favour of PLDB, Hosakote in respect of Sy.No.8 measuring 2 Acres.



- I. Discharge of Mortgage Deed dated 30.07.1986, registered as Document No.SL 85/PV, executed by the Secretary, PLDB, Hoskote in favour of V. Parthasarathi in respect of Sy.No.8 measuring 2 Acres.

It is pertinent to point out that all the Mortgage Deeds have not been furnished. Since the mortgages are more than 30 years, they are barred by the Law of Limitation.

2. Form-15dated 10.09.2014 bearing SA No.10285/14-15 (**Document No.77**) for the period **01.04.2004 to 09.09.2014** issued by the Sub Registrar, Hosakote in respect of **Survey No.8 of Sompura Village** discloses the following transactions:
- a. Partition Deed dated 10.02.2010, registered as Document No.HSK-1-04799-2009-10, CD No.HSKD140, entered into between Smt. Lakshamma, Nirmala, Gajendra, Bhagyalakshmi (represented by GPA holder Lakshamma), Amaravathi, Prabhakara, Lalitha in which Schedule C Property i.e. 37 Guntas in Sy.No.8 was allotted to Sri. Gajendra, son of Lakshamma.
- b. Release Deed dated 22.02.2010, registered as Document No. HSK-1-04945-2009-10, CD No.HSKD141 executed by Bhagyalakshmi in favour of Smt. Lakshamma, Gajendra and Prabhakara in respect of Survey No.8 measuring 1Acre 11 guntas.
3. Form-15 bearing SA No. 12009/20-21 dated 09.11.2020 for theperiod **08.11.2014 to 03.10.2017** issued by Sub Registrar, Hosakote in respect of **Sy No. 8 of Sompura Village** discloses the following transactions (**Document No.78**):
- a. Gift Deed dated 08.12.2014 registered as Document No. HSK-1-06716/2014-15 CD No. HSKD481, executed by Sunandamma in favour of N. Ajay Kumar, son of V. Narayan in respect of Sy No. 8 measuring 13 guntas of Sompura Village. *This land is not the subject matter of this title report.*
- b. Agreement for Sale dated 09.12.2014, registered on 10.12.2014 as Document No. HSK-1-6777/2014-15CD No. HSKD481, executed by Gajendra and others in favour of Sri. Sudip Jain and Smt.Meenu Jain.
- c. Cancellation of Agreement for Sale dated 24.07.2017, registered as Document No. HSK-1-1-3412/2017-18, CD No. HSKD621executed by Sri.Sudip Jain and Smt. Meenu Jaininfavour ofSri R Gajendra and others
- d. Sale Deed dated 24.07.2017, registered as Document No. 3413/2017-18, CD No. HSKD621 executed by Sri R Gajendra and others in favour of Sri Sudip Jain and others in respect of Old Sy No. 8 and New Sy No. 8/1 measuring 34 Guntas.
- e. Sale Deed dated 21.09.2017, registered as Document No. HSK-1-04978/2017-18, CD No. HSKD626 executed by Sri R Gajendra and others in favour of Sudip Jain and others in respect of Old Sy No. 8 and New Sy No. 8/1 measuring 3 Guntas.



4. Form-15 dated 06.10.2020 bearing SA No. 8716/2020-21 (**Document No.79**) for the period **01.04.2017 to 06.10.2020** issued by Sub-Registrar, Hosakote discloses the following transaction in respect of **Sy. No. 8** measuring **37 guntas** in **Sompura Village**:

- a. Cancellation of Agreement for Sale dated 24.07.2017 registered as Document No. HSK-1-03412-2017-18 CD No. HSKD621 executed by 1. Sudip Jain, s/o Kashiram Jain and 2. Meenu Jain, w/o Sudip Jain in favour of R. Gajendra s/o late Ramakrishnappa and others

The above Encumbrance Certificate does not reflect the Relinquishment Deed registered as Document No. 2548/20-21 dated 31.07.2020.

5. Form-15 bearing SA No. 950959/24-25 (**Document No.80**) for the period **01.04.2004 to 16.07.2024** issued by Sub-Registrar, Hoskote Taluk for **Sy No. 8/1** of **Sompura Village** discloses the following transactions:

- a. Relinquishment Deed registered as Document No. 18184/2023-24 executed by M/s Urbanest Realty in favour of Doddahulluru Grama Panchayath in respect of residential layout formed in Sy No.7/1 new No. 7/6 measuring 2G of Sonneddenahalli and Sy No. 8/1 measuring 37G and Sy No. 8/4 measuring 14G both of Sompura Village and other properties totally measuring 2 acres 28 ½ acres.
- b. Confirmation Deed registered as Document No. 9047/2021-22 executed by Smt. Amaravathi, Smt. Lalitha in favour of Sri. Gajendra R in respect of property bearing Sy No. 8/1 earlier Sy No. 8 measuring 37 guntas out of 1 acre 11 guntas situated in Sompura Village.
- c. Confirmation Deed registered as Document No. 9044/2021-22 executed by Smt. R. Nirmala Devi in favour of Sri. Gajendra R in respect of property bearing Sy No. 8/1 measuring 37Guntas situated in Sompura Village.
- d. Release deed registered as Document No. 7502/2021-22 executed by Smt. Meenu Jain in favour of M/s Svastam Enterprises in respect of 25 % undivided share, right, title, interest and ownership in 8.50 guntas or 9256.50 sq. ft in Item No.1 of Schedule Property and 0.75 guntas or 816.75 sq. ft in Item No. 2 of the Schedule Property.
- e. Sale Deed registered as Document No. 4978/2017-18 executed by Gajendra and 7 others in favour of M/s.Svast Enterprises in respect of old Sy No. 8, New Sy No. 8/1 measuring 3 guntas in Sompura Village.
- f. Sale Deed registered as Document No. 3413/2017-18 executed by Gajendra & others in favour of M/s.Svast Enterprises in respect of property bearing Sy No. 8/1 measuring 34 guntas situated in Sompura Village.

6. Form-15 dated 18.09.2024 bearing SA No. 161670/24-25 (**Document No.81**) for the period **01.04.2015 to 18.09.2024** issued by Sub-Registrar, Hoskote for **Sy No. 8/4** discloses the following transactions:



- a. Confirmation Deed registered as Document No. 9047/2021-22 executed by Smt. Amaravathi, Smt. Lalitha in favour of Sri. Gajendra R in respect of property bearing Sy No. 8/1 earlier Sy No. 8 measuring 37 guntas out of 1 acre 11guntas situated in Sompura Village.
- b. Confirmation Deed registered as Document No. 9044/2021-22 executed by Smt. R. Nirmala Devi in favour of Sri. Gajendra R in respect of property bearing Sy No. 8/4 measuring 14 guntas situated in Sompura Village.
- c. Cancellation of Agreement for Sale dated 24.07.2017 registered as Document No. HSK-1-03412-2017-18 CD No. HSKD621 executed by 1. Sudip Jain, s/o Kashiram Jain and 2. Meenu Jain, w/o Sudip Jain in favour of R. Gajendra, s/o late Ramakrishnappa and others in respect of Sy No. 8 measuring 14 guntas.

G. SEARCH REPORTS for Sy No. 7 of Sonnadenahalli

1. Form-16 dated 09.09.2024 bearing SA No. 6159/24-25 (**Document No.82**) for the period **01.04.1980 to 31.03.2004** issued by Sub-Registrar, Hoskote for Sy No. 7 of Sonnadenahalli does not reflect any transactions. *It is observed that there is no extent mentioned for the Sy. No.*
2. Form-15 bearing SA No. 8715/2020-2021 dated 06.10.2020 (**Document No.83**) for the period **01.04.2017 to 06.10.2020** issued by Sub-Registrar, Hokote Taluk for **Sy No. 7** situated in **Sonnadenahalli Village** discloses the following transactions:
 - a. Sale Deed registered as Document No. 1667/2017-18 executed by V. Parthasarathi & others in faovur of Sri Sudip Jain & Smt. Meenu Jain in respect of Sy. No. 7/1 measuring 2 guntas situated in Sonnadenahalli Village.
 - b. Relinquishment Deed registered as Document No. 2548/2020-21 executed by Sri Sudeep Jain & others in faovur of Panchayath Development Officer, Doddahulluru in respect of Sy No. 7/1, 8/1 totallly measuring 39G out of which 145.7 sq mtrs is relinquished for road widening to the Panchayath.
3. Form-15 bearing SA No. 950991/24-25 (**Document No.84**) for the period **01.04.2004 to 16.07.2024** issued by Sub-Registrar, Hoskote Taluk for **Sy.No. 7/1** situated in **Sonnadenahalli Village** discloses the following transactions:
 - a. Partition Deed registered as Document No. 6274/2020-21 executed between the P. Girija and others and the property allotted to Manohara in respect of Sy No. 7/1 measuring 00.08G out of 01 Gunta situated in Sonnadenahalli Village.
 - b. Partition Deed registered as Document No. 6274/2020-21 executed between P. Girija @ Deepa & others and the property allotted to P. Venkatesh in respect of of Sy No. 7/1 measuring 00.08Gunta out of 1 gunta



- c. Sale deed registered as Document No. 10460/18-19 executed by P. Manohara & P. Venkatappa in favour of M. Suresh Kumar in respect of Sy No. 7/1 measuring 0.01Gunta out of 0.02Guntas situated in Sonnedanahalli Village.
- d. Sale deed registered as Document No. 914/18-19 executed by P. Manohara and P. Venkatappa in favour of Rajendra M. in respect of Sy No. 7/1 measuring 0.01gunta out of 20 guntas situated in Sonnadenahalli Village.

Our report is restricted to only Sy No. 7/1 measuring 2 guntas Sonnadenahalli Village and hence the entries relating to the above transaction have not been mentioned.

- e. Agreement of Sale registered as Document No. 5720/2016-17 executed by V. Parthasarathi & others in favour of R. Gajendra, s/o late Ramakrishnappa and R. Prabhakar, in respect of Sy No. 7/1 measuring 0.02Guntas out of 20Guntas situated in Sonnadenahalli Village.

It is pertinent to point out that Sale Deed dated 29.08.2022 executed by Sri Sudip K Jain and Smt. Meenu Jain in favour of M/s. Svast Enterprises which was registered as Document No. HSK-1-07588/2022-23 is not reflected in the above encumbrance certificate.

4. Form-15 bearing SA No. 951038/24-25(**Document No.85**) for the period **01.04.2004 to 16.07.2024** issued by Sub-Registrar, Hosakote Taluk for **Sy No. 7/6** situated in Sonnadenahalli Village discloses the following transactions:

- a. Relinquishment Deed registered as Document No. 18184/23-24 executed by M/s Urbanest Realty in favour of Doddahulluru Grama panchayath in respect of Sy No.7/1 New No. 7/6 measuring 2G of Sonneddenahalli and Sy No. 8/1 measuring 37G of Sompura Village and Sy No. 8/4 measuring 14G of Sompura Village and properties situated in Yelachanayakanapura Village totally measuring 2A-28 ½ G.
- b. Cancellation Deed registered as Document No. 7536/2022-23 executed by Karnataka Government represented by Governor and Doddahulluru Grama Panchayath in favour of Mrs. Meenu Jani, M/s Svast Enterprises in respect of property bearing Sy No. 7/1 New No. 7/6 measuring 2 guntas situated in Sonnadenahalli Village and Sy No. 8/1 of Sompura Village measuring 37guntas, totally measuring 39guntas.
- c. Our report is restricted to only Sy No. 7/1 measuring 2 guntas in Sonnadenahalli Village and hence the entries relating to Partition Deed registered as Document No. 6274/2020-21 have not been mentioned.
- d. Relinquishment Deed registered as Document No. 2548/2020-21 executed by Meenu Jain and M/s Svast Enterprises in favour of Panchayath Development Officer, Doddahulluru Grama Panchayath reflects that out of Old Sy No. 7/1, New Sy No. 7/6 measuring 0.02guntas in Sonnadenahalli and Sy No. 8/1 measuring 37guntas in Sompura



Village, totally measuring 39guntas, an extent of 145.77 sq. mtrs.was relinquished for road widening purposes.

H. TAX RECEIPTS:

1. Tax receipt dated 19.02.2019 bearing No. 822234(**Document No.86**) issued by Secretary, Doddahulluru Grama Panchayath, Hosakote Taluk in the name of Sri. Sudeep K. Jain, Meenu Jain and Vandita Batra for land situated in Sompura Village.
2. Tax receipt dated 31.01.2019 bearing No. 822182 (**Document No.87**) issued by Secretary, Doddahulluru Grama Panchayat, Hosakote Taluk for the period 2018-19 in the name of Sudeep Jain for Sompura Village.
3. Tax receipt dated 31.01.2019 bearing No. 822181(**Document No.88**) issued by Secretary, Doddahulluru Grama Pachayath, Hosakote Taluk for the property No. 144 for the period 2018-19in the name of Sri. Sudeep Jain situated in Sompura Village.
4. Tax receipt dated 31.01.2019 bearing No. 822183 (**Document No.89**) issued by Secretary, Doddahulluru Grama Panchayat, Hosakote Taluk for the period 2018-19 for the property No. 145 in the name of Sri. Sudeep Jainsituated in Sompura Village.
5. Tax receipt dated 31.01.2019 bearing No. 822184 (**Document No.90**) issued by Secretary, Doddahulluru Grama Panchayath, Hoskote Taluk for the period 2018-19 for property No. 140 of Sonnedanahalli.
6. Tax receipt dated 31.01.2019 bearing No. 822185 (**Document No.91**) issued by Secretary, Doddahulluru Grama Panchayath, Hoskote Taluk for the period 2018-19 for property No. 140 of Sonnedanahalli.
7. Tax receipt dated 31.01.2019 bearing No. 822186 (**Document No.92**) issued by Secretary, Doddahulluru Grama Panchayath, Hoskote Taluk for the period 2018-19 for property No. 140 of Sonnedanahalli.
8. Tax receipt dated 05.10.2020(**Document No.93**)issued by Panchayath Development Officer, Doddahulluru, Grama Panchayath, Hosakote Taluk received Rs. 1,48,034/- as tax from Sri. Sudeep Jain, Smt. Meenu Jain and Smt.Vandita Batra in respect of the following properties:
 - a. Sonnededanahalli Katha No. 140
 - b. Sompura Village Katha No. 144
 - c. Sompura Village Katha No. 145

NOTE: It is mentioned in the receipt thatthe Receipt book is closed, when the it comes they will issue receipts for the 3 khatas.

CONCLUSION:

I have based my report on the review and examination of originals/certified copies and photocopies of documents furnished to me while conducting the due diligence for the Schedule Property. I assume that there are no facts or circumstances in existence and



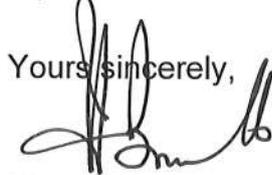
no events have occurred which have rendered the title documents void or voidable or capable of recession for any fraud or misrepresentation on the part of any person.

I have not independently validated the information provided to me with records of the revenue authorities or with any external sources. I have relied on the explanations given to me by the present owners of the Schedule Property.

Subject to furnishing of the following documents, I opine that 1. Mrs. Avneet Hora Arya, 2. Sanchiti Sabharwal, 3. Mrs. Tirshala Bagi, 4. Mrs. Vandita Batra, 5. M/s Svast Enterprises 6. M/s. Svastam Enterprises and 7. Sri. R Gajendra & his wife & children are the joint absolute owners of the Schedule Property bearing Panchayat Khata No. 18(PID No. 150300401201200673) and are competent to enter into Joint Development Agreement with M/s. Urbanest Realty and any person/firm/company purchasing undivided share in the Schedule Property shall derive a clear and marketable title:

All the original/certified copies of documents have been returned to you along with this report.

Yours sincerely,



Vivek Anand Anthony Britto

