

## TITLE REPORT

### 1. Introduction:

We have been instructed by our client M/s Vaishno Ventures, (“Client”) to conduct legal title due diligence in respect project being “Vaishno Luxuria”, being developed on property bearing Survey No. 12 measuring 3 Acres 12 Guntas and Survey No. 86 measuring 1 Acre 3 Guntas totally measuring 4 Acres 15 Guntas situated at Nekkundi Dommmasandra Village, Sarjapur Hobli, Anekal Taluk, Bengaluru Urban District (more fully described below and hereinafter referred to as the “Schedule Property”). Based on the review of the documents and information provided, we have prepared the Title Report (“Report”).

### 2. Description of the Schedule Property:

All that piece and parcel of the 64% entitlement of the Developer (“Developer’s Revenue Share”), in project known as “Vaishno Luxuria”, constructed on property bearing Survey No. 12 measuring 3 Acres 12 Guntas and Survey No. 86 measuring 1 Acre 3 Guntas totally measuring 4 Acres 15 Guntas situated at Nekkundi Dommmasandra Village, Sarjapur Hobli, Anekal Taluk, Bengaluru Urban District (“Project Land”).

#### Item No. 1:

All that piece and parcel of the converted immovable property bearing Survey No. 12 measuring 3 Acres 12 Guntas (converted vide Official Memorandum dated 13.06.2023, bearing No. 502796) situated at Nekkundi Dommmasandra Village, Sarjapur Hobli, Anekal Taluk, Bengaluru Urban District which is bounded on its:

East by	Land bearing Survey No. 86;
West by	Nekkundi Dommmasandra Village Road;
North by	Land bearing Survey No. 11; and
South by	Land bearing Survey No. 13;

#### Item No. 2:

All that piece and parcel of the converted immovable property bearing Survey No. 86 measuring 1 Acre 3 Guntas (converted vide Official Memorandum bearing No. 502795 dated 13.06.2023) situated at Nekkundi Dommmasandra Village, Sarjapur Hobli, Anekal Taluk, Bengaluru Urban District bounded on its:

East by	Nekkundi Dommmasandra Village Road;
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West by	Land bearing Survey No. 12;
North by	Land bearing Survey No. 11; and
South by	Land bearing Survey No. 85;

3. **List of Documents Furnished:**

Sl. No.	Particulars of the document	Original/ Certified Copy/ Photocopy
1.	Order dated 27.02.1963 passed in the Case bearing No. 16 and 11 of 1959-60 by the Special Deputy Commissioner for Abolition of Inam, Bangalore;	Photocopy
2.	Absolute Sale Deed dated 14.05.1973 (registered on 31.07.1973), registered as Document No. 589/73-74, in Book I, Volume 119, Page 58-59, in the office of Sub-Registrar, Anekal;	Certified copy
3.	Absolute Sale Deed dated 19.04.1973, registered as Document No. 200/73-74, in Book I, Volume 1189, Page 31-32, in the office of Sub-Registrar, Anekal;	Certified copy
4.	Order dated 30.01.2019 bearing case No. VOA/CR/30/2018-19 in the Court of the Tahsildar and Taluk Magistrate, Anekal Taluk;	Certified copy
5.	Entry No. MR H49/2020-2021 made in the Mutation Register;	Photocopy
6.	Entry No. MR T23/2021-22 made in Mutation Register;	Photocopy
7.	Agreement of Sale dated 22.04.2015 (registered on 05.05.2015) registered as Document No. BSK-1-01156-2015-16, in Book I, stored in CD No. BSKD307 in the office of the office of Sub Registrar, Basavanagudi (Banashankari);	Original
8.	Deed of Cancellation dated 17.03.2016, registered as Document No. ABL-1-07478-2015-2016, in Book I,	Original

	stored in CD No. ABLD264, in the office of Sub-Registrar, (Attibele) Anekal;	
9.	Affidavit dated 27.03.2024 sworn by Mrs. Puttamma;	Original
10.	General Power of Attorney dated 22.04.2015 registered as Document No. 29 of 2015-16, in Book IV in office of Sub-Registrar, Baswangudi (Banashankari);	Original
11.	General Power of Attorney dated 17.03.2016 registered as Document No. ABL-4-00473-2015-16 in Book IV, stored in CD No. ABLD264, in the office of Sub-Registrar, Attibele;	Original
12.	Endorsement dated 26.02.2021, bearing VOA/CR/27/2020-21, issued by Tahsildar, Anekal Taluk;	Photocopy
13.	Plaint filed in the suit bearing O.S. No. 74/2023;	Photocopy
14.	Confirmation Deed dated 15.06.2023, registered as Document No. JGN-1-02036-2023-24, in Book I, in the office of Sub-Registrar, Jigani;	Original
15.	Notarized Family tree of Mr. Nanjunda Reddy sworn by Mrs. N. Ammaiyya (daughter of Late Mr. Nanjunda Reddy);	Photocopy
16.	Entry No. RR 226 made in Record of Rights;	Photocopy
17.	Entry No. IHC 1/1988-89 made in the Inheritance certificate;	Certified copy
18.	Sale Deed dated 22.04.2015, registered on 05.05.2015 as Document No. BSK-1-01160-2015-16 stored in the CD No. BSKD307 in the office of the Sub Registrar, Basavanagudi;	Original
19.	Entry No. MR H40/2014-15 made in the Mutation Register;	Photocopy

20.	Confirmation Deed dated 22.07.2015, registered as Document No. BSK-1-04159-2015-16 stored in CD No. BSKD316 in the office of the Sub Registrar, Basavanagudi;	Original
21.	Sale Deed dated 17.03.2016, registered as Document No. ABL-1-07479-2015-16 stored in CD No. ABLD264 in the office of the Sub Registrar, Anekal;	Original
22.	Entry No. MR H45/2015-16 made in the Mutation Register;	Photocopy
23.	Agreement to Sell dated 28.07.2017, registered as Document No. SRJ-1-01696-2017-18 stored in the CD No. SRJD244 in the office of the Sub Registrar, Basavanagudi;	Original
24.	Agreement of Sale dated 04.04.2016 registered as Document No. ABL-1-0055-2016-17 stored in CD No. ABLD267 in the office of the Sub Registrar, Attibele;	Original
25.	Sale Deed dated 04.03.2022 (registered on 25.04.2022) as Document No. SRJ-1-00619-2022-23, in Book I, stored in CD No. SRJD1097, in the office of the Senior Sub Registrar, Sarjapura (Basvangudi);	Original
26.	Entry No. MR H58/2021-22 made in the Mutation Register;	Computer Generated Copy
27.	Death Certificate of Mr. Yallappa (son of Mr. Nagappa).	Photocopy
28.	Affidavit dated 27.03.2024 sworn by Mrs. Rathnamma (daughter of Mr. Longappa);	Original
29.	Affidavit dated 16.04.2021 sworn by Mrs. Rathnamma stating that her father Mr. Longappa had demised 35 years back and her mother Mrs. Muniyamma had demised 30 years back and the death certificate;	Photocopy

30.	Confirmation Deed dated 21.03.2022 (registered on 25.04.2022) as Document No. SRJ-1-00637-2022-23 stored in CD No. SRJD1097 in the office of the Sub Registrar, Sarjapura;	Original
31.	Confirmation Deed dated 24.03.2022 (registered on 25.04.2022) as Document No. SRJ-1-00651-2022-23 stored in CD No. SRJD1097 in the office of the Sub Registrar, Sarjapura;	Original
32.	Confirmation Deed dated 19.03.2022 (registered on 25.04.2022) registered as Document No. SRJ-1-00630-2022-23 stored in CD No. SRJD1097 in the office of the Sub Registrar, Sarjapura;	Original
33.	Confirmation Deed dated 22.03.2022 (registered on 25.04.2022) as Document No. SRJ-1-00647-2022-23 stored in CD No. SRJD1097 in the office of the Sub Registrar, Sarjapura;	Original
34.	Affidavit dated 18.04.2024 sworn by Mrs. R. Meena	Photocopy
35.	Confirmation Deed dated 24.03.2022 (registered on 25.04.2022) as Document No. SRJ-1-00652-2022-23 stored in CD No. SRJD1097 in the office of the Sub Registrar, Sarjapura;	Original
36.	Confirmation Deed dated 21.03.2022 (registered on 25.04.2022) as Document No. SRJ-1-00636-2022-23 stored in CD No. SRJD1097 in the office of the Sub Registrar, Sarjapura;	Original
37.	Confirmation Deed dated 16.07.2022 registered as Document No. SRJ-1-03359-2022-23 stored in CD No. SRJD1161 in the office of the Sub Registrar, Sarjapura;	Original
38.	Confirmation Deed dated 27.7.2022, registered as Document No. SRJ-1-03628-2022-23 stored in CD No. SRJD1169 in the office of the Sub Registrar, Sarjapura;	Original
39.	Confirmation Deed dated 23.03.2022 (registered on 25.04.2022) as Document No. SRJ-1-00648-2022-23 stored in CD No. SRJD1097 in the office of the Sub Registrar, Sarjapura;	Original

40.	Confirmation Deed dated 19.03.2022 (registered on 25.04.2022) registered as Document No. SRJ-1-00634-2022-23 stored in CD No. SRJD1097 in the office of the Sub Registrar, Sarjapura;	Original
41.	Confirmation Deed dated 24.03.2022 (registered on 25.04.2022) as Document No. SRJ-1-00654-2022-23 stored in CD No. SRJD1097 in the office of the Sub Registrar, Sarjapura;	Original
42.	Confirmation Deed dated 27.03.2023 registered as Document No. SRJ-1-09883-2022-23 stored in CD No. SRJD1328 in the office of the Sub Registrar, Sarjapura;	Original
43.	Confirmation Deed dated 18.05.2022 registered as Document No. SRJ-1-01448-2022-23 stored in CD No. SRJD1114 in the office of the Sub Registrar, Sarjapura;	Original
44.	Genealogical Tree of Mr. Yellappa, dated 17.02.2020 bearing No. RD 0038028164883, issued by Tahsildar, Bengaluru;	Photocopy
45.	Affidavit dated 27.03.2024 sworn by Mr. Munikrishnappa recording the names of his family members;	Original
46.	Genealogical Tree of Mr. Rajappa (son of Late Mr. Pillappa) dated 08.03.2021 bearing No. RD0038028182647 issued by Tahsildar, Bengaluru;	Photocopy
47.	Genealogical Tree of Mr. Mantalappa dated 04.08.2020, bearing No. RD0038028171891 issued by Tahsildar, Bengaluru;	Photocopy
48.	Genealogical of Mr. Balaji S. V. (son of Late Mr. Venkatappa) dated 24.03.2021 bearing No. RD0038028182836 issued by Tahsildar, Bengaluru;	Photocopy
49.	Affidavit dated 20.12.2018 sworn by Mrs. Rathnamma recording the Family Tree of Late Mr. Krishnappa;	Photocopy
50.	Genealogical Tree of Mr. Marappa dated 17.06.2021, bearing No. RD0038028185487, issued by Tahsildar, Bengaluru;	Photocopy

51.	Affidavit sworn by Mr. Muniraju (son of Mr. Gurappa) recording the names of his family members;	Photocopy
52.	Genealogical Tree of Mr. Muniramaiah dated 20.03.2021 bearing No. RD0038028183556 issued by Tahsildar, Bengaluru;	Photocopy
53.	Genealogical Tree of Mr. Pillappa dated 15.04.2021, bearing No. RD0038568068512, issued by Tahsildar, Bengaluru;	Photocopy
54.	Affidavit dated 18.08.2015 sworn by Mr. Muniyellappa recording the names of his family members of Late Mr. Muniga;	Photocopy
55.	Affidavit dated 27.03.2024 sworn by Mrs. Lakshamma (wife of Late Mr. Rajappa) records the genealogical tree of Mr. Hosathogate @ Muniyappa;	Original
56.	Development Agreement dated 22.01.2024 registered as Document No. SRJ-1-09623-2023-24, in the office of the Senior Sub-Registrar, Sarjapura (Basavangudi);	Original
57.	General Power of Attorney dated 22.01.2024 registered as Document No. SRJ-4-00614-2023-24, in the office of the Senior Sub-Registrar, Sarjapura (Basavangudi);	Original
58.	Partnership Deed dated 04.01.2022 of M/s. KVS Infra Solutions;	Photocopy
59.	Partnership Deed dated 14.03.2023 of M/s Vaishno Venture;	Photocopy
60.	Record of Rights, Tenancy and Crops ("RTCs/Pahani") in respect of Survey No. 12 measuring 03 Acres 12 Guntas for the period 1969-70 to 2023-24;	1969-1970 to 1999-2000 certified copy  2000-2001 to 2023-24-computer generated copy

61.	Record of Rights, Tenancy and Crops (“RTCs/Pahani”) in respect of Survey No. 86 measuring 01 Acres 03 Guntas for the period 1969-70 to 1973-1974, 1984-1985 to 2023-24;	1969-70 to 1973-1974, 1984-1985 to 2001-2002 certified copy 2000-2001 to 2022-23-computer generated copy
62.	Moola Tippani dated 15.12.1956 issued in respect of Survey No. 12 (Old No. 35);	Certified copy
63.	Reclassification book dated 29.12.1996 in respect of Survey No. 12 (Old No. 35);	Photocopy
64.	Revision Settlement Akarbandh issued in respect of Survey No. 12;	Certified copy
65.	Moola Tippani issued in respect of Survey No. 86;	Certified copy
66.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 86;	Certified copy
67.	Nil Tenancy Certificate dated 18.09.2021, bearing No. RD0038028190725 issued by the Tahsildar, Anekal Taluk;	Computer Generated Copy
68.	Nil Tenancy Certificate dated 18.09.2021 bearing No. RD0038028190726 issued by the Tahsildar, Anekal Taluk;	Computer Generated Copy
69.	Endorsement bearing No. PTCL/CR(A)1283/2014-15 dated 01.12.2014 issued by the Assistant Commissioner, Bangalore South Taluk;	Photocopy
70.	Official Memorandum dated 13.06.2023, bearing No. 502796, issued by the Deputy Commissioner, Bengaluru;	Original
71.	Official Memorandum bearing No. 502795 dated 13.06.2023 issued by the Deputy Commissioner, Bengaluru;	Original
72.	Entry No. MR T25/2022-23 made in the Mutation Register;	Photocopy

73.	Commencement Certificate bearing No. BDA/Nayona/CLU-266/22-23/168/2023-24 dated 19.04.2023 issued by the Bangalore Development Authority	Original
74.	Letter bearing No. BDA/Nayona/ALC-05/312/2023-24 dated 19.05.2023 issued by the Bangalore Development Authority;	Photocopy
75.	E-Khata (form 11B) issued by Panchayathi Raj in respect of Survey No. 12, Property No. 150200101600520109;	Computer generated copy with Panchayathi seal
76.	E-Khata (form 11B) issued by Panchayathi Raj in respect of Survey No. 86, Property No. 150200101600520110;	Computer generated copy with Panchayathi seal
77.	Encumbrance Certificate dated 21.04.2022 bearing S.A. No. 1067/2022-23 for the period from 01.04.1950 to 31.03.2004, in respect of the Survey No. 12;	Photocopy
78.	Encumbrance Certificate dated 23.04.2023 bearing S.A. No. 1736/23-24 for the period from 01.04.2004 to 25.04.2023, in respect of the Survey No. 12;	Photocopy
79.	Encumbrance Certificate dated 19.03.2024, bearing S. A No. 23498/23-24, issued in respect of the land bearing Survey No. 86 for the period from 01.04.1960 to 31.03.2004;	Photocopy
80.	Encumbrance Certificate issued in respect of the land bearing Survey No. 86 for the period from 01.04.2004 to 25.04.2023;	Photocopy
81.	Encumbrance Certificate issued in respect of the land bearing Survey No. 12 for the period from 01.04.2004 to 19.03.2024;	Photocopy

82.	Encumbrance Certificate issued in respect of the land bearing Survey No. 86 for the period from 01.04.2004 to 19.03.2024;	Photocopy
83.	Consent for Establishment dated 27.07.2023 bearing Order No. CTE-124258 PCB ID: 166328 issued by Karnataka State Pollution Control Board;	Digitally Signed Copy
84.	No Objection Certificate dated 04.08.2023 bearing No. EEE/CDP/AEE/AE(T)2023-24/4691-92 issued by Bangalore Electricity Supply Company Limited;	Original
85.	No Objection Certificate dated 27.06.2023 bearing No. CR/09/2023-24 issued by the Panchayathi Development Authority, Neriga Grama Panchayati;	Original
86.	Sanction Letter dated 13.05.2024 bearing No. BDA/NM/AS/AA-01/TS4/Pu/10/2024-25 issued by the Bangalore Development Authority.	Photocopy
87.	Sanction Plan dated 13.05.2024 bearing No. BDA/NM/AS/AA-01/TS4/Pu/10/2024-25 issued by the Bangalore Development Authority.	Photocopy

**4. Tracing of Title:**

- 4.1 On perusal of the documents provided to us, we note that the land bearing Survey No. 12 measuring 3 Acres 12 Guntas (Hereinafter referred as “**Item No. 1**”) and Survey No. 86 measuring 1 Acre 3 Guntas (Hereinafter referred as “**Item No. 2**”) are situated at Nekkundi Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

**Title flow specific to Survey No. 12 (Item No. 1)**

- 4.2 The earliest document provided for our review is a copy of Order dated 27.02.1963 passed in the Case bearing No. 16 and 11 of 1959-60 by the Special Deputy Commissioner for Abolition of Inam, Bangalore in respect of the land bearing Survey No. 12 measuring 03 Acres 12 Guntas situated at Jodi Nekkundi Dommasandra Village, Anekal Taluk, records the following (**Document No. 1**):

- (i) Mr. Yelliga and Mr. Muniramaiah have made an application seeking occupancy rights under Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954 (“**Act**”).

Hence the Special Deputy Commissioner vide Order dated 27.02.1963 records that Survey No. 12 is service inam land and thus do not fall within the scope of Section 1 sub section 3 of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act.

- (ii) Further specifies that Miscellaneous Service Inams includes artisan inam and excludes village service inams held by Shanbhogues and Patels, Thotis, Talasris and Nirgantis.
- (iii) Hence inams granted in favour of Shanbhogues and Patels, Thotis, Talasris and Nirgantis are excluded from the purview of Mysore (Personal and Miscellaneous) Inam Abolition Act 1954.
- (iv) In this case, the petitioners are registered as the holder of Neeraganti service inam lands in respect of Survey No. 86 (Item No. 2 herein) jointly with 1. Mr. Yelliga (son of Mr. Muniyappa); 2. Mr. Muniramaiah (son of Mr. Sambhuga); along with 3. Mr. Ramaiah; 4. Mr. Muniramaiah; 5. Mr. Pulliga and 6. Mr. Lingappa (sons of Mr. Shambhulinga); 7. Mr. Mamalappa; 8. Mr. Pulliga; 9. Mr. Muniyalliga and 10. Mr. Krishna (sons of Neerganti Thumbenahalli Muniyappa)

4.3 On review of the below mentioned Sale Deed and Complaint filed in O.S. 74/2023, we note that the original grantees viz., 1. Mr. Yelliga (son of Mr. Muniyappa); 2. Mr. Muniramaiah (son of Mr. Sambhuga); along with 3. Mr. Ramaiah; 4. Mr. Muniramaiah; 5. Mr. Pulliga and 6. Mr. Lingappa (sons of Mr. Shambhulinga); 7. Mr. Mamalappa; 8. Mr. Pulliga; 9. Mr. Muniyalliga and 10. Mr. Krishna have partitioned the land bearing Survey No. 12 measuring 3 Acres 12 Guntas under the unregistered Partition Deed. Under the said partition the share allotted as follows:

- 4.3.1 Mr. Muniramaiah and Lingappa were jointly allotted an extent of 1 Acre 20 Guntas in Survey No. 12;
- 4.3.2 Mr. Pulliga @ Pullappa was allotted an extent of 36 Guntas as his share; and
- 4.3.3 Mr. Ramaiah was allotted an extent of 36 Guntas as his share in Survey No. 12.

[AL Note: We have requisitioned and have not been provided with the copy of the Partition Deed executed amongst, 1. Mr. Yelliga (son of Mr. Muniyappa); 2. Mr. Muniramaiah (son of Mr. Sambhuga); along with 3. Mr. Ramaiah; 4. Mr. Muniramaiah; 5. Mr. Pulliga and 6. Mr. Lingappa (sons of Mr. Shambhulinga); 7. Mr. Mamalappa; 8. Mr. Pulliga; 9. Mr. Muniyalliga and 10. Mr. Krishna. However, we have been informed that the same is unregistered and hence not available. Since the said land was subsequently regranted we have dispensed with the requirement of the same.]

4.4 Further, we have been provided with a registered Absolute Sale Deed dated 14.05.1973 (registered on 31.07.1973) on review of the same, we understand that Mr. Pullappa (son of

Mr. Sombhaiah) conveyed land bearing Survey No. 12, measuring 36 Guntas in favour of Mr. Nanjunda Reddy (son of Mr. Appanna Reddy) (**Document No. 2**).

[**AL Note:** *We note that Mr. Pullappa is also known as Mr. Pulliga, in the aforementioned Sale Deed.*]

- 4.5 Further, on review of a registered Absolute Sale Deed dated 19.04.1973 we understand that Mr. Muniramaiah and Mr. Longappa (son of Mr. Neerganti Shumbaiah) conveyed his share of land being a portion of the land bearing Survey No. 12, measuring 01 Acre 20 Guntas in favour of Mr. Nanjunda Reddy (son of Mr. Appanna Reddy) (**Document No. 3**).
- 4.6 Subsequently, we note that 1. Munikrishnappa (son of Late Mr. Yallappa), 2. Mr. Yallappa (son of Late Mr. Mantalappa), 3. Mr. P. Rajappa (son of Late Mr. Pullappa), 4. Mr. M. Rajappa (son of Late Mr. Muniyallappa), 5. Mr. T. K. Muniyappa (son of Late Mr. Kaverappa), 6. Mrs. Rathnamma (wife of Late Mr. Longappa), 7. Mrs. Renukamma (wife of Late. Mr. Nagappa), 8. S.P. Balaji (son of Late Mr. Venkatappa) and 9. Mrs. Rathnamma (wife of Late Mr. Krishnappa) have made an application under the provision of Section 5 of Karnataka Village Office Abolition Act, 1961 seeking to regrants of Item No 1 in their favour. The Court of the Tahsildar and Taluk Magistrate, Anekal Taluk vide., Order dated 30.01.2019 passed in case No. VOA/CR/30/2018-19 regranted Item No 1 measuring 3 Acres 12 Guntas in their favour under the provision of Karnataka Land Revenue Act 1964 and Karnataka Village Office Abolition Act, 1961. The aforementioned regrants order is recorded in Entry No. MR H49/2020-2021 made in Mutation register (**Document Nos. 4 and 5**).

*We note that the regrants order erroneously records the relationship of Mrs. Rathnamma with Mr. Longappa to be wife instead of daughter, however, the same has been clarified vide the affidavit dated 24.03.2024, as referred to in Paragraph 4.26.*

- 4.7 The Entry No. MR T23/2021-22 made in Mutation Register records Order dated 31.03.2022, passed in RRTAS 108/21-22 for the change in entries made in RTC/land registries from the name of "Government" to the name of 1. Munikrishnappa (son of Late Mr. Yallappa), 2. Mr. Yallappa (son of Late Mr. Mantalappa), 3. Mr. P. Rajappa (son of Late Mr. Pullappa), 4. Mr. M. Rajappa (son of Late Mr. Muniyallappa), 5. Mr. T. K. Muniyappa (son of Late Mr. Kaverappa), 6. Mrs. Rathnamma (daughter of Late Mr. Longappa), 7. Mrs. Renukamma (wife of Late. Mr. Nagappa), 8. S.P. Balaji (son of Late Mr. Venkatappa) and 9. Mrs. Rathnamma (wife of Late Mr. Krishnappa). (**Document No. 6**).
- 4.8 Further, 1. Mr. Munivekatappa (son of Mr. Yallappa), 2. Mrs. Yallamma (wife of Mr. Munivenkatappa), 3. Mr. Rajappa (son of Mr. Munivenkatappa), 4. Mrs. Mallamma (wife of Mr. Rajappa), 5. Master Naveen (minor represented by his father and natural guardian Mr. Rajappa), 6. Mrs. Kaveramma (daughter of Mr. Munivenkatappa), 7. Mr. Munesh (son of

Mr. Munivenkatappa), 8. Mrs. Bharathi (wife of Mr. Munesh), 9. Master Yashwanth 10. Master Deepu (both minor being represented by their father and natural guardian Mr. Munesh), 11. Mr. Munikrishnappa (son of Mr. Yallappa), 12. Mrs. Manjula (second wife of Mr. Munikrishnappa), 13. Mrs. Varalakshmi (daughter of Mr. Munikrishnappa), 14. Master Keshava (minor represented by his father and natural and guardian Mr. Munikrishnappa), 15. Mrs. Venkatamma (daughter of Mr. Yallappa), 16. Mrs. Munirathnamma (daughter of Mr. Yallappa), 17. Mrs. Muniyamma (wife of Late Mr. Narayanappa), 18. Mrs. Girijamma (daughter of Late Mr. Narayanappa), 19. Mr. Rajappa (son of Late Mr. Narayanappa), 20. Mrs. Manjamma (wife of Mr. Rajappa), 21. Mr. Shakthi (son of Mr. Rajappa), 22. Kumari Sathya 23. Kumari Sandhya (both minor being represented by their father and natural guardian Mr. Rajappa), 24. Mr. Venugopal (son of Mr. Ramaswamy), 25. Mrs. Nirmala (wife of Mr. Venugopal), 26. Mrs. Veenamma (daughter of Mr. Ramaswamy), 27. Mr. Srinivas (son of Mr. Ramaswamy), 28. Mrs. Nethra (wife of Mr. Srinivasa), 29. Mrs. Nagamma (daughter of Mr. Ramaswamy), 30. Mrs. Jayalakshmi (wife of Late Mr. Nagappa), 31. Mrs. Renukamma (daughter of Late Mr. Nagappa), 32. Mr. Yallappa (son of Late Mr. Nagappa), 33. Mrs. Manjula (wife of Mr. Yallappa), 34. Mr. Krishnappa (son of Manatalappa), 35. Mrs. Kantamma (wife of Mr. Krishnappa), 36. Mrs. Manjamma (daughter of Mr. Krishnappa), 37. Mr. Muniraju (son of Mr. Krishnappa), 38. Mrs. Ammaiah @Lakshamma (daughter of Mr. Mantalappa), 39. Mr. Yallappa (son of Mr. Mantalappa), 40. Mrs. Chinnamma (wife of Mr. Yallappa), 41. Ms. Mamatha (daughter of Mr. Yallappa), 42. Ms. Divya Bharathi (daughter of Mr. Yallappa), 43. Master Mahesh Kumar (son of Mr. Yallappa), 44. Mrs. Shivamma (daughter of Mantalappa), 45. Mrs. Papamma (wife of Late Mr. Pullappa), 46. Mr. Rajappa (son of Late Mr. Pullappa), 47. Mrs. Rathnamma (wife of Mr. Rajappa), 48. Mrs. Rathnamma (daughter of Late Mr. Pullappa), 49. Mrs. Susheelamma (daughter of Late Mr. Pullappa), 50. Mrs. Yallamma (daughter of Mr. Pullappa), 51. Mrs. Girija (daughter of Late Mr. Pullappa), 52. Mr. Kantaraju (son of Late Mr. Pullappa), 53. Mrs. Suma (wife of Mr. Kantharaju), 54. Mr. Shantharaju (son of Late Mr. Pullappa), 55. Mr. Chaluvvaraju (son of Late Mr. Pullappa), 56. Mrs. Nirmala (daughter of Late Mr. Pullappa), 57. Mrs. Bharathi (daughter of Late Mr. Pullappa), 58. Mr. Muniyallappa (son of Late Mr. Hosathoti Muniga), 59. Mrs. Lakshamma (wife of Mr. Muniyalappa), 60. Mr. Rajappa (son of Mr. Muniyalappa), 61. Mrs. Radhamma (wife of Mr. Rajappa), 62. Master Harshith 63. Master Nihil (both minors represented by their father and natural guardian Mr. Rajappa). 64. Mr. Krishnappa (son of Mr. Muniyallappa), 65. Mrs. Renukamma (wife of Mr. Krishnappa), 66. Master Dhanush 67. Kumari Sushmitha (minor children represented by their father and natural guardian Mr. Krishnappa), 68. Mr. Shivashankar (son of Mr. Muniyallappa), 69. Kumari Shubashri 70. Master Shreyas (minor children represented by their father and natural guardian Mr. Shivashankar), 71. Mr. Kaverappa (son of Mr. Muniramiah), 72. Mrs. Tayamma (wife of Mr. Kaverappa), 73. Mrs. Venkatalakshamma (daughter of Mr. Kaverappa), 74. , Mr. Muniyappa (son of Mr. Kaverappa), 75. Mrs. Savithamma (wife of Mr. Muniyappa), 76. Mrs. Pushpalatha (daughter of Mr. Muniyallappa), 77. Mrs. Sakamma (son of Mr.

Muniyallappa), 78. Mr. Balaji (son of Mr. Venkatappa), 79. Kumari Pavithra 80. Master Adithya (minor children represented by their father and natural guardian Mr. Muniyappa), 81. Mrs. Manjula (daughter of Mr. Kaverappa), 82. Mr. Yallappa (son of Mr. Kaverappa), 83. Mrs. Geetha (wife of Mr. Yallappa), 84. Mr. Rajappa (son of Mrs. Lakshamma), 85. Mrs. Shobhamma (daughter of Late Mr. Muniramiah), 86. Mr. Thammiah (son of Late Mr. Muniramiah), 87. Mrs. Yashodha (wife of Mr. Thammiah), 88. Master Kantharaju 89. Master Upendra (minor sons represented by their father and natural guardian Mr. Thammiah), 90. Mrs. Rathnamma/Mallamma (daughter of Mr. Langappa), 91. Mrs. Puttamma (wife of Mr. Pullappa), 92. Mrs. Gowramma (daughter of Late Mr. Kullappa), 93. Mrs. Renukamma (wife of Late Mr. Nagappa) and 94. Mrs. Nagaveni (daughter of Late Mr. Nagappa) have agreed to sale Item No.1 to one **Mr. N. Chandra Shekar** (son of Mr. M. Narayana Reddy) under a registered Agreement of Sale dated 22.04.2015 (registered on 05.05.2015) for a total sale consideration of Rs. 2,70,60,000/- (Rupees Two Crore Seventy Lakhs Sixty Thousand only) and have received a sum of Rs. 70,00,000/- (Rupees Seventy Lakhs only) as advance. Further, we note that one Mr. Nagappa. M. (son of Late Mr. Muniyallapa) has signed the agreement as Consenting witness (**Document No. 7**). However, the aforementioned Agreement of Sale dated 22.04.2015 (registered on 05.05.2015) was subsequently cancelled in terms of a registered Deed of Cancellation dated 17.03.2016 by Mr. Munivekatappa (son of Mr. Yallappa) and 93 others represented by General Power of Attorney holder Mr. Nagappa (son of Mr. Muniyallapa) (**Document No. 8**).

- 4.9 We note that Mrs. Puttamma, referred in the aforementioned Agreement and Cancellation Deed in SL No. 91 executes an Affidavit dated 27.03.2024 (**Document No. 9**) stating and confirming that her husband's name is Mr. Pullappa, who was also known as Mr. Kullappa (**Document No. 9**).
- 4.10 We have been provided with a registered General Power of Attorney dated 22.04.2015 executed by the vendor to the aforementioned Sale Agreement i.e., Mr. Munivekatappa (son of Mr. Yallappa) and 93 others in favour of one Mr. Nagappa (son of Mr. Muniyallapa) to do all acts, deeds and things including the power to alienate the Item No 1 (**Document No. 10**).

[**AL Note:** We note that the aforementioned General Power of Attorney is not cancelled, however we note that all the parties mentioned in the General Power of Attorney have personally executed subsequent Sale Deed.]

- 4.11 We have been provided with a registered General Power of Attorney dated 17.03.2016 executed by Mr. N. Chandrashekhar (son of Mr. M. Narayana Reddy) in favour of Mr. Nagappa (son of Mr. Muniyallapa) to do all acts, deeds and things in respect of Item No 1. (**Document No. 11**).

[**AL Note:** It is pertinent to note that the aforementioned Agreement of Sale dated 22.04.2015 (registered on 05.05.2015) was cancelled in terms of a registered Deed of Cancellation dated 17.03.2016, in which Mr. N. Chandra Shekar (son of Mr. M. Narayana Reddy) has lost interest over the property. However, he has further executed a General Power of Attorney dated 17.03.2016 nominating Mr. Nagappa (son of Mr. Muniyallappa). However, we note that Mr. Nagappa has not acted upon the General Power of Attorney.]

- 4.12 On review of Endorsement dated 26.02.2021, bearing VOA/CR/27/2020-21, issued by Tahsildar, Anekal Taluk we understand that 15 years for non-alienation period is completed and hence, the permission for sale of Item No 1 is not required to be obtained. (**Document No. 12**).
- 4.13 Further, we note that the daughters of Mr. Nanjunda Reddy (the purchaser from initial grantees) 1. Mrs. Ammaiyya. N. (wife of C Pillareddy); 2. Mrs. Lakshamma. N (wife of G. Muniyallappa); and 3. Mrs. Susheela (wife of Mr. G. Jaganatha) filed a declaration suit bearing O.S. No. 74/2023 (**Document No. 13**) against 1. Munikrishanappa (son of Late Mr. Yallappa); 2. Mr. Munesh (son of Late Muniyallappa); 3. Mr. Rajappa (son of Late Muniyallappa); 4. Mr. M. Yallappa (son of Late Mr. Mantalappa); 5. Mr. Muniraju (son of Late Mr. Krishnappa); 6. Mr. P. Rajappa (son of Late Pullappa); 7. Mr. M. Rajappa (son of Late Muniyallappa); 8. Mr. B. M. Krishnappa (son of Late Muniyallappa); 9. Mr. T.K. Muniyappa (son of Mr. Kaverappa); 10. Mr. Thammaiah (son of Late Mr. Muniramaiah); 11. Mrs. Rathnamma (daughter of Mr. Longappa); 12. Mrs. Renukamma (wife of Late Mr. Nagappa); 13. Mrs. Puttamma (wife of Mr. Pullappa); 14. Mr. S.P. Balaji @ S. V. Balaji (son of Late Venkatappa); 15. Mrs. Rathnamma (daughter of Late Mr. Venkataramanappa); 16. Mr. Nagappa (son of Mr. Muniyallappa); 17. Mrs. Renukamma (wife of Mr. Nagappa) and 18. Mrs. Mamatha (daughter of Mr. Nagappa); 19. Mr. S. Yashpal (son of Mr. R Subramanya Reddy); 20. Mr. S. S. Nagaraju (son of Mr. Shivalingegowda); 21. Mr. B. M. Srinivas Reddy (son of Late Mr. Muddareddy); 22. Mr. Vinod. V. (son of Mr. Venugopalaswamy) and 23. M/s. KVS Infra Solutions represented by its Partners, Mr. Lohar Krishnappa and 24. Mr. G. N. Kiran Kumar (present owner), in the Court of the Hon'ble Senior Civil Judge and J.M. F.C. at Anekal. However, parties in furtherance thereof have executed a confirmation deed in favour of KVS Infra Solutions, the same is detailed below in Para 4.14 of this report and therefore we note the suit is rendered infructuous.
- 4.14 Further, we have been provided with registered Confirmation Deed dated 15.06.2023 executed by the daughters of Late Mr. Nanjunda Reddy 1. Mrs. Ammaiyya. N. (wife of C Pillareddy); 2. Mrs. Lakshamma. N (wife of G. Muniyallappa); and 3. Mrs. Susheela (wife of Mr. G. Jaganatha) confirming the Absolute Sale Deed dated 14.05.1973 (registered on 31.07.1973), registered as Document No. 589/73-74 and Absolute Sale Deed dated

19.04.1973, registered as Document No. 200/73-74 executed in favour of their father Late Mr. Nanjunda Reddy are null and void. beside confirming the title in favour of M/s. KVS Infra Solutions represented by its Partners, Mr. Lohar Krishnappa and Mr. G. N. Kiran Kumar (present owner) (as mentioned below in Para 4.25) for consideration of Rs. 50,000/- (Rupees Fifty Thousand only) each. **(Document No. 14).**

- 4.15 We have been provided with notarized Family tree of Mr. Nanjunda Reddy sworn by Mrs. N. Ammaiyya (daughter of Late Mr. Nanjunda Reddy) reflects Mr. Nanjunda Reddy, deceased was married to Mrs. Gowramma, deceased and had 03 children, Ms. N. Ammaiah, Mr. N. Lakshamma and Ms. Susheela. **(Document No. 15).**

**Title flow specific to Survey No.86 (Item No. 2)**

- 4.16 One Mr. Yelliga (son of Mr. Muniyappa) and Mr. Muniramaiah (son of Mr. Shambuga) has made an application seeking occupancy right of Survey No. 86 measuring 1 Acre 3 Guntas in their favour. The Special Deputy Commissioner for Abolition of Inam, Bangalore vide Order dated 27.02.1963 registered the land bearing Survey No. 86 measuring 1 Acre 3 Guntas as permanent tenant under Section 5 of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954. Further records that the premium is waived as the petitioner is one of the khatedar as per Index of land and the khata is made jointly along with Mr. Ramaiah, Mr. Muniramaiah, Mr. Pulliga, Mr. Lingappa, Mr. Yellaga, Mr. Krishna, Manthalappa, Mr. Pulliga and Mr. Muniyellaga.
- 4.17 We have been provided with Entry No. RR 226 made in Record of Rights in respect of Survey No. 86, reflects Mr. Nellaganthi Yellappa to be the holder thereof **(Document No. 16).**
- 4.18 After the demise of Mr. Yellappa @ Mr. Nellaganthi Yellappa, the khata in respect of Survey No. 86, measuring 01 Acre 03 Guntas was mutated to the names of his sons Mr. Munivenkatappa and Mr. Munikrishnappa vide Entry No. IHC 1/1988-89 made in the Inheritance certificate **(Document No. 17).**
- 4.19 1. Mr. Munikrishnappa (son of Mr. Yellappa) 2. Mrs. Yallamma (wife of Mr. Munivenkatappa), 3. Mr. Munivenkatappa (son of Mr. Yellappa), 4. Mr. Rajappa (son of Mr. Munivenkatappa), 5. Mrs. Malamma (wife of Mr. Rajappa), 6. Master Naveen (son of Mr. Rajappa) 7. Mrs. Kaveramma (daughter of Mr. Munivenkatappa), 8. Mr. Munesh (son of Mr. Munivenkatappa) 9. Mrs. Bharathi (wife of Mr. Munesh), 10. Master Yashwanth (son of Mr. Munesh), 11. Master Deepu (son of Mr. Munesh) (minor sons of Mr. Munesh represented by their father and Natural Guardian), 12. Mrs. Shanthamma (first wife of Mr. Munikrishnappa), 13. Mrs Manjula (second wife of Mr. Munikrishnappa), 14. Mrs.

Varalakshmi (daughter of Mr. Munikrishnappa), 15. Mrs. Keshava (daughter of Mr. Munikrishnappa), 16. Mrs. Venkatamma (daughter of Mr. Yellappa), 17. Mrs. Munirathnamma (daughter of Mr. Yallappa), 18. Mr. Nagesh (son of Mr. Munikrishnappa), 19. Mrs. Sakamma (daughter of Mr. Muniyellappa), 20. Mr. Balaji (son of Mr. Venkatappa) 21. Mr. Kaverappa (son of Mr. Muniramaiah), 22. Mrs. Thayamma (wife of Mr. Kaverappa), 23. Mrs. Venkatalakshamma (daughter of Mr. Kaverappa), 24. Mr. Muniyappa (son of Mr. Kaverappa) 25. Mrs. Savithamma (wife of Mr. Muniyappa), 26. Kumari Pavithra (daughter of Mr. Muniyappa), 27. Master Adhithya (minor children of Mr. Muniyappa represented by father and Natural Guardian), 28. Mrs. Manjula (daughter of Mr. Kaverappa), 29. Mrs. Putamma (wife of Mr. Pullappa), 30. Mrs. Gowramma (daughter of Late Mr. Kullappa), 31. Mrs. Renukamma (wife of Late Mr. Nagappa), 32. Mrs. Nagaveni (daughter of Late Mr. Nagappa), 33. Mr. Yallappa (son of Mr. Kaverappa), 34. Mrs. Geeta (wife of Mr. Yallappa), 35. Mr. Rajappa (son of Mr. Lakshamma), 36. Mrs. Shobhamma (daughter of Late Mr. Muniramaiah), 37. Mr. Thammaiah (son of Late Mr. Muniramaiah), 38. Mrs. Yashodha (wife of Mr. Thammaiah), 39. Master Kantharaju, 40. Master Upendra (minor children of Mr. Thammaiah represented by their father and Natural Guardian) and 41. Mrs. Rathnamma (daughter of Mr. Langappa) conveyed the land bearing Survey No. 86 measuring 1 Acre 3 Guntas in favour of **Mr. V. Somashekar** (son of Mr. Venkatappa) under the registered Sale Deed dated 22.04.2015 registered on 05.05.2015 (**Document No. 18**). Entry No. MR H40/2014-15 made in the Mutation Register records the aforementioned sale deed and grants permission to change khata to the name of Mr. V. Somashekar (son of Mr. Venkatappa) in respect of Survey No. 86 measuring 1 Acre 3 Guntas (**Document No. 19**).

- 4.20 Mrs. Shanthamma (1<sup>st</sup> wife of Mr. Munikrishnappa) and her son Mr. M. Nagesh executed registered Confirmation Deed dated 22.07.2015 in favour of Mr. V. Somashekar, whereby confirming the execution of the Sale Deed dated 22.04.2015 and confirms that they do not have any right, title and interest over the land bearing Survey No. 86 measuring 1 Acre 3 Guntas (**Document No.20**).
- 4.21 Thereafter, Mr. V. Somashekar (son of Mr. Venkatappa) conveyed the land in Survey No. 86 measuring 1 Acre 3 Guntas to Mr. Nagappa under the registered Sale Deed dated 17.03.2016 (**Document No.21**). Entry No. MR H45/2015-16 made in the Mutation Register records the aforementioned sale deed and grants permission to change khata to the name of Mr. Nagappa (son of Mr. Muniyellappa) in respect of Survey No. 86 measuring 1 Acre 3 Guntas (**Document No.22**).
- 4.22 The aforementioned mode and manner we note that Mr. Nagappa acquired title to Item No. 2



- 4.23 Subsequently, Mr. Nagappa has agreed to convey Item No 2 in favour of Mr. Vinod V under the registered Agreement to Sell dated 28.07.2017 (**Document No. 23**).

**Common flow in respect of Item Nos. 1, 2:**

- 4.24 We note that 1. Mr. Munivenkatappa (son of Mr Yellappa), 2. Mrs. Yellamma (wife of Mr. Munivenkatappa), 3. Mr. Rajappa (son of Mr. Munivenkatappa), 4. Mrs. Mallamma (wife of Mr. Rajappa), 5. Master Naveen (minor son of Mr. Rajappa, represented by father and Natural Guardian), 6. Mrs. Kaveramma (daughter of Mr. Munivenkatappa), 7. Mr. Munesh (son of Mr. Munivenkatappa), 8. Mrs. Bharati (wife of Mr. Munesh), 9. Master Yashwanth, 10. Master Deepu (minor sons of Mr. Munesh represented by their father and Natural Guardian), 11. Mr. Munikrishnappa (son of Mr. Yellappa), 12. Mrs. Manjula (wife of Mr. Munikrishnappa), 13. Mrs. Varalakshmi (daughter of Mr. Munikrishnappa), 14. Master Keshava (minor son of Mr. Munikrishnappa represented by father and Natural Guardian), 15. Mrs. Venkatamma (daughter of Mr. Yellappa), 16. Mrs. Munirathnamma (daughter of Mr. Yellappa), 17. Mrs. Muniyamma (wife of Late Mr. Narayanappa), 18. Mrs. Girijamma (daughter of Late Mr. Narayanappa), 19. Mr. Rajappa (son of Late Mr. Narayanappa), 20. Mrs. Manjamma (wife of Mr. Rajappa), 21. Mr. Shakthi (son of Mr. Rajappa), 22. Kumari Sathya, 23. Kumari Sandya (minor daughters of Mr. Rajappa represented by their father and Natural Guardian), 24. Mr. Venugopal (son of Mr. Ramaswamy), 25. Mrs. Nirmala (wife of Mr. Venugopal), 26. Mrs. Veenamma (daughter of Mr. Ramaswamy), 27. Mr. Srinivas (son of Mr. Ramaswamy), 28. Mrs. Nethra (wife of Mr. Srinivas), 29. Mrs. Nagamma (daughter of Mr. Ramaswamy), 30. Mrs. Jayalakshmi (wife of Late Mr. Nagappa), 31. Mrs. Renukamma (daughter of Late Mr. Nagappa), 32. Mr. Yellappa (son of Late Mr. Nagappa), 33. Mrs. Manjula (wife of Mr. Yellappa), 34. Mr. Krishnappa (son of Mr. Mantalappa), 35. Mrs. Kantamma (wife of Mr. Krishnappa), 36. Mrs. Manjamma (daughter of Mr. Krishnappa), 37. Mr. Muniraju (son of Mr. Krishnappa), 38. Mrs. Ammiah @ Lakshamma (daughter of Mr. Mantalappa), 39. Mr. Yallappa (son of Mr. Mantalappa), 40. Mrs. Chinamma (wife of Mr. Yallappa), 41. Kumari Mamatha (daughter of Mr. Yallappa), 42. Kumari Divya Bharathi (daughter of Mr. Yellappa), 43. Mr. Mahesh Kumar (son of Mr. Yellappa), 44. Mrs. Shivamma (daughter of Mr. Yellappa), 45. Mrs. Pappamma (wife of Late Mr. Pullappa), 46. Mr. Rajappa (son of Late Mr. Pullappa) 47. Mrs. Rathnamma (wife of Mrs. Rajappa), 48. Mrs. Rathnamma (daughter of Late Mr. Pullappa), 49. Mrs. Susheelamma (daughter of Late Mr. Pullappa), 50. Mrs. Yellamma (daughter of Late Mr. Pullappa), 51. Mrs. Girija (daughter of Late Mr. Pullappa), 52. Mr. Kantharaju (son Late Mr. Pullappa), 53. Mrs. Suma (wife of Mr. Kantharaju) 54. Mr. Shantharaju (son of Late Mr. Pullappa), 55. Mr. Cheluvaraju (son of Late Mr. Pullappa), 56. Mrs. Nirmala (daughter of Late Mr. Pullappa) 57. Mrs. Bharathi (daughter of Late Mr. Pullappa), 58. Mr. Muni Yellappa (son of Late Mr. Hosatothi Muniga), 59. Mrs. Lakshamma (wife of Mr. Muniyellappa), 60. Mr. Rajappa (son Mr. Muniyellappa), 61. Mrs. Radhamma (wife of Mr. Rajappa) 62. Master Harshith, 63. Master Nihil (minor sons

of Mr. Rajappa represented by their father and Natural Guardian), 64. Mr. Krishnappa (son of Mr. Muniyellappa) 65. Mrs. Renukamma (wife of Mr. Krishnappa), 66. Master Dhanush, Kumari Sushmitha (minor children of Mr. Krishnappa represented by father and Natural Guardian), 68. Mr. Shivashankar (son of Mr. Muniyellappa), 69. Kumari Shubhashri, 70. Master Shreyas (minor children of Mr. Shivasshankar represented by their father and Natural Guardian), 71. Mrs. Pushpalatha (daughter of Mr. Muniyellappa), 72. Mrs. Sakamma (daughter of Mr. Muniyellappa) 73. Mr. Balaji (son of Mr. Venkatappa) 74. Mr. Kaverappa (son of Mr. Muniramaiah), 75. Mrs. Thayamma (wife of Mr. Kaverappa), 76. Mrs. Venkatlakshamma (daughter of Mr. Kaverappa), 77. Mr. Muniyappa (son of Mr. Kaverappa), 78. Mrs. Savithamma (wife of Mr. Muniyappa), 79. Kumari Pavithra. 80. Master Adithya (minor children of Mr. Muniyappa represented by father and Natural Guradian), 81. Mrs. Manjula (daughter of Mr. Kaverappa), 82. Mr. Yellappa (son of Mr. Kaverappa), 83. Mrs. Geetha (wife of Mr. Yellappa), 84. Mr. Rajappa (son of Mrs. Lakshamma), 85. Mrs. Shobhamma (daughter of Late Mr. Muniramaiah), 86. Mr. Thammiah (son of Late Mr. Muniramaiah), 87. Mrs. Yashoda (wife of Mr. Thammiah), 88. Mr. Kantharaju (son of Mr. Thammiah), 89. Master Upendra (minor son of Mr. Thammiah represented by father and natural guardian), 90. Mrs. Rathnamma (daughter of Mr. Langappa), 91. Mrs. Puttamma (wife of Mr. Pullappa). 92. Mrs. Gowramma (daughter of Late Mr. Kullappa), 93. Mrs. Renukamma (daughter of Late Mr. Nagappa), 94. Mrs. Nagaveni (daughter of Late Mr. Nagappa), the aforementioned parties are represented through their General Power of Attorney Holder, Mr. Nagappa (son of Mr. Muniyellappa) and 95. Mr. Nagappa (son of Mr. Muniyellappa) have entered in an Agreement of Sale dated 04.04.2016 in favour of 1. Mr. S Yashpal (son of Mr. R. Subramanya Reddy), 2. Mr. Nagaraju S (son of Mr. Shivalinge Gowda) and 3. Mr. B M Srinivasa Reddy (son of Late Mudda Reddy) have entered into registered Agreement to Sale dated 04.04.2016, whereby agreeing to convey the Item Nos 1 and 2. **(Document No.24)**.

- 4.25 Subsequently, 1. Mr. Munikrishnappa (son of Mr. Yellappa), 2. Mr. Munesh (son of Late Mr. Munivenkatappa), 3. Mr. Rajappa (son of Late Mr. Munivenkatappa), 4. Mr. M. Yellappa (son of Late Mr. Mantalappa) , 5. Mr. Muniraju (son of Late Mr. Krishnappa), 6. Mr. P. Rajappa (son of Late Mr. Pullappa), 7. Mr. M. Rajappa (son of Late Mr. Muniyelappa), 8. Mr. B.M. Krishnappa (son of Late Mr. Muniyellappa), 9. Mr. T. K. Muniyappa (son of Mr. Kaverappa), 10. Mr. Thammiah (son of Late Mr. Muniramaiah), 11. Mrs. Rathnamma (daughter of Mr. Longappa and wife of Mr. Marappa), 12. Mrs. Renkumma (wife of Late Mr. Nagappa), 13. Mrs. Putamma (wife of Late Mr. Pullappa), 14. Mr. S.P.Balaji @ SV Balaji (son of Late Mr. Venkatappa), 15. Mrs. Rathnamma (daughter of Late Mr. Venkataramnappa and wife of Late Mr. Krishnappa), 16. Mr. Nagappa (son of Mr. Muniyellappa), 17. Mrs. Renukamma (wife of Mr. Nagappa), 18. Mrs. Mamatha (daughter of Mr. Nagappa) along with 1. Mr. S. Yashpal (son of Mr. R. Subramanya Reddy), 2. Mr. Nagaraju S. S (son of Mr. Shivalinge Gowda), 3. Mr. B M Srinivasa Reddy (son of Late Mudda Reddy) and 4. Mr.

Vinod. V (son of Mr. Venugoaplaswamy) as “Confirming Parties” executed Sale Deed dated 04.03.2022 (registered on 25.04.2022) in favour of **M/s. KVS Infra Solutions** represented by its Partners, 1. Mr. Lohar Krishnappa and 2. Mr. G.N. Kiran Kumar in respect Item Nos 1 and 2 i.e., Survey Nos. 12, measuring 3 Acres 12 Guntas and Survey No. 86 measuring 1 Acre 3 Guntas. (**Document No.25**). Entry No. MR H58/2021-22 made in the Mutation Register records the aforementioned sale deed and grants permission to change khata to the name of KVS Infra Solutions in respect of Item Nos. 1 and 2 (**Document No.26**).

- 4.26 We note that one Mr. Yallappa (son of Nagappa) has not been made the party to the aforementioned sale deed, whereas included in the Agreement to Sale dated 04.04.2016. However, we note that Mr. Yallappa (son of Mr. Nagappa) had demised on 07.10.2020, as evidenced by Death Certificate (**Document No. 27**).
- 4.27 We note that the name of Mrs. Rathnamma is recorded as the daughter of Mr. Longappa in the aforementioned Sale Deed dated 04.03.2022, whereas the regrant order records Mrs. Rathnamma to be the wife of Mr. Longappa. However, we have been provided with the Affidavit dated 27.03.2024 sworn by Mrs. Rathnamma (daughter of Mr. Longappa) (**Document No. 28**) stating that the regrant order erroneously records that she is the wife of Mr. Longappa. Further confirms that Mrs. Rathnamma is daughter of Mr. Longappa and wife of Mr. Marappa.
- 4.28 We have also been provided with the Affidavit dated 16.04.2021 sworn by Mrs. Rathnamma (**Document No. 29**) confirms that her father Mr. Longappa had demised 35 years back and her mother Mrs. Muniyamma had demised 30 years back and the death certificate was not obtained due to certain reasons.

**[AL Note: We note that Item No. 1 was conveyed in favour of KVS Infra Solutions. However, in the agreement with Mr. S. Yashpal we note that there are several minor family members and sale deed has been executed without effecting a family partition. Hence, there may be minor interests in the said property. However, all minors have executed a confirmation deed and the same is detailed below.]**

- 4.29 Further, we have been provided with the Confirmation Deeds executed by the family members of grantees viz., 1. Mr. Munikrishnappa (son of Late Mr. Yallappa), 2. Mr. Yallappa (son of Late Mr. Mantalappa), 3. Mr. P. Rajappa (son of Late Mr. Pullappa), 4. Mr. M. Rajappa (son of Late Mr. Muniyallappa), 5. Mr. T. K. Muniyappa (son of Late Mr. Kaverappa), 6. Mrs. Rathnamma (wife of Late Mr. Longappa), 7. Mrs. Renukamma (wife of Late. Mr. Nagappa), 8. S.P. Balaji (son of Late Mr. Venkatappa) and 9. Mrs. Rathnamma (wife of Late Mr. Krishnappa) in favour of M/s KVS Infra Solutions represented by its Partners 1. Mr. Lohar Krishnappa and 2. Mr. G.N. Kiran Kumar, whereby confirming the execution of the



Sale dated 04.03.2022 in respect of Item Nos. 1 and 2 and confirms that they do not have any right, title interest over the properties

- i. The family members of Mr. Munikrishnappa and Mr. M. Rajappa i.e., 1. Mrs. Yellamma (wife of Late Mr. Munivenkatappa), 2. Mrs. Malamma @Malathi. M (wife of Mr. Rajappa), 3. Mr. Naveen (son of Mr. Rajappa), 4. Mrs. R. Pooja (wife of Mr. Naveen), 5. Kumari Rushi @Poorna. N (minor daughter of Mr. Naveen represented by her father and natural guardian), 6. Mrs. Bhuvaneshwari (daughter of Mr. Rajappa), 7. Mrs. Kaveramma @Kanthamma (daughter of Late Mr. Munivenkatappa), 8. Mrs. Bharathi (wife of Mr. Munesh), 9. Master Yashwanth 10. Master Deepu @M. Deepak (minor children of Mr. Munesh represented by their father and natural guardian), 11. Mrs. Manjula @Manjamma (wife of Mr. Munikrishnappa), 12. Mrs. Varalakshmi (daughter of Mr. Munikrishnappa), 13. Mr. Keshava @Keshavamurthy (son of Mr. Munikrishnappa), 14. Mrs. Shanthamma (wife of Mr. Munikrishnappa), 15. Mr. Nagesh (son of Mr. Munikrishnappa), 16. Mrs. Nagarathna (wife of Mr. Nagesh), 17. Mrs. Venkatamma (daughter of Late Mr. Yellappa) and 18. Mrs. Munirathnamma @Rathnamma (daughter of Late Mr. Yellappa) have executed a Confirmation Deed dated 21.03.2022, registered on 25.04.2022, whereby confirming the execution of the Sale dated 04.03.2022 in favour of M/s KVS Infra Solutions represented by its Partners 1. Mr. Lohar Krishnappa and 2. Mr. G.N. Kiran Kumar, in respect of Item Nos. 1 and 2 and confirms that they do not have any right, title interest over the properties (**Document No. 30**);

*The family members of Mr. Munikrishnappa and Mr. M. Rajappa is indicated in Genealogical Tree referred to in Paragraph 4.33 (I) below.*

- ii. We have been provided with the Confirmation Deed dated 24.03.2022 executed by Mrs. Lalitha (daughter of Mr. Munikrishnappa and his 2nd wife Mrs. Jayamma) and Mrs. Gayathri S (wife of Mr. Nagesh, son of Mr. Munikrishappa) in favour of M/s KVS Infra Solutions represented by its Partners 1. Mr. Lohar Krishnappa and 2. Mr. G.N. Kiran Kumar whereby confirming the execution of Sale dated 04.03.2022 in respect of the Item Nos. 1 and 2 and confirms that they do not have any right, title interest over the properties (**Document No. 31**).

*The family members of Mr. Munikrishnappa is indicated in Genealogical Tree referred to in Paragraph 4.33 (II) below.*

- iii. The family members of Mr. P. Rajappa (son of Late Mr. Pullappa) i.e., 1. Mrs. Papamma (wife of Late Mr. Pullappa), 2. Mrs. Rathnamma (wife of Mr. Rajappa),

3. Mrs. Jyothi (daughter of Mr. Rajappa), 4. Mr. Kiran (son of Mr. Rajappa), 5. Mr. Jagan (son of Mr. Rajappa), 6. Mrs. Rathnamma (daughter of Late Mr. Pullappa), 7. Mrs. Susheelamma (daughter of Late Mr. Pullappa), 8. Mrs. Girija (daughter of Late Mr. Pullappa), 9. Mr. Kantharaju (son of Late Mr. Pullappa), 10. Mrs. Suma (wife of Mr. Kantharaju), 11. Kumari Laksha .K, 12. Master Preetham (minor children of Mr. Kantharaju represented by father and Natural Guardian), 13. Mr. Shantharaju @ Shanthakumar (son of Late Mr. Pullappa), 14. Mrs. Suma N (wife of Mr. Shanthakumar), 15. Master Sujan (minor son of Mr. Shanthakumar represented by father and Natural Guardian), 16. Mr. Cheluvvaraju (son of Late Mr. Pullappa), 17. Mrs. Bhavani (wife of Mr. Cheluvvaraju), 18. Mrs. Nirmala (daughter of Late Mr. Pullappa), 19. Mrs. S Bharathi (daughter of Late Mr. Pullappa) executed a Confirmation Deed dated 19.03.2022 registered on 25.04.2022 whereby confirming the execution of the Sale dated 04.03.2022 in favour of M/s KVS Infra Solutions represented by its Partners 1. Mr. Lohar Krishnappa and 2. Mr. G.N. Kiran Kumar, in respect of Item Nos. 1 and 2 and confirms that they do not have any right, title interest over the properties (**Document No. 32**).

*The family members of Mr. P Rajappa are indicated in Genealogical Tree referred to in Paragraph 4.33 (III) below.*

- iv. The family members of Mr. Yellappa (son of Mr. of Late Mr. Mantalappa) i.e., 1. Mrs. Girijamma @ Girijamma Sambanki (daughter of Late Mr. Narayanappa), 2. Mr. Rajappa (son of Late Mr. Narayanappa), 3. Mrs. Manjamma @ Manjula Rajappa (wife of Mr. Rajappa), 4. Mr. Shakthi @ Sakthi Rajappa (son of Mr. Rajappa), 5. Ms Sathya (daughter of Mr. Rajappa), 6. Kumari Sandya (minor children of Mr. Rajappa represented by father and Natural Guardian), 7. Mr. Venugopal (son of Late Mr. Ramaswamy), 8. Mrs. Renuka (wife of Mr Venugopal), 9. Mr. Muniraju (son of Mr. Venugopal), 10. Kumari Mamatha (minor daughter of Mr. Venugopal represented by father and Natural Guardian), 11. Mrs. Veenamma @ Meenamma (daughter of Mr. Ramaswamy), 12. Mr. Srinivas (son of Late Mr. Ramaswamy), 13. Mrs. Nethra (wife of Mr. Srinivas), 14. Master Umesh, 15. Master Madhu (minor children of Mr. Srinivas represented by father and Natural Guardian), 16. Mrs. Nagamma (daughter of Late Mr. Ramaswamy), 17. Mrs. Jayalakshmi (wife of Late Mr. Nagappa), 18. Mrs. Renukamma (daughter of Later Mr. Nagappa), 19. Mrs. Manjula (wife of Late Mr. Yellappa), 20. Mrs. Manjamma (daughter of Late Mr. Krishnappa), 21. Mrs. Ambika (wife of Mr. Muniraju), 22. Kumari Purvashree, 23. Kumari Visamaya, 24. Master Arya (minor children of Mr. Muniraju represented by their father and Natural Guardian), 25. Mrs. Ammmaiah @ Lakshamma (daughter of Late Mr. Nanjappa), 26. Mrs. Chinnamma (wife of Mr. Yellappa), 27. Mrs. Mamatha (daughter of Mr. Yellappa), 28. Mrs. Divya

Bharathi (daughter of Mr. Yellappa), 29. Mr. Mahesh Kumar (son Mr. Yellappa), 30. Mrs. Shivamma (daughter of Mr. Mantalappa) 31. Mrs. Meena Rajappa (wife of Mr. Rajappa), 32. Mrs. Hemavathi (daughter of Late Mr. Krishnappa), 33. Mrs. Gunnamma (wife of Late Mr. Narayanappa) executed a Confirmation Deed dated 22.03.2022 registered on 25.04.2022, whereby confirming the execution of the Sale dated 04.03.2022 in favour of M/s KVS Infra Solutions represented by its Partners 1. Mr. Lohar Krishnappa and 2. Mr. G.N. Kiran Kumar, in respect of Item Nos. 1 and 2 and confirms that they do not have any right, title interest over the properties **(Document No. 33)**.

*The family members of Mr. P Rajappa are indicated in Genealogical Tree referred to in Paragraph 4.33 (IV) below.*

*We note that one Mrs. Meena Rajappa (wife of Mr. Rajappa) and Mrs. Meenamma @Veenamma, party to the aforementioned confirmation deed, is one and the same. We have been provided with an Affidavit dated 18.04.2024 sworn by Mrs. R. Meena confirms that she is also known as Mrs. Meena (wife of Mr. Rajappa) and Mrs. Meenamma and Meena (daughter of Late Mr. Ramaswamy) **(Document No. 34)**.  
Yellappa]*

- v. The family members of Mr. S.P.Balaji @ SV Balaji (son of Late Mr. Venkatappa) i.e., 1. Mrs. Anjeenamma (wife of Mr. Balaji S V), 2. Master Lakshithu Tej, 3. Master Manvith Tej S B (minor sons of Mr. Balaji S V represented by father and Natural Guardian) and 4. Mrs. Roopa Chenabahia (daughter of Late Mr. Venkatappa) executed a Confirmation Deed dated 24.03.2022 registered on 25.04.2022 whereby confirming the execution of the Sale dated 04.03.2022 in favour of M/s KVS Infra Solutions represented by its Partners 1. Mr. Lohar Krishnappa and 2. Mr. G.N. Kiran Kumar, in respect of Item Nos. 1 and 2 and confirms that they do not have any right, title interest over the properties **(Document No.35)**;

*The family members of Mr. S. P. Balaji are indicated in Genealogical Tree referred to in Paragraph 4.33 (V) below.*

- vi. The family members of Mrs. Rathnamma (wife of Late Mr. Krishnappa) 1. Mr. Dhanaraj (son of Late Mr. Krishnappa), 2. Mrs. Nethravathi (wife of Mr. Dhanaraj), 3. Master Chaithanya, 4. Kumari Tejashree (minor children of Mr. Dhanraj represented by father and Natural Guardian), 5. Mr. Yuvaraj (son of Late Mr. Krishnappa), 6. Mrs. Rashmitha (wife of Mr. Yuvaraj) and 7. Mrs. Pavithra (daughter of Late Mr. Krishnappa) executed Confirmation Deed dated 21.03.2022 registered on 25.04.2022 whereby confirming the execution of the Sale dated

04.03.2022 in favour of M/s KVS Infra Solutions represented by its Partners 1. Mr. Lohar Krishnappa and 2. Mr. G.N. Kiran Kumar, in respect of Item Nos. 1 and 2 and confirms that they do not have any right, title interest over the properties **(Document No. 36)**;

*The family members of Mrs. Rathnamma (wife of Late Mr. Krishnappa) is indicated in Genealogical Tree referred to in Paragraph 4.33 (VI) below.*

- vii. The family member of Mrs. Rathnamma (wife of Marappa and daughter of Mr. Longappa) i.e., Mr. Marappa (son of Mr. Muniyappa) and Mrs. Yallamma @ Sampangamma (daughter of Mr. Marappa) executed a registered Confirmation Deed dated 16.07.2022 whereby confirming the execution of the Sale dated 04.03.2022 in favour of M/s KVS Infra Solutions represented by its Partners 1. Mr. Lohar Krishnappa and 2. Mr. G.N. Kiran Kumar, in respect of Item Nos. 1 and 2 and confirms that they do not have any right, title interest over the properties **(Document No. 37)**;

*The family members of Mrs. Rathnamma (wife of Marappa and daughter of Mr. Longappa) is indicated in Genealogical Tree referred to in Paragraph 4.33 (VII) below.*

- viii. The family members of Mr. Gurappa viz., Mr. Gurappa (son of Mr. Muniyappa), Mr. Muniraju (son of Mr. Gurappa), Mrs. Puttamma (wife of Mr. Muniraju), Mrs. Meenakshi (daughter of Mr. Muniraju), Mrs. Sakamma (daughter of Mr. Muniraju), Mrs. Gowramma (daughter of Mr. Gurappa), Mr. Chandra T J (son of Mr. Gurappa), Mrs. Vinodha (wife of Mr. Chandra T. J), Charulatha and Sakshi@Chanvi (both minor daughters are represented by their father Mr. Chandra T. J), Mr. Yallappa M (son of Mr. Muniyappa), Mrs. Renukamma Y (wife of Mr. Sundararaja K), Mr. Prabhakar Y (son of Mr. Yallappa M) representing himself and his minor daughter Sanvi P, Mrs. Sheela (wife of Mr. Prabhakar), Mr. Lokesh T Y (son of Mr. Yallappa M) representing himself and his minor son Bhuvick T. L, Mrs. Tanuja N Y, Mrs. Ammaiyamma @Kaveramma (daughter of Mr. Muniyappa), Mr. Venkatesh (son of Mr. Muniyappa), Mrs. Munirathnamma (wife of Mr. Venkatesh), Mr. Bharath kumar T V (son of Mr. Venkatesh), Mrs. Grace Mani L (wife of Bharath Kumar TV), Mr. Hemanth Kumar (son of Mr. Venkatesh) executed registered Confirmation Deed dated 27.07.2022 in favour of M/s KVS Infra Solutions represented by its Partners 1. Mr. Lohar Krishnappa and 2. Mr. G.N. Kiran Kumar, in respect of Item Nos. 1 and 2 and confirms that they do not have any right, title interest over the properties **(Document No. 38)**;

*The family members of Mr. Gurappa are indicated in Genealogical Tree referred to in Paragraph 4.33 (VIII) below.*

4.30 We have been provided with the Confirmation Deed executed by the family members of original grantee Mr. Muniramaiah i.e., 1. Mr. Kaverappa (son of Mr. Muniramaiah), 2. Mrs. Thayamma (wife of Mr. Kaverappa), 3. Mrs. Venkatalakshamma @ Venkatalakshmi (daughter of Mr. Kaverappa), 4. Mrs. Manjula (daughter of Mr. Kaverappa), 5. Mrs. Savithramma (wife of Mr. Muniyappa), 6. Mrs. Bindu (daughter of Mr. Muniyappa), 7. Mrs. Sindhu (daughter of Mr. Muniyappa), 8. Mrs. Pavithra (daughter of Mr. Muniyappa), 9. Master Adhithya (minor son of Mr. Muniyappa represented by father and Natural Guardian), 10. Mrs. Sombhamma (daughter of Late Mr. Muniramaiah), 11. Mrs. Geeta (wife of Late Mr. Yellappa), 12. Kumari Sinchana Y, 13. Master Charan Y (children of Late Mr. Yellappa, represented by mother and Natural Guardian Mrs. Geeta), 14. Mrs. Yashodha @ Yashodhamma (wife of Mr. Tammaiah), 15. Mr. Karthik @ Kantharaju (son of Mr. Tammaiah), 16. Mr. Upendra (son of Mr. TammaiahM) executed a Confirmation Deed dated 23.03.2022 registered on 25.04.2022 in favour of M/s KVS Infra Solutions represented by its Partners 1. Mr. Lohar Krishnappa and 2. Mr. G.N. Kiran Kumar whereby confirming the execution of Sale dated 04.03.2022 in respect of Item No. 1 and Item No. 2 and confirms that they do not have any right, title interest over the properties (**Document No. 39**).

*The family members of Mr. Muniramaiah is indicated in Genealogical Tree referred to in Paragraph 4.33 (IX) below.*

4.31 Thereafter, Mrs. Gowramma (daughter of Late Mr. Kullappa) and Mrs. Nagaveni (daughter of Late Mr. Nagappa) executed Confirmation Deed dated 19.03.2022 registered on 25.04.2022 in favour of M/s KVS Infra Solutions represented by its Partners 1. Mr. Lohar Krishnappa and 2. Mr. G.N. Kiran Kumar, whereby confirming the execution of Sale dated 04.03.2022 in respect of Item no. 1 and 2 and confirms that they do not have any right, title interest over the properties (**Document No. 40**).

*The family members of Mr. Muniramaiah are indicated in Genealogical Tree referred to in Paragraph 4.33 (X) below.*

[**AL Note:** We note that the family tree records Mrs. Gowramma as daughter of Late Mr. Pillappa whereas the aforementioned Confirmation Deed records as Mrs. Gowramma (daughter of Late Mr. Kullappa). However, we have been provided with the Affidavit dated 27.03.2024 stating that Mr. Pullappa was also known as Mr. Kullappa, same is referred in Paragraph 4.9.]

4.32 The family members of Mr. Muniyellappa have executed 2 separate Confirmation Deed viz.,

(a) Confirmation Deed dated 24.03.2022 executed by 1. Mrs. Lakshamma (wife of Late Mr. Muniyellappa), 2. Mrs. Radhamma @ Radha (wife of Mr. Rajappa), 3. Ms. Harshith @ Harshitha (daughter of Mr. Rajappa), 4. Mr. Nihil @ Nikhil (son of Mr. Rajappa), 5.

Mrs. Renukamma (wife of Mr. Krishnappa), 6. Mr. Dhanush (son of Mr. Krishnappa), 7. Mrs. Sushmitha (daughter of Mr. Krishnappa), 8. Mr. Shivashankar (son of Mr. Muniyellappa), 9. Mrs. Bhagyalakshmi (wife of Mr. Shivashankar), 10. Kumari Shubhasri, 11. Master Shreyas (minor children of Mr. Shivashankar represented by father and Natural Guardian) in favour of M/s KVS Infra Solutions represented by its Partners 1. Mr. Lohar Krishnappa and 2. Mr. G.N. Kiran Kumar whereby confirming the execution of Sale dated 04.03.2022 in respect of Item Nos. 1 and 2 and confirms that they do not have any right, title interest over the properties (**Document No. 41**).

- (b) Mrs. Pushpalatha B M (daughter of Mr. Muniyellappa and wife of Mr. Venkatesh B. M) and Mrs. Parijatha B. M. (daughter of Mr. Muniyellappa and wife of Mr. Doreswamy G) have executed registered Deed of Confirmation dated 27.03.2022 (represented by its Partners Mr. Lohar Krishnappa and Mr. G. N. Kiran Kumar), whereby confirms the execution of Sale Deed dated 25.04.2022 (registered as Document No. SRJ-1-00619-2022-23) and further confirms that they do not have any right, title and interest over the properties (**Document No. 42**).

*The family members of Mr. Muniramaiah is indicated in Genealogical Tree referred to in Paragraph 4.34 (X) below.*

- 4.33 We have been provided with Confirmation Deed dated 18.05.2022 executed by 1. Mrs. Lakshamma (wife of Mr. Rajappa), 2. Mrs. Ishwarya (daughter of Mr. Rajappa), 3. Mrs. Geetha (daughter of Mr. Rajappa), 4. Mrs. Puttamma (daughter of Mr. Venkataramanappa) executed a registered in favour of M/s. KVS Infra Solutions represented by its Partners 1. Mr. Lohar Krishnappa and 2. Mr. G.N. Kiran Kumar whereby confirming the execution of Sale dated 04.03.2022 in respect of Item Nos. 1 and 2 and confirms that they do not have any right, title interest over the properties (**Document No. 43**).

*The family members of Mr. Hosathogate @ Muniyappa is indicated in Genealogical Tree referred to in Paragraph 4.33 (XII) below.*

- 4.34 We have been provided with following family trees:

- I. Genealogical tree of Mr. Yellappa, dated 17.02.2020 bearing No. RD 0038028164883, issued by Tahsildar, Bangaluru (**Document No. 44**).and the same reflects as follows:
- a. Mr. Yallappa was married to Mrs. Muniyamma and they have 4 children viz., (I) Mr. Munivenkatappa, (II) Mr. Munikrishnappa, (III) Rathnamma and (IV) Mrs. Venkatamma

- b. Mr. Munivenkatappa (deceased) (son of Late Mr. Yallappa), was married to Mrs. Yellamma and had 3 children viz., Mr. Rajappa, Mrs. Kaveramma, Mr. Munesh,
- c. Mr. Rajappa is married to Mrs. Malathi and they have 2 children viz., (i) Mr. Naveen and (ii) Miss. Bhuvaneshwari. Mr. Naveen is married to Mrs. Pooja and they have a daughter, Kumari Khushi.
- d. Mr. Munesh is married to Mrs. Bharati and have 2 sons viz., 1. Master Yashwanth and 2. Master Deepak.

(II) Mr. Munikrishnappa is married to Mrs. Shanthamma and Mrs. Manjamma. Mr. Munikrishnappa and Mrs. Shanthamma have 1 son Mr. Nagesh and Mr. Nagesh is married to Mrs. Nagarathna. Mrs. Manjula and Mr. Munikrishnappa have 2 children viz., 1. Miss. Varalakshmi and 2. Master Keshavamurthy.

II. We have been provided with the Affidavit dated 27.03.2024 sworn by Mr. Munikrishnappa recording the names of his family members viz., **(Document No. 45)**

- (i) Mr. Munikrishnappa married to Mrs. Shanthamma (1<sup>st</sup> wife), Mrs. Jayamma (2<sup>nd</sup> wife) and Mr. Manjamma (3<sup>rd</sup> wife).
- (ii) Mrs. Shanthamma had 1 son named Mr. Nagesh. Mr. Nagesh was married to Mrs. Gayathri;
- (iii) Mrs. Jayamma had 1 daughter named Mrs. Lalitha;
- (iv) Mrs. Manjula had 2 children viz., Mrs. Varalakshmi and Mr. Keshvamurthy.

III. We have been provided with the Genealogical tree of Mr. Rajappa (son of Late Mr. Pillappa) dated 08.03.2021 bearing No. RD0038028182647 issued by Tahsildar, Bengaluru **(Document No. 46)**.and the same reflects as follows:

- a. Mr. Pillappa was married to Mrs. Papamma and they have 9 children viz., 1. Mr. Rajappa, (2) Mr. Kantharaju, (3) Mr. Shanthakumar, (4) Mr. Cheluvvaraju (5) Mrs. Rathamma, (6) Mrs. Susheelamma, (7) Mrs. Girija, (8). Mrs. Nirmala and (9). Mrs. Bharathi.
- b. Mr. Rajappa is married to Mrs. Rathamma and they have 3 children viz., 1. Mrs. Jyothi, Mr. Kiran and Mr. Jagan.
- c. Mr. Kantharaju is married to Mrs. Suma and they have 2 children viz., 1. Kumari Laksha.K and Master Preetham.
- d. Mr. Shanthakumar is married to Mrs. Suma.
- e. Mr. Cheluvvaraju is married to Mrs. Bhavaani.

IV. We have been provided with the Genealogical Tree of Mr. Mantalappa dated 04.08.2020, bearing No. RD0038028171891 issued by Tahsildar, Bengaluru **(Document No. 47)**.and the same reflects as follows:



- a. Mr. Mantalappa is married to Mrs. Muniyallamma and they have 7 children viz., 1. Mr. Narayanappa, 2. Mr. Nagappa, 3. Mr. Ramaswamy, 4. Mr. Krishnappa, 5. Mrs. Lakshamma, 6. Mr. Yallappa and 7. Mrs. Shivamma.
- b. Mr. Narayanappa is married to Mrs. Gunnamma Narayanappa and has 2 children viz., 1. Mr. Rajappa and Mrs. Girijamma Sambanaki.
- c. Mr. Rajappa is married to Mrs. Manjula and they have a son, Master Shakthi.
- d. Mr. Nagappa is married to Mrs. Jayalakshmi and they have 2 children viz., 1. Mr. Yallappa and 2. Mrs. Renuka. Mr. Yallappa is married to Mrs. Manjula.
- e. Mr. Ramaswamy is married to Mrs. Muniyamma and they have 4 children viz., 1. Mr. Venugopal, 2. Mr. Srinivas, 3. Mrs. Meena and 4. Mrs. Nagamma. (1) Mr. Venugopal is married to Mrs. Renuka, (2) Mr. Srinivas is married to Mrs. Nethra.
- f. Mr. Krishnappa is married to Mrs. Kanthamma and they have 2 children viz., 1. Hemavathi and 2. Mr. Muniraju. Mr. Muniraju is married to Mrs. Ambika.
- g. Mr. Yallappa is married to Mrs. Chinnamma and they have 3 children viz., 1. Mrs. Mamathashri, Mrs. Divya Bharathi and Mr. Mahesh Kumar.

*Ms. Sathya and Kumari Sandya (daughters of Mr. Rajappa) and Mrs. Manjamma (daughter of Late Mr. Krishnappa), who are party to the Confirmation Deed dated 22.03.2022 (registered on 25.04.2022) as Document No. SRJ-1-00647-2022-23 are not part of the aforementioned family tree.*

- V. We have been with the Genealogical of Mr. Balaji S. V. (son of Late Mr. Venkatappa) dated 24.03.2021 bearing No. RD0038028182836 issued by Tahsildar, Bengaluru (**Document No. 48**) and the same reflects as follows:
  - a. Mr. Venkatappa, deceased married to Mrs. Anjinamma, deceased and had 2 children;
  - b. Mr. Balaji.S. V (son of Mr. Venkatappa) married to Mrs. Anjinamma and
  - c. Mrs. Roopa Chinnabbiah (daughter of Mr. Venkatappa).
- VI. We have been provided with Affidavit dated 20.12.2018 sworn by Mrs. Rathnamma recording the Family Tree of Late Mr. Krishnappa reflecting the names of his family members viz., Late Mr. Krishnappa is married to Mrs. Rathnamma and they have 3 children viz., 1. Mr. Dhanraj. K, 2. Mr. Yuvraj. K and 3. Mrs. Pavithra. K (**Document No.49**).
- VII. We have been provided with the Genealogical Tree of Mr. Marappa dated 17.06.2021, bearing No. RD0038028185487, issued by Tahsildar, Bengaluru (**Document No. 50**) reflecting the names of his family members viz., Mr. Marappa is married to Mrs. Rathnamma and they have 1 daughter, Ms. Sampangamma @ Yallamma

  
V. V. P. R.

- VIII. We have been provided with the Affidavit sworn by Mr. Muniraju (son of Mr. Gurappa) recording the names of his family members viz., **(Document No. 51)**
- Mr. Sombaiah (deceased) married to Mrs. Munichinamma (deceased) have 2 children viz., Mrs. Seekamma (Deceased) and Mr. Longappa (Deceased);
  - Mrs. Seekamma married and had 5 children viz., Mr. Gurappa (deceased), Mr. Marappa, Mr. Yellappa, Mrs. Ammaiayamma@Kaveramma and Venkateshappa;
  - Mr. Gurappa (deceased), married to Mrs. Gullamma (deceased) and had 3 children viz., (ci)Mr. Muniraju married to Puttamma and had 2 children viz., Ms. Meenakshi and Ms. Sakamma, (cii) Mrs. Gowramma, (ciii) Chandru T. J. married to Mrs. Vinodha and have 2 children viz., Ms. Charulatha T. J and Sakshi T. J;
  - Mr. Marappa, married to Mrs. Rathnamma and have 2 children Mrs. Sampangamma and Mr. Srinivas (deceased);
  - Mr. Yellappa, married to Mrs. Puttamma and have 3 children viz., (ei) Mrs. Renukamma, (eii) Mr. Prabhakar married to Mr. Sheela and have 1 daughter Sanvi P, (eiii) Lokesh married to Mrs. Tanuja Y.N and have 1 daughter Ms. Bhumika T. L;
  - Mr. Venkateshappa married to Mrs. Munirathnamma and have 2 children viz., Mr. Bharath V married to Mrs. Grace Mani and Mr. Hemanth Kumar T. V.
- IX. We have been provided with the Genealogical tree of Mr. Muniramaiah dated 20.03.2021 bearing No. RD0038028183556 issued by Tahsildar, Bengaluru **(Document No. 52)**.and the same reflects as follows:
- Mr. Muniramaiah was married to Mrs. Paapamma and they have 3 children viz., 1. Mr. Kaverappa, 2. Mrs. Sombhamma and 3. Mrs. Thammaiah.
  - Mr. Kaverappa is married to Mrs. Thayamma and they have 5 children viz., 1. Mrs. Venkatalakshmi, 2. Mr. T.K. Muniyappa, 3. Mrs. Manjula and 4. Mrs. Mala and 5. Mr. Yallappa.
  - Mr. T.K Muniyappa is married to Mrs. Savithramma and they have 4 children viz., 1. Miss Pavithra, 2. Kumari Bindhu, 3. Kumari Sindhu and Master Adithya.
  - Mr. Yallappa is married to Mrs. Geetha and they have 2 children viz., 1. Master Charan and Kumari Sinchana.
  - Mr. Thammaiah is married to Mrs. Yashodhamma and they have 2 children viz., 1. Mr. Karthik and 2. Mr. Upendra.
- X. We have been provided with the Genealogical Tree of Mr. Pillappa dated 15.04.2021, bearing No. RD0038568068512, issued by Tahsildar, Bengaluru reflecting the names of his family members viz., Mr. Pillappa was married to Mrs. Puttamma and they have 2 children viz., 1. Mrs. Gowramma and 2. Mr. Nagappa married to Mrs. Renukamma and have a daughter Miss. Nagaveni. **(Document No. 53)**.



XI. We have been provided with the Affidavit dated 18.08.2015 sworn by Mr. Muniyellappa recording the names of his family members of Late Mr. Muniga viz., (**Document No. 54**)

- (a) Mr. Muniga (demised) married to Mrs. Yellamma (demised) and had 2 children viz., Thubarahalli Muniga@Muniga@ Muniyappa@ Hosathoti Muniga (demised) and Mr. Kaveriga @ Thubarahalli Kaveriga (demised)
- (b) Mr. Kaveriga @ Thubarahalli Kaveriga (demised) married to Mrs. Yellamma @ Giryamma (issueless);
- (c) Thubarahalli Muniga@Muniga@ Muniyappa@ Hosathoti Muniga married to Mrs. Muniyamma (1<sup>st</sup> wife) and had 3 children viz., Mr. Thubarahalli Yelliga @ Yellappa (Demised), Thubarahalli Mantaliga @ Mantalappa (demised), Thubarahalli Pulliga @ Pullappa (demised);
- (d) Thubarahalli Muniga@Muniga@ Muniyappa@ Hosathoti Muniga married to Mrs. Muniyamma@ Munemma (2<sup>nd</sup> wife) and had 4 children viz., Mr. Muniyellappa, Mr. Krishnappa (demised), Mrs. Akkamma (demised) and Mrs. Narayanamma (demised);
- (e) Mr. Muniyellappa married to Mrs. Lakshamma and had 5 children viz., (ai)Mr. Rajappa married to Mrs. Radhamma and had 2 children viz., Ms. Harshith@ Harshitha and Nikhil, (aii) Mr Krishnappa B. M. married to Mrs. Renuka and had 2 children Master Dhanusha and Ms. Sushmitha, (eiii) Mr. Shivashankarappa married to Mrs. Bhagyalakahsmi and had 2 children viz., Ms. Shubashree. Kumari Shubhasri, and Master Shreyas, (eiv) Mrs. Pushpalatha and (ev) Mrs. Parijatha.

XII. We have been provided with the Affidavit dated 27.03.2024 sworn by Mrs. Lakshamma (wife of Late Mr. Rajappa) records the genealogical tree of Mr. Hosathogate @ Muniyappa reflecting the names of his family members viz., (**Document No. 55**).

- (i) Mr. Hosathogate @ Muniyappa (deceased) married to Mrs. Muniyamma (deceased) have 1 son Mr. Venkataramanappa (deceased) married to Mrs. Lakshamma (deceased) have 2 children viz., Rajappa (deceased) and Puttamma;
- (ii) Mr. Rajappa (deceased) was married to Mr. Lakshamma and have 2 children viz., Miss Geetha and Miss. Aishwarya.

4.35 Further, M/s KVS Infra Solutions applied and obtained the conversion of Item Nos. 1 and 2 from agricultural to Group housing/ Apartment- Residential purpose on dated 13.06.2023 and the same is detailed below (Para 06 of this report).

4.36 Thereafter, M/s KVS Infra Solutions, represented by its Partners, Mr. Lohar Krishnappa and Mr. G.N. Kiran Kumar (“**Land Owners**”), have entered into a registered Development Agreement dated 22.01.2024 with M/s Vaishno Ventures, represented by its Managing Partner, Mr. Yallanti Sridhar Reddy (“**Developer**”) to develop the lands bearing Survey No. 12 measuring 03 Acres 12 Guntas and Survey No. 86 measuring 01 Acre 03 Guntas being

situated at Nekkundi Dommasandra Village, Sarjapur Hobli, Anekal Taluk, into residential Row Houses/Villas project known as “Vaishno Luxuria” (Document No. 56) and the key terms of the aforementioned Development Agreement are as follows:

- a. Clause 3: Revenue sharing
- b. As per Clause 3.1: The Developer has paid an interest free refundable deposit of Rs. 1, 60, 00,000/1 (Rupees One Crore Sixty Lakhs Only) simultaneous with the execution of the aforementioned Development Agreement.
- c. As per Clause 3.2: The Owner, jointly shall be entitled to 36% (thirty-six percent) of the Net Sales as their share of revenue from the project (“Owner’s Revenue Share”). It is agreed that the Developer shall pay a fixed consideration of Rs. 7000/- per square feet in respect of the Owner’s Revenue Share. The fixed amount of Rs. 7000/- per square feet shall be exclusive of Pass-Through Charges. In Clause 3.4 it is agreed, understood, and clarified between the Parties that the Owner’s Revenue Share is in essence for transfer of the right, title, and interest in the property in favour of the Purchasers of the land relating to the units in the Project.
- d. As per Clause 3.5: The Developer shall be entitled to 64% (sixty-four percent) of the Net Sales of the project (“Developer’s Revenue Share”) and further it will also include Pass-Through Charges as per Clause 3.8.
- e. As per Clause 3.9: All expenses towards the Project towards construction or otherwise will be met only by the Developer and the Net Sales shall include the total amount paid by the prospective purchaser excluding any Pass-Through Charges.
- f. As per Clause 5.1: The Developer shall ensure the Practical Completion of the Project in all respects within a period of 24 (twenty four) months from the date of Building Plan Sanction from Bangalore Development Authority with a grace period of 6 (six) months. However, time taken for obtaining the Occupancy Certificate shall be excluded for computing the aforesaid time period.
- g. As per Clause 5.2: In case the Developer fails to achieve Practical Completion of the Project within the aforementioned period, the Developer shall pay as a monetary compensation to the Owner, an amount of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) per month till the Practical Completion of the Project. If the Owner’s Revenue Share is paid out prior to completion of the Project, the Developer shall not be liable to pay any compensation to the Owner for any delay in the completion of the Project.



- h. As per Clause 15.1: The Developer shall be entitled to take financial facility only for the construction of the Project from any financial institution and the Developer will be entitled to created security to the extent of Developer's Revenue Share with the lender to raise construction and development for the Project.
- i. As per Clause 15.2: The Developer for creating a security as aforementioned shall be entitled to create mortgage on the Developer's Revenue Share in the Project by deposit of title deeds of the original documents of title or simple mortgage of the Developer's Revenue Share. Further, the Owner shall furnish NOC's and shall handover the original documents of title pertaining to the property to the Developer for the purpose of the creation of mortgage.
- 4.37 Simultaneously, with the execution of the Development Agreement the Land Owners have executed a registered General Power of Attorney dated 22.01.2024 in favour of the Developer to do all acts, deed and things including the power to alienate their respective shares and to take loans and financial facilities as against the security of the Developers Revenue Share only in the project (as per clause u of the General Power of Attorney) **(Document No. 57)**

#### Constitutional Document

- 4.38 We have been provided with Partnership Deed dated 04.01.2022 of M/s. KVS Infra Solutions on review of the same we note that 1. Mr. G. N. Kiran Kumar; 2. Mr. Lohar Krishnappa; 3. Mr. Shreekantha Shetty; and 4. Ms. Veda Pandit are the partners having the sharing ratio of 40% to Mr. G. N. Kiran Kumar and 20 % each to Mr. Lohar Krishnappa; Mr. Shreekantha Shetty and Ms. Veda Pandit **(Document No. 58)**.
- 4.39 We have been provided with Partnership deed dated 14.03.2023 of M/s Vaishno Venture, on review of the same we note that 1. Mr. Y. Sidhar Reddy (son of Mr. Venkatasubbareddy) 2. Mrs. Maram Reddy Monika Reddy (daughter of Mr. Maram Seedhar Reddy); 3. Mrs. Pakkirreddy Vivek Reddy (son of Mr. P. Sai Mohan Reddy) and 4. Mrs. Srilakshmi (son of Mr. N. Venkateshwarulu) with the share ratio of 23%, 40%, 14% and 23% respectively. **(Document No. 59)**

#### 5 Revenue Records, Survey Records and Endorsements:

- 5.1 We have been provided with the Record of Rights, Tenancy and Crops ("RTCs/Pahani") in respect of Survey No. 12 measuring 03 Acres 12 Guntas **(Document No. 60)** and it reflects as follows:

- 5.1.1 RTCs/Pahani for the period 1969-70 to 2019-20, reflects the land to be Neeraganti Inam land;
- 5.1.2 RTCs/Pahani for the period 2020-21 to 2021-22 reflects the name of 1. Mr. Munikrishnappa (son of Late Mr. Yallappa), 2. Mr. Yallappa (son of Late Mr. Mantalappa), 3. Mr. P. Rajappa (son of Late Mr. Pullappa), 4. Mr. M. Rajappa (son of Late Mr. Muniyallappa), 5. Mr. T. K. Muniyappa (son of Late Mr. Kaverappa), 6. Mrs. Rathnamma (wife of Late Mr. Longappa), 7. Mrs. Renukamma (wife of Late Mr. Nagappa), 8. Mr. S.P Balaji (son of Late Mr. Venkatappa) and 9. Mrs. Rathnamma (wife of Late Mr. Krishnappa) as joint occupants and as the cultivators. It refers to Entry No. MR H49/2020-21.
- 5.1.3 RTCs/Pahani for the period 2021-22 to 2023-24 reflects the name of KVS Infra Solutions represented by its partners Mr. Lohar Krishnappa (son of Mr. Ramanna) and Mr. G. N. Kiran Kumar (son of Late Mr. Y. Nagraj) as joint as joint occupants and It refers to Entry No. MR H58/2021-22 and T25/2022-23.
- 5.2 We have been provided with the Record of Rights, Tenancy and Crops (“**RTCs/Pahani**”) in respect of Survey No. 86 measuring 01 Acres 03 Guntas (**Document No. 61**) and it reflects as follows:
- 5.2.1 RTCs/Pahani for the period 1969-70 to 1973-1974, 1984-1985 to 2001-02, reflects the name of Mr. Munivenkatappa and Mr. Munikrishnappa as the joint holder of the land and Mr. Neeragunti Yellappa was the erstwhile holder of the land. The RTCs also refers as *inam land* and Entry No. IHC 1/1988-89;
- 5.2.2 RTCs/Pahani for the period 2002-2003 to 2014-15 reflects the name of Mr. Munivenkatappa and Mr. Munikrishnappa as the joint holder of the land.
- 5.2.3 RTCs/Pahani for the period 2015-16 to 2021-22, reflects the name of Mr. Nagappa (son of Mr. Muniyellappa) as the holder of the land. The RTCs refers to MR H45/2015-16;
- 5.2.4 RTCs/Pahani for the period 2022-23, 2023-24, reflects the name of KVS Infra Solutions as the holder of the land.
- 5.3 Moola Tippani dated 15.12.1956 issued in respect of Survey No. 12 (Old No. 35), indicates the shape of the land bearing Survey No. 12. Further it reflects 1. Mr. Sanbuga and 2. Mr. Yellappa to be the holder thereof. (**Document No. 62**)
- 5.4 We have been provided with the reclassification book dated 29.12.1996 in respect of Survey No. 12 (Old No. 35), indicates 1. Mr. Sanbuga and Mr. Yellappa to be the holder thereof. (**Document No. 63**)

- 5.5 Revision Settlement Akarbandh in respect of Survey No. 12 reflecting the total extent of the land to be 03 Acres 12 Guntas with no kharab therein **(Document No.64)**
- 5.6 Moola Tippani issued in respect of Survey No. 86 indicates the original shape of Sthe land **(Document No. 65)** It further records the name of Mr. Neeragunti Yellappa as the karda and the name of Mr. Thoti Munishami has been rounded off.
- 5.7 Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 86 reflects the total extent of land to be 1 Acre 3 Guntas indicating no kharab therein **(Document No. 66)**
- 5.8 On review of online village map, we note that there is a pathway passing on the western side of Survey No. 12, However the RTC's does not reflect Kharab in the said land, in this regard, please clarify if any land is reserved for the same, further we note that eastern side of Survey No. 86 is road.;
- 5.9 On review of Nil Tenancy Certificate dated 18.09.2021, bearing No. RD0038028190725 issued by the Tahsildar, Anekal Taluk, we understand that there are no tenancy applications or claims filed/pending under Form No. 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 in respect of the Survey No. 12, measuring 03 Acres 12 Guntas **(Document No.67)**.
- 5.10 On review of Nil Tenancy Certificate dated 18.09.2021 bearing No. RD0038028190726 issued by the Tahsildar, Anekal Taluk, we understand that there are no tenancy applications or claims filed/pending under Form No. 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 in respect of the Survey No. 86, measuring 01 Acre 03 Guntas. **(Document No.68)**.
- 5.11 Endorsement bearing No. PTCL/CR(A)1283/2014-15 dated 01.12.2014 issued by the Assistant Commissioner, Bangalore South Taluk confirming that there are no proceedings initiated/pending under Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, in respect of Survey No. 86, measuring 01 Acre 03 Guntas and Survey No. 12 measuring 3 Acres 12 Guntas **(Document No. 69)**.
- 5.12 *We have not been provided with the Endorsements issued by the jurisdictional Planning Authority, Karnataka Housing Board, Karnataka Industrial Areas Development Board, to the effect that the Schedule Property has not been acquired or notified for acquisition for any of their projects as on date. Hence, we are unable to ascertain whether the Schedule Property has been acquired for any of their projects.*

6 **Conversion Status and Zoning:**



- 6.1 KVS Infra Solutions have made an application for conversion of Survey 12, measuring 03 Acres 12 Guntas and Survey No. 86 measuring 1 Acre 3 Guntas i.e. Item Nos.1 and 2 into non-agricultural purpose.
- 6.2 Official Memorandum dated 13.06.2023, bearing No. 502796, issued by the Deputy Commissioner, Bengaluru under Section 95 of the Karnataka Land Revenue Act, 1964 grants permission to convert land bearing Survey 12, measuring 03 Acres 12 Guntas (“**Item No. 1**”) into Group housing/Apartment- Residential purpose. (**Document No. 70**)
- 6.3 Official Memorandum bearing No. 502795 dated 13.06.2023 issued by the Deputy Commissioner, Bengaluru under Section 95 of the Karnataka Land Revenue Act, 1964, grants permission to convert the land in Survey No. 86 measuring 1 Acre 3 Guntas (“**Item No. 2**”) into Group housing/Apartment-Residential purpose (**Document No. 51**). Entry No. MR T25/2022-23 made in the Mutation Register records the aforementioned conversion order (**Document Nos. 71 and 72**)
- 6.4 We have been provided with the Commencement Certificate bearing No. BDA/Nayona/CLU-266/22-23/168/2023-24 dated 19.04.2023 issued by the Bangalore Development Authority granting permission to change of land use from agricultural to non-agricultural residential use under the provisions of 14A of Karnataka Town and Country Planning Authority Act, 1961 (**Document No. 73**).
- 6.5 Letter bearing No. BDA/Nayona/ALC-05/312/2023-24 dated 19.05.2023 issued by the Bangalore Development Authority to the effect that to consider the commencement certificate only if there is an access to the Schedule Property (**Document No. 74**)

## **7 Khata and Property Taxes:**

- 7.1 We have reviewed E-Khata (form 11B) issued by Panchayathi Raj in respect of Survey No. 12, Property No. 150200101600520109 in the name of M/s KVS Infra Solutions represented by partner Mr. Lohar Krishnappa (son of Mr. Ramanna) and Mr. G. N. Kiran Kumar (son of Late Y Nagaraj) (**Document No. 75**).
- 7.2 We have reviewed E-Khata (form 11B) issued by Panchayathi Raj in respect of Survey No. 86, Property No. 150200101600520110 in the name of M/s KVS Infra Solutions represented by partner Mr. Lohar Krishnappa (son of Mr. Ramanna) and Mr. G. N. Kiran Kumar (son of Late Y Nagaraj) (**Document No. 76**).
- 7.3 *We have not been provided with the tax paid receipts issued in respect of Item Nos. 1 and 2. However, we have been provided with challan reflecting the payment for Tax in respect of Schedule property.*

## 8 Charges and Encumbrances:

### Survey No.12

8.1 Encumbrance Certificate dated 21.04.2022 bearing S.A. No. 1067/2022-23 (**Document No. 77**), for the period from 01.04.1950 to 31.03.2004, in respect of the Survey No. 12 reflects as follows:

- 8.1.1 Absolute Sale Deed dated 19.04.1973, registered as Document No. 200/73-74;
- 8.1.2 Absolute Sale Deed dated 14.05.1973, registered as Document No. 389/73-74;

*[AL Note: We note that the document number of Sale deed dated 14.05.1973 is wrongly reflected as '389' instead of '589'.]*

8.2 Encumbrance Certificate dated 23.04.2023 bearing S.A. No. 1736/23-24 (**Document No.78**), for the period from 01.04.2004 to 25.04.2023, in respect of the Survey No. 12 reflects as follows:

- 8.2.1 Confirmation Deed dated 27.02.2023, registered as Document No. SRJ-1-09883-2022-23;
- 8.2.2 Confirmation Deed dated 16.07.2022, registered as Document No. SRJ-1-03359-2022-23;
- 8.2.3 Confirmation Deed dated 18.05.2022, registered as Document No. SRJ-1-01448-2022-23;
- 8.2.4 Confirmation Deed dated 24.03.2022, registered as Document No. SRJ-1-00654-2022-23;
- 8.2.5 Confirmation Deed dated 24.03.2022, registered as Document No. SRJ-1-00652-2022-23;
- 8.2.6 Confirmation Deed dated 24.03.2022, registered as Document No. SRJ-1-00651-2022-23;
- 8.2.7 Confirmation Deed dated 23.03.2022, registered as Document No. SRJ-1-00648-2022-23;
- 8.2.8 Confirmation Deed dated 22.03.2022, registered as Document No. SRJ-1-00647-2022-23;
- 8.2.9 Confirmation Deed dated 21.03.2022, registered as Document No. SRJ-1-00637-2022-23;

- 8.2.10 Confirmation Deed dated 21.03.2022, registered as Document No. SRJ-1-00636-2022-23;
- 8.2.11 Confirmation Deed dated 19.03.2022, registered as Document No. SRJ-1-00634-2022-23;
- 8.2.12 Confirmation Deed dated 19.03.2022, registered as Document No. SRJ-1-00630-2022-23);
- 8.2.13 Sale Deed dated 04.03.2022, registered as Document No. SRJ-1-00619-2022-23;
- 8.2.14 Agreement of Sale dated 04.04.2016, registered as Document No. ABL-1-00055-2016-17; and
- 8.2.15 Agreement of Sale dated 28.04.2015, registered as Document No. BSK-1-01156-2015-16;
- 8.3 Encumbrance Certificate dated 19.03.2024, bearing S. A No. 23498/23-24, issued in respect of the land bearing Survey No. 86 (**Document No. 79**) for the period from 01.04.1960 to 31.03.2004 reflects no transactions during the period.
- 8.4 Encumbrance Certificate issued in respect of the land bearing Survey No. 86 (**Document No. 80**) for the period from 01.04.2004 to 25.04.2023 reflects as follows:
- 8.4.1 Confirmation Deed dated 27.02.2023 registered as Document No. SRJ-1-09883-2022-23;
- 8.4.2 Confirmation Deed dated 16.07.2022 registered as Document No. SRJ-1-03359-2022-23;
- 8.4.3 Confirmation Deed dated 18.05.2022 registered as Document No. SRJ-1-01448-2022-23;
- 8.4.4 Confirmation Deed dated 24.03.2022 registered as Document No. SRJ-1-00654-2022-23;
- 8.4.5 Confirmation Deed dated 24.03.2022 registered as Document No. SRJ-1-00652-2022-23;
- 8.4.6 Confirmation Deed dated 24.03.2022, registered as Document No. SRJ-1-00651-2022-23;
- 8.4.7 Confirmation Deed dated 23.03.2022, registered as Document No. SRJ-1-00648-2022-23;
- 8.4.8 Confirmation Deed dated 22.03.2022, registered as Document No. SRJ-1-00647-2022-23;
- 8.4.9 Confirmation Deed dated 21.03.2022, registered as Document No. SRJ-1-00637-2022-23;
- 8.4.10 Confirmation Deed dated 19.03.2022, registered as Document No. SRJ-1-00634-2022-23;

- 8.4.11 Confirmation Deed dated 21.03.2022, registered as Document No. SRJ-1-00636-2022-23;
- 8.4.12 Confirmation Deed dated 19.03.2022, registered as Document No. SRJ-1-00630-2022-23;
- 8.4.13 Sale Deed dated 04.03.2022, registered as Document No. SRJ-1-00619-2022-23;
- 8.4.14 Confirmation Deed dated 22.07.2015, registered as Document No. BSK-1-04159-2015-16;
- 8.4.15 Sale Deed dated 28.04.2015, registered as Document No. BSK-1-01160-2015-16;
- 8.4.16 Sale deed dated 17.03.2016, registered as Document No. ABL-1-07479-2015-16;
- 8.4.17 Agreement to Sell dated 28.07.2017, registered as Document No. SRJ-1-01696-2017-18;
- 8.4.18 Agreement to Sell dated 04.04.2016, registered as Document No. ABL-1-0005-2016-17.
- 8.5 Encumbrance Certificate issued in respect of the land bearing Survey No. 12 for the period from 01.04.2004 to 19.03.2024 reflects as follows:
- 8.5.1 Consent Deed dated 27.02.2023 registered as Document No. SRJ-1-09883-2022-23;
- 8.5.2 Consent Deed dated 16.07.2022, registered as Document No. SRJ-1-03359-2022-23;
- 8.5.3 Consent deed dated 18.05.2022 registered as Document No. SRJ-1-01448-2022-23;
- 8.5.4 Consent Deed dated 24.03.2022 registered as Document No. SRJ-1-00652-2022-23;
- 8.5.5 Consent Deed dated 24.03.2022 registered as Document No. SRJ-1-00651-2022-23;
- 8.5.6 Confirmation Deed dated 23.03.2022 (registered on 25.04.2022) as Document No. SRJ-1-00648-2022-23;
- 8.5.7 Confirmation Deed dated 22.03.2022 registered as Document No. SRJ-1-00647-2022-23;
- 8.5.8 Confirmation Deed dated 21.03.2022 registered as Document No. SRJ-1-00637-2022-23;
- 8.5.9 Confirmation Deed dated 21.03.2022 registered as Document No. SRJ-1-00636-2022-23;
- 8.5.10 Confirmation Deed dated 19.03.2022 registered as Document No. SRJ-1-00634-2022-23;



- 8.5.11 Confirmation Deed dated 19.03.2022 registered as Document No. SRJ-1-00630-2022-23;
- 8.5.12 Sale Deed dated 04.03.2022 registered as Document No. SRJ-1-00619-2022-23;
- 8.5.13 Agreement to Sell dated 28.07.2017 registered as Document No. SRJ-1-01696-2017-18;
- 8.5.14 Agreement of Sale dated 04.04.2016 registered as Document No. ABL-1-0055-2016-17;
- 8.5.15 Sale deed dated 17.03.2016, registered as Document No. ABL-1-07479-2015-16;
- 8.5.16 Confirmation Deed dated 22.07.2015, registered as Document No. BSK-1-04159-2015-16;
- 8.5.17 Sale Deed dated 22.04.2015, registered as Document No. BSK-1-01160-2015-16, as referred to hereinabove (**Document No. 81**).
- 8.6 Encumbrance Certificate issued in respect of the land bearing Survey No. 86 for the period from 01.04.2004 to 19.03.2024 reflects as follows
- 8.6.1 Consent Deed dated 27.02.2023 registered as Document No. SRJ-1-09883-2022-23;
- 8.6.2 Consent Deed dated 16.07.2022 registered as Document No. SRJ-1-03359-2022-23;
- 8.6.3 Consent deed dated 18.05.2022 registered as Document No. SRJ-1-01448-2022-23;
- 8.6.4 Consent Deed dated 24.03.2022 registered as Document No. SRJ-1-00652-2022-23;
- 8.6.5 Consent Deed dated 24.03.2022 registered as Document No. SRJ-1-00651-2022-23;
- 8.6.6 Confirmation Deed dated 23.03.2022 (registered on 25.04.2022) as Document No. SRJ-1-00648-2022-23;
- 8.6.7 Confirmation Deed dated 22.03.2022 registered as Document No. SRJ-1-00647-2022-23;
- 8.6.8 Confirmation Deed dated 21.03.2022 registered as Document No. SRJ-1-00637-2022-23;
- 8.6.9 Confirmation Deed dated 21.03.2022 registered as Document No. SRJ-1-00636-2022-23;
- 8.6.10 Confirmation Deed dated 19.03.2022 registered as Document No. SRJ-1-00634-2022-23;
- 8.6.11 Confirmation Deed dated 19.03.2022 registered as Document No. SRJ-1-00630-2022-23;

- 8.6.12 Sale Deed dated 04.03.2022 registered as Document No. SRJ-1-00619-2022-23;
- 8.6.13 Agreement to Sell dated 28.07.2017 registered as Document No. SRJ-1-01696-2017-18;
- 8.6.14 Agreement of Sale dated 04.04.2016 registered as Document No. ABL-1-0055-2016-17;
- 8.6.15 Sale deed dated 17.03.2016, registered as Document No. ABL-1-07479-2015-16;
- 8.6.16 Confirmation Deed dated 22.07.2015, registered as Document No. BSK-1-04159-2015-16;
- 8.6.17 Sale Deed dated 22.04.2015, BSK-1-01160-2015-16, as referred to hereinabove (**Document No. 82**).

### *Mortgages*

- 8.1 We have been informed that there are no mortgages (including equitable mortgage), encumbrance or charge created, including those that have been pending/ disposed off/ satisfied as on date in respect of the Schedule Property.

### **9 Approvals and No Objection Certificates:**

- 9.1 Consent for Establishment dated 27.07.2023 bearing Order No. CTE-124258 PCB ID: 166328 (**Document No. 83**), we understand that the Karnataka State Pollution Control Board issued its consent for the construction of the proposed row houses having 72 numbers.
- 9.2 No Objection Certificate dated 04.08.2023 bearing No. EEE/CDP/AEE/AE(T)2023-24/4691-92 issued by Bangalore Electricity Supply Company Limited in favour of KVS Infra Solutions stating that they have no objection to supply electricity to the proposed residential building (**Document No. 84**).
- 9.3 Approval Letter dated 27.06.2023 bearing No. CR/09/2023-24 issued by the Panchayathi Development Authority, Neriga Grama Panchayati stating that the water facilities shall be provided for utilisation of lands in Survey Nos. 12 and 86 (**Document No. 85**).
- 9.4 Sanction Letter and Sanction Plan both dated 13.05.2024 bearing No. BDA/NM/AS/AA-01/TS4/Pu/10/2024-25 issued by the Bangalore Development Authority (**Document No. 86 and 87**) has granted permission to construct residential villas consisting of 70 villas with slit +ground floor+ 2 upper floors to be developed on the land bearing Survey Nos.

12 measuring 3 Acres 12 Guntas and 86 measuring 1 Acre 3 Guntas totally measuring 4 Acres 15 Guntas. The validity of the sanction letter till 13.04.2026.

**10 RERA Certificate:**

*We have not been provided with the RERA Certificate issued in respect of the Schedule Property and have been given to understand that RERA is still pending in respect thereof*

**11 Litigation Search:**

- 11.1 We note that there are no litigations filed or pending in respect of the Schedule Property.
- 11.2 We have conducted a limited online search for last three years in the name of M/s. KVS Infra Solution. However, we have not found any litigation pending/disposed of, apart from the one mentioned in the report. However, an online search is not comprehensive and hence not conclusive. A physical search in the jurisdictional court registries has not been conducted. We recommend that adequate indemnities be obtained in this regard in respect of the Schedule Property.

**12 Inspection of Originals and Public Notice:**

- a. We have carried out the inspection of original documents in respect of the Schedule Property and the same is detailed in Paragraph 03 of this report.
- b. We recommend that a public notice be issued in English and in vernacular newspapers before entering into definitive documents.

**13 Opinion:**

Based on a review of the above-mentioned documents and clarifications provided and subject to our observations made above and further qualifications below, we are of the opinion that:

- a. M/s. KVS Infra Solution is the owner having valid and marketable title to the Schedule property i.e., land bearing Survey No. 12 measuring 3 Acre 12 Guntas and 86 measuring 1 Acre 3 Guntas situated at Nekkundi Dommmasandra Village, Sarjapur Hobli, Anekal Taluk, Bengaluru Urban District
- b. M/s. KVS Infra Solution have entered into registered Development Agreement dated 22.01.2024 with M/s Vaishno Ventures agreeing to develop the Schedule Property into residential row houses/villas. M/s. Vaishno Venture have:

- I. Valid and subsisting development rights and



- II. 64% of the Net Sales of the saleable area in the project to be developed on the Schedule Property (“Developer’s Revenue Share”)

**14 Qualifications:**

The scope of our review and of this Report is subject to the following limitations:

- a. While performing the review, we have been provided with the documents pertaining to the property bearing Survey No.12 measuring 3 Acres 12 Guntas and 86 measuring 1 Acre 3 Guntas situated at Nekkundi Dommmasandra Village, Sarjapur Hobli, Anekal Taluk, Bengaluru Urban District;
- b. While performing the review, we have assumed the: (a) genuineness of all signatures; (b) accuracy and correctness of all information/representations provided/made to us, including the facts that are mentioned in agreements, executed copies of documents and government records; (c) authenticity of copies of all documents submitted to us as originals; (d) conformity of the copies or extracts submitted to us with the originals thereof; (e) correctness of all information provided to us in respect of the litigations in respect of the Schedule Property including the fact that no appeals or revisions have been filed in respect of the relevant suits/litigations; and (f) compliance with all legal requirements by the parties concerned with the Schedule Property;
- c. We have only examined issues pertaining to the ownership of the Schedule Property and have not examined issues pertaining to: (a) approvals from various statutory/regulatory authorities for construction, development and/or occupation of the Schedule Property; (b) business, regulatory and financial issues of the present or previous owners of the Schedule Property; and (c) other matters that do not directly affect the ownership of the Schedule Property;
- d. For the purposes of this Report, we have relied upon the provisions of relevant statutes and applicable judicial pronouncements as applicable in the Union of India in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Report;
- e. We have assumed that there are no outstanding/dues payable by the present/ previous owners of the property to any government/statutory authority (including any tax/cess dues) or local body and that the property is not subject to any charge, attachment, proceeding or claim for any amount due or payable including under applicable laws;

- f. Our Maximum liability in relation to this Report shall not exceed the professional fees received by us under the engagement under which this Report has been issued;
- g. Our observations in this Report are limited to issues and risks arising from a legal perspective in relation to the title to the said Schedule Property, as analysed by us from the information and documents furnished to us. We have not conducted an independent verification of such information or documents, other than as expressly indicated in the relevant parts of this Report;
- h. While preparing the report we have not inspected the Schedule Property and assume the Client has ascertained the location of the Schedule Property;
- i. This Report does not constitute a recommendation to the Lender with respect to consummation of the proposed lending transaction with the Borrower.
- j. This Report will not be binding on any government or governmental authority or any court or tribunal which may take a contrary view on the subject or which may have to be independently satisfied notwithstanding anything contained in this Report;
- k. The Report is confined to the matters stated herein and it is not to be read as extending to any other matter, by implication or otherwise. This Report has been prepared based on the instructions provided to us by our Client and shall not be relied upon by any other Person without obtaining our prior consent in writing.

Yours faithfully,

  
  
Mr. Vishal Bhat.

Partner  
Anoma Legal  
Advocates

Date: April 24, 2024

Place: Bengaluru