

# ISHA LAW CHAMBERS LLP

(Advocates & Solicitors)

BAYYA REDDY.M

#101, 2<sup>nd</sup> Floor, Sri Manjunatha Complex, 22<sup>nd</sup> Main, BSK 2<sup>nd</sup> Stage,  
Opp : Banashankari BDA Complex, Bengaluru-560070

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To,

Date: 14/02/2025

1. **SRI.MEDA SREEDHAR**
2. **SMT.MEDA SUMA SREEDHAR**

Office at: Sumo Solitaire, No.14,  
37<sup>th</sup> A Cross, 1<sup>st</sup> Main Road,  
Jayanagar 8<sup>th</sup> Block, Bengaluru - 560 070

Ref: All that piece and parcel of the vacant undeveloped residential land measuring 4 Acres 8 Guntas in Sy.No.118/263 (Old Sy.No.3), Panchayath Khatha Nos.359/359 (PID No.150200200900400385), 360/360 (PID No.150200200900400386), 361/361 (PID No.150200200900400387), 426/426 (PID No.150200200900400451), 427/427 (PID No.150200200900400452), 428/428 (PID No.150200200900400453) & 432/432/1 (PID No.150200200900400457), situated at Navarathna Agrahara Village, Jala Hobli, Bangalore North Taluk (previously Devanahalli Taluk), Bangalore Urban District, within the administrative jurisdiction of Doddajala Village Panchayathi.

Sir/Madam,

As desired by you, I have scrutinised the photocopies of the title deeds and documents furnished by you with respect to the above referred property. My opinion in this regard is enclosed herewith.

Thanking you,


BAYYA REDDY. M  
Advocate

## PROPERTY

All that piece and parcel of the vacant undeveloped residential land measuring 4 Acres 8 Guntas in Sy.No.118/263 (Old Sy.No.3), Panchayath Khatha Nos.359/359 (PID No.150200200900400385), 360/360 (PID No.150200200900400386), 361/361 (PID No.150200200900400387), 426/426 (PID No.150200200900400451), 427/427 (PID No.150200200900400452), 428/428 (PID No.150200200900400453) & 432/432/1 (PID No.150200200900400457), situated at Navarathna Agrahara Village, Jala Hobli, Bangalore North Taluk (previously Devanahalli Taluk), Bangalore Urban District, within the administrative jurisdiction of Doddajala Village Panchayathi (Captioned Property) and bounded as follows :

- East by : Road leading to Sadahalli Village;  
West by : Land bearing Khatha No.432, belonging to Smt.Vandana Gupta;  
North by : Land belonging to Sri.Tejmal P Jain, Sri.Mohanlal V Gundesh and Sri.Bhawarlal P Jain;  
South by : Road.

List of the photocopies of the title deeds and documents furnished by you :

Sl.No.	Date	Particulars
1.	20/09/1982	Order of the Land Tribunal, Devanahalli Taluk in case No:LRF(INA)272/1980-81.
2.	23/09/1982	Endorsement issued by the Special Tahasildar, Land Reforms, Devanahalli Taluk to Sri.K.Srinivasa Murthy S/o Sri.M.Kempaiah registering him as an occupant of the land measuring (i) 13 Acres 20 Guntas, (ii) 05 Acres and (iii) 02 Acres 20 Guntas, in all ad-measuring 21 Acres in Sy.No.3 of Navarathna Agrahara Village.



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3.	Village map of Navarathnaagrahara.	
4.	RTCs for the years: i. 1983-84 to 1988-89 with respect to Sy.No.3; ii. 1988-89 to 2000-01 with respect to Sy.No.118; iii. 2001-02 with respect to Sy.No.118/263; iv. 2023-24 with respect to Sy.No.118/3, 118/7, 118/8, 118/9, 118/10, 118/11 & 118/12; v. 2023-24 with respect to Sy.No.118/7, 118/8, 118/9, 118/11 & 118/12.	
5.	30/09/1982	Absolute Sale Deed executed by Sri.K.Srinivasa Murthy in favour of Sri.T.S.Venkataraman S/o Sri.Srikantaiah, registered as document No.820/1982-83, in Book-1, in the Office of the Sub- Registrar, Devanahalli.
6.	Extract of RR No.522.	
7.	23/04/1984	Absolute Sale Deed executed by Sri.T.S.Venkataraman in favour of Sri.S.N.Prasanna Kumar S/o Sri.S.Nanjaiah Setty, registered as document No.82/1984-85 in Book-1, in the Office of Sub-Registrar, Devanahalli.
8.	Extract of MR No.14/1983-84.	
9.	Index of lands.	
10.	Plaint, impleading application, order sheet and decree in O.S.No.637/1996.	
11.	29/04/2002	Sale Deed executed by Sri.S.N.Prasanna Kumar in favour of Sri.P.Venkoba Yadav S/o Sri.Venkappa, registered as document No.938/2002-03, in CD No.YNK09, in the Office of the Sub-Registrar, Yelahanka, Bangalore.
12.	Extract of MR No.9/2002-03.	



13.	17/02/2004	Endorsements issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that there are no cases filed under Section 79A & B of LRF Act 1961 with respect to Sy.No.118.
14.	17/02/2004	Endorsements issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, confirming that there are no cases filed under PTCL Act 1978 with respect to Sy.No.118.
15.	24/03/2004	Official Memorandum bearing No.BDS/ALN/SR(NA)200/2003-04 issued by the Special Deputy Commissioner, Bangalore District.
16.	29/04/2002	Sale Deed executed by Sri.S.N.Prasanna Kumar in favour of Sri.Shanta Gouda C Biradar S/o Sri.Channabasappa, registered as document No.934/2002-03, stored in CD No.YNK09, in the Office Sub-Registrar, Yelahanka, Bangalore.
17.	Extract of MR No.11/2002-03.	
18.	24/03/2004	Official Memorandum bearing No.BDS/ALN/SR(NA) 199/2003-04 issued by the Special Deputy Commissioner, Bangalore District.
19.	29/04/2002	Sale Deed executed by Sri.S.N.Prasanna Kumar in favour of Sri.Amara Gundappa Meti S/o Sri.Adappa Meti, registered as document No.940/2002-03, stored in CD No.YNK09, in the Office of the Sub-Registrar, Yelahanka, Bangalore.
20.	Extract of MR No.13/2002-03.	
21.	24/03/2004	Official Memorandum issued by the Special Deputy Commissioner bearing


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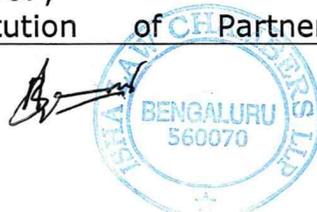
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		No.BDS/ALN/(NA)201/2003-04 Commissioner, Bangalore District
22.	29/04/2002	Sale Deed executed by Sri.S.N.Prasanna Kumar in favour of Sri.Shanta Gouda M Biradar S/o Sri.Madivalappa Gouda, registered as document No.941/2002-03, stored in CD No.YNK09, in the Office the Sub-Registrar, Yelahanka, Bangalore.
23.	Extract of MR No.17/2002-03.	
24.	24/03/2004	Official Memorandum bearing No.ALN/SR/(NA)203/2003-04 issued by the Special Deputy Commissioner, Bangalore District.
25.	29/04/2002	Sale Deed executed by Sri.S.N.Prasanna Kumar in favour of Sri.Mahadevappa Chandramappa Sindagi S/o Sri.Chandramappa Sindagi, registered as document No.937/2002-03, stored in CD No.YNK09, in the Office of the Sub-Registrar, Yelahanka, Bangalore.
26.	Extract of MR No.15/2002-03.	
27.	24/03/2004	Official Memorandum bearing No.BDS/ALN/(NA)197/2003-04, issued by the Special Deputy Commissioner, Bangalore District.
28.	Extract of MR No.25/2003-04.	
29.	29/04/2002	Sale Deed executed by Sri.S.N.Prasanna Kumar in favour of Sri.S.Gopal Naik S/o Sri.Mallappa Naik, registered as document No.935/2002-03, stored in CD No.YNK09, in the Office of the Sub-Registrar, Yelahanka, Bangalore.
30.	Extract of MR No.20/2002-03.	


31.	24/03/2004	Official Memorandum bearing No.BDS/ALN/SR/(NA) 196/2003-04 issued by the Special Deputy Commissioner, Bangalore District.
32.	29/04/2002	Sale Deed executed by Sri.S.N.Prasanna Kumar in favour of Sri.Raja Venkatappa Naik S/o late Sri.Raja Kumar Naik, registered as document No.926/2002-03, stored in CD No.YNK09 and registered in the Office the Sub Registrar, Yelahanka, Bangalore.
33.	Extract of MR No.14/2002-03.	
34.	24/03/2004	Official Memorandum bearing No.BDS/ALN/(NA)202/2003-04 issued by the Special Deputy Commissioner, Bangalore District.
35.	Order sheet in OS No.804/1996, on the file of the I Addl. Civil Judge, Bangalore District.	
36.	04/09/2000	Order of the Hon'ble High Court of Karnataka in WP Nos.21890/1997 and 25364-25384/1997 (LR) CW 384/1997 (LR).
37.	01/04/2003	Order of the Assistant Commissioner, Bangalore North Taluk in Case No.RA.11/2002-03.
38.	19/01/2004	Order of the Tahasildar, Bangalore North Taluk (Additional) in Case No.RRT (Dis) 45/2003-04.
39.	<p>Details of M/s Unique Projects India:</p> <p>i. Partnership Deed dated 06/09/2006;</p> <p>ii. Acknowledgment of Registration of Firm dated 03/11/2006 issued by the Registrar of Firms, Bangalore Urban District;</p> <p>iii. Reconstitution of Partnership Deed dated 01/01/2007;</p> <p>iv. Reconstitution of Partnership Deed dated</p>	



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	01/03/2008; v. Reconstitution of Partnership Deed dated 11/04/2008.	
40.	26/02/2007	Sale Deed executed by Sri.P.Venkoba Yadav and others in favour of M/s.Unique Projects India, registered as document No.YAN-1-27665/2006-07, stored in CD No.YAND277, in the Office of the Sub-Registrar, Yelahanka, Bangalore.
41.	26/02/2007	Sale Deed executed by Sri.Shanta Gouda C Biradar and others in favour of M/s. Unique Projects India, registered as document No.YAN-1-27671/2006-07, stored in CD No.YAND277, in the Office of the Sub-Registrar, Yelahanka, Bangalore.
42.	26/02/2007	Sale Deed executed by Sri.Amara Gundappa Meti and others in favour of M/s. Unique Projects India, registered as document No.YAN-1-27666/2006-07, stored in CD No.YAND277, in the Office of the Sub-Registrar, Yelahanka, Bangalore.
43.	26/02/2007	Sale Deed executed by Sri.Shanta Gouda M Biradar and others in favour of M/s. Unique Projects India, registered as document No.YAN-1-27664/2006-07, stored in CD No.YAND277 in the Office of the Sub-Registrar, Yelahanka, Bangalore.
44.	26/02/2007	Sale Deed executed by Sri.Mahadevappa Chandramappa Sindagi and others in favour of M/s. Unique Projects India, registered as document No.YAN-1-27673/2006-07, stored in CD No.YAND277, in the Office of the Sub-Registrar, Yelahanka, Bangalore.
45.	26/02/2007	Sale Deed executed by Sri.S Gopal Naik and others in favour of M/s. Unique Projects India, registered as document No.YAN-1-



		27672/2006-07, stored in CD No.YAND277, registered in the Office of Sub- Registrar, Yelahanka, Bangalore.
46.	26/02/2007	Sale Deed executed by Sri.Raja Venkatappa Naik and others in favour of M/s. Unique Projects India, registered as document No.YAN-1-27669/2006-07, stored in CD No.YAND277, in the Office of the Sub-Registrar, Yelahanka, Bangalore.
47.	28/02/2009	Exchange Deed entered into between M/s Unique Projects India represented by its Authorized signatory and Managing Partner Sri.Ramesh S Jannu and Smt.Thayamma W/o late Sri.B.Muniyappa & Smt.Sandhya Shanthakumar, W/o Dr.M.Shanthakumar, registered as document No.KRI-1-04653/2008-09, stored in CD No.KRID324, in the Office of Sub-Registrar, Krishnarajapuram, Bangalore.
48.		Memorandum of Association and Articles of Association of M/s.Rakesh Projects Private Limited.
49.	23/09/2009	Agreement of Sale entered into between Smt.Thayamma & Smt.Sandhya Shanthakumar & M/s Rakesh Projects Pvt. Ltd.
50.	02/11/2009	Absolute Sale Deed executed by Smt.Thayamma & Smt.Sandhya Shanthakumar in favour of M/s Rakesh Projects Pvt. Ltd, registered as document No.JAL-1-02196/2009-10, stored in CD No.JALD52, in the Office of the Sub-Registrar, Jala, Bangalore.
51.	08/12/2011	Memorandum of Deposit of Title Deeds executed by M/s Rakesh Projects Pvt. Ltd., in favour of Bank of India, registered as document No.KCH-1-03787/2011-12, stored



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		in CD No.KCHD77, in the Office of the Sub-Registrar, Kacharakanahalli, Bangalore.
52.	28/03/2012	Discharge deed executed by Bank of India in favour of M/s Rakesh Projects Pvt. Ltd, registered as document No. KCH-1-05671/2011-12, stored in CD No.KCHD96, in the Office of the Sub-Registrar, Kacharakanahalli, Bangalore.
53.	19/07/2012	Official Gazette of the Government of Karnataka.
54.	20/10/2012	Memorandum of Deposit of Title Deeds executed by M/s Rakesh Projects Pvt. Ltd in favour of Dena Bank, registered as document No.KCH-1-03708/2012-13, stored in CD No.KCHD113, in the Office of the Sub-Registrar, Kacharakanahalli, Bangalore.
55.	28/09/2013	Discharge Deed executed by Dena Bank in favour of M/s Rakesh Projects Pvt. Ltd registered as document No.KCH-1-03661/2013-14, stored in CD No.KCHD148, in the Office of the Sub-Registrar, Kacharakanahalli, Bangalore.
56.	26/03/2014	Memorandum of Deposit of Title Deeds executed by M/s Rakesh Projects Pvt. Ltd., in favour of Dena Bank, registered as document No.KCH-1-00376-2014-15, stored in CD No.KCHD166, in the Office of the Sub-Registrar, Kacharakanahalli, Bangalore.
57.	17/04/2018	Discharge Deed executed by Dena Bank in favour of M/s Rakesh Projects Pvt. Ltd registered as document No.GAN-1-00297/2018-19, stored in CD No.GAND307, in the Office of the Sub-Registrar, Gandhinagar, Bangalore.
58.	11/04/2018	Board Resolution of M/s Rakesh Project Pvt.


		Ltd.,.
59.	19/04/2018	Indenture of Absolute Sale executed by M/s Rakesh Project Pvt. Ltd., represented by its Managing Director Mr.Rajiv Kumar Jain and Director Mr.Sanjay Jain in favour of Mr.Meda Sreedhar S/o Sri.Meda Suryanarayana Setty and Mrs.Suma Sreedhar W/o Mr.Meda Sreedhar, registered as document No.GAN-1-00256/2018-19, stored in CD No.GNRD142, in the Office of the Sub-Registrar, Ganganagar, Bangalore.
60.	04/04/2020	E-Khatha issued by Doddajala Village Panchayati in the names of Mr.Meda Sreedhar and Mrs.Suma Sreedhar with respect to property bearing Nos.359/359 (PID No.150200200900400385), 360/360 (PID No.150200200900400386), 361/361 (PID No.150200200900400387), 426/426 (PID No.150200200900400451), 427/427 (PID No.150200200900400452), 428/428 (PID No.150200200900400453) & 432/432/1 (PID No.150200200900400457).
61.	04/05/2023	Property Tax paid receipts for the year 2023-24 & 2024-25.
62.	17/09/2009	Letter by the Member Secretary, BIAAPA, Devanahalli, to the Secretary, Doddajala Village Panchayati.
63.	06/06/2009	Extract of the meeting proceedings of the Doddajala Village Panchayati.
64.	04/11/2009	Letter by the Secretary, Doddajala Village Panchayati to Environmental Officer, Bangalore.
65.	16/12/2009	Letter by the Secretary, Doddajala Village Panchayati to M/s Rakesh Projects Pvt.Ltd.,.


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66.	07/10/2010	Letter by the Secretary, Doddajala Village Panchayati to Sri.Raja Venkatappa Naik confirming that the land measuring 1396.5 Sq.ft in Sy.No.118/262 (Old No.3) land is left for road widening.
67.	Title Opinion given by Sri.D.R.Ravishankar, Advocate, M/s Lex Nexus.	
68.	20/09/2024	Relinquishment Deed executed by Mr.Meda Sreedhar and Mrs.Suma Sreedhar in favour of Panchayath Development Officer, Doddajala Village Panchyathi, registered as document No.HBB-1-01715/2024-25, in the Office of the Sub-Registrar, Hebbala, Bengaluru.
69.	01/10/2024	Single Site Plan & Sanction letter issued by the Member Secretary and Joint Director of Town and Country Planning, Bengaluru International Airport Area Planning Authority, Devanahalli.
70.	Extract of MR No.T4/2016-17 & T6/2024-25.	
71.	01/10/2024	E-Khatha/Form 11 A issued by Doddajala Village Panchayathi in the names of Mr.Meda Sreedhar and Mrs.Suma Sreedhar.
72.	Encumbrance Certificates for the period from: i) 01/04/1972 to 31/07/1986 with respect to Sy.No.3; ii) 01/08/1986 to 22/03/2002 with respect to old Sy.No.3, New Sy.No.118; iii) 01/04/2002 to 31/03/2004 with respect to old Sy.No.3, New Sy.No.118/263; iv) 01/04/2004 to 19/11/2010 with respect to Sy.No.3, New Sy.No.118/263, measuring 13 Acres 20 Guntas; v) 20/11/2010 to 15/2/2012 with respect to Sy.No.3, new No.118/263, measuring 2 Acres out of 13 Acres 20 Guntas;	


	<p>vi) 01/04/2002 to 31/03/2006 with respect to old Sy.No.3, New Sy.No.118/263, measuring 20 Guntas;</p> <p>vii) 01/04/2002 to 31/03/2006 with respect to old Sy.No.3, New Sy.No.118/263, measuring 20 Guntas;</p> <p>viii) 01/04/2002 to 31/03/2006 with respect to old Sy.No.3, New Sy.No.118/263, measuring 20 Guntas;</p> <p>ix) 01/04/2002 to 31/03/2006 with respect to old Sy.No.3, New Sy.No.118/263, measuring 20 Guntas;</p> <p>x) 01/04/2002 to 31/03/2006 with respect to old Sy.No.3, New Sy.No.118/263, measuring 20 Guntas;</p> <p>xi) 01/04/2002 to 31/03/2006 with respect to old Sy.No.3, New Sy.No.118/263, measuring 20 Guntas;</p> <p>xii) 01/04/2004 to 29/05/2009 with respect to Sy.No.118/263, VP Khatha No.427, measuring 20 Guntas;</p> <p>xiii) 01/04/2004 to 29/05/2009 with respect to Sy.No.118/263, VP Khatha No.426, measuring 20 Guntas;</p> <p>xiv) 01/04/2004 to 29/05/2009 with respect to Sy.No.118/263, VP Khatha No.359, measuring 20 Guntas;</p> <p>xv) 01/04/2004 to 29/05/2009 with respect to Sy.No.118/263, VP Khatha No.360, measuring 20 Guntas;</p> <p>xvi) 01/04/2004 to 29/05/2009 with respect to Sy.No.118/263, VP Khatha No.361, measuring 20 Guntas;</p> <p>xvii) 01/04/2004 to 29/05/2009 with respect to Sy.No.118/263, VP Khatha No.432, measuring 20 Guntas;</p> <p>xviii) 01/04/2004 to 29/05/2009 with respect to Sy.No.118/263, VP Khatha No.428, measuring 20 Guntas;</p> <p>xix) 01/02/2007 to 05/07/2008 with respect to Sy.No.118/263, VP Khatha No.359, 361, measuring 20 Guntas;</p>
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BENGALURU  
560070

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	<p>xx) 01/02/2007 to 05/07/2008 with respect to Sy.No.118/263, VP Khatha No.432, measuring 20 Guntas;</p> <p>xxi) 01/04/2004 to 14/07/2008 with respect to Sy.No.118/263, VP Khatha No.361, measuring 20 Guntas;</p> <p>xxii) 01/04/2004 to 14/07/2008 with respect to Sy.No.118/263, VP Khatha No.426, measuring 20 Guntas;</p> <p>xxiii) 01/04/2004 to 14/07/2008 with respect to Sy.No.118/263, VP Khatha No.427, measuring 20 Guntas;</p> <p>xxiv) 01/04/2004 to 14/07/2008 with respect to Sy.No.118/263, VP Khatha No.432, measuring 20 Guntas;</p> <p>xxv) 01/04/2004 to 14/07/2008 with respect to Sy.No.118/263, VP Khatha No.360, measuring 20 Guntas;</p> <p>xxvi) 01/04/2004 to 14/07/2008 with respect to Sy.No.118/263, VP Khatha No.428, measuring 20 Guntas;</p> <p>xxvii) 01/04/2004 to 14/07/2008 with respect to Sy.No.118/263, VP Khatha No.359, measuring 20 Guntas;</p> <p>xxviii) 01/04/2012 to 25/03/2014 with respect to Sy.No.118/263, Khatha Nos.359, 360, 361, 426, 427, 428 &amp; 432/1;</p> <p>xxix) 20/10/2012 to 20/10/2012 with respect to Sy.No.118/263, Khatha Nos.359, 360, 361, 426, 427, 428 &amp; 432/1;</p> <p>xxx) 01/04/2004 to 15/11/2009, with respect to Sy.No.118/263, Khatha Nos.359, 360, 361, 426, 427, 428 &amp; 432/1;</p> <p>xxxi) 01/04/2011 to 29/03/2012 with respect to Sy.No.118/263, Khatha Nos.359, 360, 361, 426, 427, 428 &amp; 432/1;</p> <p>xxxii) 01/04/2004 to 11/04/2018 with respect to Sy.No.118/263, Khatha Nos.359, 360, 361, 426, 427, 428 &amp; 432/1;</p> <p>xxxiii) 01/04/2004 to 12/03/2025 with respect to Khatha Nos.359, 360, 361, 426, 427, 428 &amp; 432/1;</p> <p>xxxiv) 01/04/2004 to 12/03/2025 with respect to</p>
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Sy.No.118/7, 118/8, 118/11 & 118/12.
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**FLOW OF TITLE:**

On perusal of the documents furnished by you, it appears that:

1. All that piece and parcel of the vacant undeveloped residential land measuring 4 Acres 8 Guntas in Sy.No.118/263 (Old Sy.No.3), Panchayath Khatha No.359/359 (PID No.150200200900400385), 360/360 (PID No.150200200900400386), 361/361 (PID No.150200200900400387), 426/426 (PID No.150200200900400451), 427/427 (PID No.150200200900400452), 428/428 (PID No.150200200900400453) & 432/432/1 (PID No.150200200900400457), situated at Navarathna Agrahara Village, Jala Hobli, Bangalore North Taluk (previously Devanahalli Taluk), Bangalore Urban District (the Captioned Property herein), within the administrative jurisdiction of Doddajala Village Panchayathi was part of the land measuring (i) 13 Acres 20 Guntas, (ii) 05 Acres and (iii) 02 Acres 20 Guntas, in all ad-measuring 21 Acres in Sy.No.3 (the Larger Property), situated at Navarathna Agrahara Village, Jala Hobli, Bangalore North Taluk, was owned and possessed by one Sri.K.Srinivasa Murthy S/o Sri.M.Kempaiah.
2. The said Sri.K.Srinivasa Murthy having acquired the Larger Property vide an Order dated 20/09/1982 of the Land Tribunal, Devanahalli Taluk in case No:LRF(INA)272/1980-81. Subsequently, the Special Tahasildar for Land Reforms,


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Devanahalli Taluk, has issued an Endorsement dated 23/09/1982 to Sri.K.Srinivasa Murthy registering him as an occupant of the Larger Property.

3. Thereafter, the Khatha of the Larger Property registered in the name of the said Sri.K.Srinivasa Murthy, as is evident from the revenue records.
4. The said Sri.K.Srinivasa Murthy sold the land measuring 13 Acres 20 Guntas in Sy.No.3 (Said Land), to one of Sri.T.S.Venkataraman S/o Sri.Srikantiah vide an Absolute Sale Deed dated 30/09/1982, registered as document No.820/1982-83, in Book-1, in the Office of the Sub-Registrar, Devanahalli, pursuant to which the Khatha of the same transferred to his name as is evident from the extract of RR No.522.
5. Thereafter, the said Sri.T.S.Venkataraman sold the Said Land measuring 13 Acres 20 Guntas in Sy.No.3 to one Sri.S.N.Prasanna Kumar S/o Sri.S.Nanjaiah Setty vide an Absolute Sale Deed dated 23/04/1984, registered as document No.82/1984-85 in Book-1, in the Office of Sub-Registrar, Devanahalli. Subsequently, the Khatha of the Said Land transferred to the name of the said Sri.S.N.Prasanna Kumar vide MR No.14/1983-84.
6. Upon phodi of the land bearing Sy.No.3, the measures 13 Acres 02 Guntas and 18 Guntas of Kharab land assigned with new Sy.No.118/263 in the name of the said



Sri.S.N.Prasanna Kumar, as is evident from the revenue records.

7. The said Sri.S.N.Prasanna Kumar filed a suit against Mr.Ronald Coloso and six others for the relief of declaration and other consequential reliefs in OS No.637/1996 on the file of the Civil Judge (Senior Division), Bangalore Rural District. During the pendency of the said suit, Sri.S.N.Prasanna Kumar has sold the portions of the Said Land to various purchasers under following Sale Deeds:

- a) Land measuring 20 Guntas in Sy.No.118/263 in favour of Sri.P.Venkoba Yadav S/o Sri.Venkappa vide a Sale Deed dated 29/04/2002, registered as document No.938/2002-03, in CD No.YNK09, in the Office of the Sub-Registrar, Yelahanka, Bangalore;
- b) Land measuring 20 Guntas in Sy.No.118/263 in favour of Sri.Shanta Gouda C Biradar S/o Sri.Channabasappa vide a Sale Deed dated 29/04/2002, registered as document No.934/2002-03, stored in CD No.YNK09, in the Office Sub-Registrar, Yelahanka, Bangalore;
- c) Land measuring 20 Guntas in Sy.No.118/263 in favour of Sri.Amara Gundappa Meti S/o Sri.Adappa Meti, vide a Sale Deed dated 29/04/2002, registered as document No.940/2002-03, stored in CD No.YNK09, in the Office of the Sub-Registrar, Yelahanka, Bangalore;
- d) Land measuring 20 Guntas in Sy.No.118/263 in favour of Sri.Shanta Gouda M Biradar S/o Sri.Madivalappa Gouda vide a Sale Deed dated 29/04/2002, registered


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- as document No.941/2002-03, stored in CD No.YNK09,  
in the Office the Sub-Registrar, Yelahanka, Bangalore;
- e) Land measuring 20 Guntas in Sy.No.118/263 in favour  
of Sri.Mahadevappa Chandramappa Sindagi S/o  
Sri.Chandramappa Sindagi, vide a Sale Deed dated  
29/04/2002, registered as document No.937/2002-03,  
stored in CD No.YNK09, in the Office of the Sub-  
Registrar, Yelahanka, Bangalore;
- f) Land measuring 20 Guntas in Sy.No.118/263 in favour  
of Sri.S.Gopal Naik S/o Sri.Mallappa Naik vide a Sale  
Deed dated 29/04/2002, registered as document  
No.935/2002-03, stored in CD No.YNK09, in the Office  
of the Sub-Registrar, Yelahanka, Bangalore;
- g) Land measuring 02 Acres in Sy.No.118/263 was sold in  
favour of Sri.Raja Venkatappa Naik S/o late Sri.Raja  
Kumar Naik vide a Sale Deed dated 29/04/2002 and  
registered as document No.926/2002-03 in Book I,  
stored in CD No.YNK09, in the Office of the Sub-  
Registrar, Yelahanka, Bangalore;
8. The said Sri.P.Venkoba Yadav got his name mutated as the  
owner and kathedar of land measuring 20 Guntas in the  
concerned revenue records vide MR No.9/2002-03 and  
Sri.P.Venkoba Yadav has got the said land duly converted  
for non-agricultural residential purposes vide an Official  
Memorandum dated 24/03/2004 bearing  
No.BDS/ALN/SR(NA)200/2003-04 issued by Special Deputy  
Commissioner, Bangalore District.



9. The said Sri.Shanta Gouda C Biradar got his name mutated as the owner and katheddar of land measuring 20 Guntas in the concerned revenue records vide MR No.11/2002-03 and Sri.Shanta Gouda C Biradar has got the said land duly converted for non-agricultural residential purposes vide an Official Memorandum dated 24/03/2004 bearing No.BDS/ALN/SR(NA) 199/2003-04, issued by Special Deputy Commissioner, Bangalore District.
10. The said Sri.Amara Gundappa Meti got his name mutated as the owner and katheddar of land measuring 20 Guntas in the concerned revenue records vide MR No.13/2002-03 and Sri.Amara Gundappa Meti has got the said land duly converted for non-agricultural residential purposes vide an Official Memorandum dated 24/03/2004, bearing No.BDS/ALN/(NA)201/2003-04, issued by the Special Deputy Commissioner.
11. The said Sri.Shanta Gouda M Biradar got his name mutated as the owner and katheddar of land measuring 20 Guntas in the concerned revenue records vide MR No.17/2002-03 and Sri.Shanta Gouda M Biradar has got the said land duly converted for non-agricultural residential purposes vide an Official Memorandum dated 24/03/2004 bearing No.ALN/SR/(NA)203/2003-04 issued by Special Deputy Commissioner, Bangalore District.
12. Sri.Mahadevappa Chandramappa Sindagi got his name mutated as the owner and katheddar of land measuring 20 Guntas in the concerned revenue records vide MR


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No.15/2002-03 and Sri.Mahadevappa Chandramappa Sindagi has got the said land duly converted for non-agricultural residential purposes vide an Official Memorandum dated 24/03/2004 bearing No.BDS/ALN/(NA)197/2003-04 issued by Special Deputy Commissioner, Bangalore District.

13. Sri.S.Gopala Naik got his name mutated as the owner and kathedar of land measuring 20 Guntas in the concerned revenue records vide MR No.20/2002-03 and Sri.S.Gopala Naik has got the said land duly converted for non-agricultural residential purposes vide an Official Memorandum dated 24/03/2004 bearing No.BDS/ALN/SR/(NA) 196/2003-04 issued by Special Deputy Commissioner, Bangalore District.

14. The said Sri.Raja Venkatappa Naik got his name mutated as the owner and kathedar of land measuring 02 Acres in the concerned revenue records vide MR No.14/2002-03 and Sri.Raja Venkatappa Naik has got the said land duly converted for non-agricultural residential purposes vide an Official Memorandum dated 24/03/2004 vide No:BDS/ALN/(NA)202/2003-04 issued by Special Deputy Commissioner, Bangalore District.

15. The owners of the land in Sy.No.118/263 who have purchased the property from Sri.S.N.Prasanna Kumar have filed Impleading applications in OS No.637/1996 and they have been impleaded as Plaintiffs in place of the original plaintiff Sri.S.N.Prasanna Kumar and the Plaint was


amended and subsequently the above suit was compromised, wherein it was declared that the impleaded Plaintiffs are the absolute owners of the properties purchased by them and Injunction order was passed against the contesting Defendants from interfering with the peaceful possession and enjoyment of the properties belonging to the Plaintiffs and a Decree dated 20/09/2003 was accordingly drawn.

16. During the pendency of the above suit, Smt.Muniyamma and eighteen others have filed a suit against Sri.S.N.Prasanna Kumar in OS No.804/1996, on the file of the I Addl. Civil Judge, Bangalore District, for the relief of declaration and other consequential reliefs and the said suit was contested by the Defendant Sri.S.N.Prasanna Kumar and the said suit was dismissed for non-prosecution on 18/04/2002 and the said order of dismissal was not challenged by the Plaintiffs and they did not initiate any action for restoration of the suit and thereby, the order of dismissal dated 18/04/2002 has reached its finality.

17. It appears that, Sri.Anjanappa and twenty one others have filed Writ Petitions in WP Nos.21890/1997 and 25364-25384/1997 (LR) CW 384/1997 (LR), against the State of Karnataka and six others and Sri.T.S.Venkataraman (the Vendor of Sri.S.N.Prasanna Kumar) and Sri.S.N.Prasanna Kumar were made as Sixth and Seventh Respondents in the above Writ Petitions, to quash the order dated 20/09/1982 in case No:LRF(INA)272/1980-81, passed by the Land


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Tribunal Devanahalli Taluk and the said Writ Petitions came to be dismissed with costs by a considered order dated 04/09/2000 and the said order was not challenged by the Writ Petitioners and thereby the Order dated 20/09/1982 passed by the Land Tribunal Devanahalli Taluk has been upheld and reached its finality.

18. Thereafter, the said Sri.S.N. Prasanna Kumar had filed a case in RA No.11/2002-03 on the file of the Assistant Commissioner, Bangalore North Taluk, challenging the order dated 22/11/2001 passed in MR No.1/2001-02 against the Village Accountant and others and the said appeal was allowed on 01/04/2003, directing the Tahasildar to dispose off the matter afresh in accordance with law and the Tahasildar took the case on file for fresh disposal and the Tahasildar passed a considered order dated 19/01/2004 and upheld the contentions of Sri.S.N.Prasanna Kumar and as well as his transferees under various Sale Deeds.

19. M/s. Unique Projects India is a Partnership Firm constituted by its Partners under the Indian Partnership Act, 1932 vide a Partnership Deed dated 06/09/2006 and the Firm was registered with the Registrar of Firms, Shivajinagar District, Bangalore vide Serial No.2078/2006-07 and the firm comprising of two partners namely, (i) Sri.Pratap Singh Bohra and (ii) Sri.Rajiv Kumar Jain and the Firm was reconstituted vide a Reconstitution of Partnership Deed dated 01/01/2007, by inducting (i) Sri.Sanjeev Reniwal and (ii) Sri.Rajesh N Agarwal.


20. The said M/s. Unique Projects India, a partnership firm, represented by its Managing Partner Sri.Rajiv Kumar Jain, has purchased land measuring 04 Acres 08 Guntas in Sy.No.118/263 (the Captioned Property herein), under the following sale deeds :

- a) converted land measuring 20 Guntas in Sy.No.118/263, from Sri.P.Venkoba Yadav and others vide a Sale Deed dated 26/02/2007 and registered as document No.YAN-1-27665/2006-07, stored in CD No.YAND277, in the Office of Sub Registrar, Yelahanka, Bangalore;
- b) converted land measuring 20 Guntas in Sy.No.118/263, from Sri.Shanta Gouda C Biradar and others vide a Sale Deed dated 26/02/2007, registered as document No.YAN-1-27671/2006-07, stored in CD No.YAND277, in the Office of Sub-Registrar, Yelahanka, Bangalore;
- c) converted land measuring 20 Guntas in Sy.No.118/263, from Sri.Amara Gundappa Meti and others vide a Sale Deed dated 26/02/2007, registered as document No.YAN-1-27666/2006-07, stored in CD No.YAND277, in the Office of Sub-Registrar, Yelahanka, Bangalore;
- d) converted land measuring 20 Guntas in Sy.No.118/263, from Sri.Shanta Gouda M Biradar and others vide a Sale Deed dated 26/02/2007, registered as document No.YAN-1-27664/2006-07, stored in CD



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No.YAND277, in the Office of Sub-Registrar,  
Yelahanka, Bangalore;

e) converted land measuring 20 Guntas in  
Sy.No.118/263, from Sri.Mahadevappa Chandramappa  
Sindagi and others vide a Sale Deed dated  
26/02/2007, registered as document No.YAN-1-  
27673/2006-07, stored in CD No.YAND277, in the  
Office of Sub-Registrar, Yelahanka, Bangalore;

f) converted land measuring 20 Guntas in  
Sy.No.118/263, from Sri.S.Gopal Naik and others vide  
a Sale Deed dated 26/02/2007, registered as  
document No.YAN-1-27672/2006-07, stored in CD  
No.YAND277, in the Office of the Sub-Registrar,  
Yelahanka, Bangalore;

g) converted land measuring 01 Acre 08 Guntas in  
Sy.No.118/263, from Sri.Raja Venkatappa Naik and  
others vide a Sale Deed dated 26/02/2007, registered  
as document No.YAN-1-27669/2006-07, stored in CD  
No.YAND277, in the Office of the Sub-Registrar,  
Yelahanka, Bangalore.

21. The said M/s.Unique Projects India was again reconstituted  
vide a Reconstitution of Partnership Deed dated  
01/03/2008, by inducting two additional partners namely,  
(i) Sri.Ramesh S Jannu and (ii) Sri.Rekha R Jannu, while  
three partners namely (i) Sri.Pratap Singh Bohra, (ii)  
Sri.Sanjeev Reniwal and (iii) Sri. Rajesh N Agarwal have  
been retired and again the Firm reconstituted vide a  
Reconstitution of Partnership Deed dated 11/04/2008


wherein Sri.Rajiv Kumar Jain has been retired, while the other two partners namely (i) Sri.Ramesh S Jannu and (ii) Sri.Rekha R Jannu continued as continuing partners of the above partnership firm.

22. The said M/s. Unique Projects India, being the Owner of the Captioned Property and Smt.Thayamma & Smt.Sandhya Shanthakumar, being the owners of Industrial land bearing Plot Nos.1A & 1B, Khatha No.26, 28 & 29, situated at Second Phase Devasandra Industrial Area, Devasandra Village, K R Puram Hobli, Bangalore East Taluk have exchange their respective properties, accordingly the said M/s. Unique Projects India and Smt.Thayamma & Smt.Sandhya Shanthakumar have entered into an Exchange Deed dated 28/02/2009, registered as document No.KRI-1-04653/2008-09, stored in CD No.KRID324, in the Office of Sub-Registrar, Krishnarajapuram, Bangalore. Thus, the said Smt.Thayamma and Smt.Sandhya Shantha Kumar have become the absolute co-owners of the Captioned Property.

23. Thereafter, the said Smt.Thayamma & Smt.Sandhya Shanthakumar have entered into an agreement with M/s Rakesh Projects Pvt. Ltd, agreeing to sell the Captioned Property to them in terms of the Agreement of Sale dated 23/09/2009.

24. The said Smt.Thayamma & Smt.Sandhya Shanthakumar have sold the Captioned Property in favour M/s Rakesh Project Pvt. Ltd., vide an Absolute Sale Deed dated 02/11/2009, registered as document No.JAL-1-02196/2009-



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10, stored in CD No.JALD52, in the Office of the Sub-Registrar, Jala, Bangalore.

25. The said M/s Rakesh Projects Pvt. Ltd., has availed certain loan from Bank of India, on the security of the Captioned Property by depositing the original title deeds and documents of the Captioned, vide a Memorandum of Deposit of Title Deeds dated 08/12/2011, registered as document No.KCH-1-03787/2011-12, stored in CD No.KCHD77, in the Office of the Sub-Registrar, Kacharakanahalli, Bangalore. And the said loan has been duly discharged by M/s Rakesh Projects Pvt. Ltd and to that effect Bank of India has executed a Discharge Deed dated 28/03/2012, registered as document No. KCH-1-05671-2011-12, stored in CD No.KCHD96, in the Office of the Sub-Registrar, Kacharakanahalli, Bangalore.

26. The Government of Karnataka passed an order dated 07/06/2012 vide No.RD 720 LGB 2011, under Sec.68(5) of the Land Revenue Act 1964, declaring that the kharab land measuring 18 Guntas in Sy.No.118/263 (portion of Sy.No.3) situated at Navarathna Agrahara Village, Jala Hobli, Bangalore, which was being used for cart track and pathways are no longer available for use by public and the said order is published in Part II of the Official Gazette of the State of Karnataka on 19/07/2012 and the said Gazette Notification was not challenged by general public and the said notification has reached finality.



27. The said M/s Rakesh Projects Pvt. Ltd., has availed certain loan from Dena Bank, on the security of the Captioned Property by depositing the original title deeds and documents of the Captioned, vide a Memorandum of Deposit of Title Deeds dated 20/10/2012, registered as document No.KCH-1-03708-2012-13, stored in CD No.KCHD113, in the Office of the Sub-Registrar, Kacharakanahalli, Bangalore. Thereafter, the said M/s Rakesh Projects Pvt. Ltd have discharged the said loan with Dena Bank and obtained the Discharge Deed dated 28/09/2013, registered as document No.KCH-1-03661-2013-14, stored in CD No.KCHD148, in the Office of the Sub-Registrar, Kacharakanahalli, Bangalore from Dena Bank.

28. The said M/s Rakesh Projects Pvt. Ltd., has again availed certain loan from Dena Bank, on the security of the Captioned Property by depositing the original title deeds and documents of the Captioned, vide a Memorandum of Deposit of Title Deeds dated 26/03/2014, registered as document No.KCH-1-00376-2014-15, stored in CD No.KCHD166, in the Office of the Sub-Registrar, Kacharakanahalli, Bangalore. And the said M/s Rakesh Projects Pvt. Ltd have discharged the said loan with Dena Bank and obtained the Discharge Deed dated 17/04/2018, registered as document No.GAN-1-00297/2018-19, stored in CD No.GAND307, in the Office of the Sub-Registrar, Gandhinagar, Bangalore from the Dena Bank.


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29. The said M/s Rakesh Project Pvt. Ltd., have sold the Captioned Property to Mr.Meda Sreedhar S/o Sri.Meda Suryanarayana Setty and his wife Mrs.Suma Sreedhar (Owners), vide an Indenture of Absolute Sale dated 19/04/2018, registered as document No.GAN-1-00256/2018-19, stored in CD No.GNRD142, in the Office of the Sub-Registrar, Ganganagar, Bangalore. Thus, the said Mr.Meda Sreedhar and his wife Mrs.Suma Sreedhar have become the absolute owners of the Captioned Property.

30. The said Mr.Meda Sreedhar and Mrs.Suma Sreedhar (Owners) herein have applied for and got the Khatha's of the Captioned Property registered/transferred in their names in the revenue records of Doddajala Village Panchayti, vide E-Khatha dated 04/04/2020 and the Captioned Property has been assigned with Khatha No.359/359 (PID No.150200200900400385), 360/360 (PID No.150200200900400386), 361/361 (PID No.150200200900400387), 426/426 (PID No.150200200900400451), 427/427 (PID No.150200200900400452), 428/428 (PID No.150200200900400453) & 432/432/1 (PID No.150200200900400457).

31. The Owners have paid property taxes with respect to the Captioned Property till 2024-25 to Doddajala Village Panchayti.

32. The Owners herein have relinquished the areas reserved for road widening and road buffer in favour of Doddajala Village


Panchayathi vide a Relinquishment Deed dated 20/09/2024, registered as document No.HBB-1-01715/2024-25, in the Office of the Sub-Registrar, Hebbala, Bengaluru.

33. The Owners have applied for and got the Single Site Plan duly approved from the Member Secretary and Joint Director of Town and Country Planning, Bengaluru International Airport Area Planning Authority, Devanahalli on 01/10/2024.

34. The Doddajala Village Panchayathi has issued Khatha with respect to an area measuring 6845.60 Sq. Mtrs., reserved for residential purposes in the Single Site Plan, in the name of the Owners as is evident from the E-Khatha/Form 11 A dated 01/10/2024 issued by the Panchayathi Development Officer, Doddajala Village Panchayathi.

35. Ever since the date of purchase of the Captioned Property by the said Sri.Meda Sreedhar and his wife Smt.Meda Suma Sreedhar have been in peaceful possession and enjoyment of the same by exercising their rights of ownership.

36. Upon perusal of the encumbrance certificates furnished, there is no subsisting encumbrance in or over the Captioned Property.

#### OPINION

In view of the above, I am of the considered opinion that the title of the that piece and parcel of the vacant undeveloped residential land measuring 4 Acres 8 Guntas in Sy.No.118/263 (Old Sy.No.3), Panchayath Khatha No.359/359 (PID No.150200200900400385),



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360/360 (PID No.150200200900400386), 361/361 (PID  
No.150200200900400387), 426/426 (PID  
No.150200200900400451), 427/427 (PID  
No.150200200900400452), 428/428 (PID  
No.150200200900400453) & 432/432/1 (PID  
No.150200200900400457), situated at Navarathna Agrahara  
Village, Jala Hobli, Bangalore North Taluk (previously Devanahalli  
Taluk), Bangalore Urban District, within the administrative  
jurisdiction of Doddajala Village Panchayathi (the Captioned  
Property herein) is duly vested with **Mr.MEDA SREEDHAR** S/o  
late Sri.M.S.Suryanarayana Setty and his wife **Mrs.SUMA  
SREEDHAR** and their title to the Captioned Property is freehold  
and marketable.

  
BAYYA REDDY.M  
Advocate

