

**C. S. VISHWANATH & CO.,  
ADVOCATES**

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Ref. :

31.03.2025

Bangalore.

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To,

M/s Sattva Resi Private Limited,  
Bangalore.

Sirs,

Sub:-	<p>Legal scrutiny report regarding the title of M/s Sattva Resi Private Limited in respect of</p> <ul style="list-style-type: none"><li>a) residentially converted land bearing Sy no.154, (90/P1), V.P. katha no.45/90/P1/154, VPID no.150300200400121485 measuring 36 guntas</li><li>b) residentially converted land bearing Sy no.130, V.P. property no.45/130, VPID no.150300200400121487 measuring 2 acres</li><li>c) residentially converted land bearing Sy no.161, V.P. katha no.45/161, VPID no.150300200400121490 measuring 1 acre 18 guntas</li><li>d) residentially converted land bearing Sy no.112, V.P. katha no.4/112, VPID no.150300200400100937 measuring 2 acres</li><li>e) residentially converted land bearing Sy no.113, V.P. katha no.34/113, VPID no.150300200400120073 measuring 1 acre 37 guntas</li><li>f) residentially converted land bearing Sy no.123, V.P. katha nos.14/123 &amp; 16/123, VPID no.150300200400100967 &amp; VPID no.150300200400100970 measuring 6 acres</li><li>g) Southern portion of residentially converted land bearing Sy no.128, V.P. property no.6/128, PID no.150300200400100942 measuring 1 acre 22 Guntas</li></ul> <p>situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, within the revenue jurisdiction of Kannamangala Village Panchayath, Bangalore Rural District</p>
Total Extent :	15 acres 33 guntas



## I DESCRIPTION OF PROPERTY :

### Item-I

All that piece and parcel of residentially converted land bearing Sy no.154, (90/P1), V.P. katha no.45/90/P1/154, VPID no.150300200400121485 measuring 36 guntas situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, within the revenue jurisdiction of Kannamangala Village Panchayath, Bangalore Rural District and bounded on follows:-

On the East by	:	Road formed in remaining portion of Sy no.90/P1 (154)
West by	:	Poojenahalli Village boundary
North by	:	Property bearing Sy nos.128 & 129
South by	:	Property bearing Sy nos.130, 112 & 113

### Item-II

All that piece and parcel of residentially converted land bearing Sy no.130, V.P. property no.45/130, VPID no.150300200400121487 measuring 2 acres situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, within the revenue jurisdiction of Kannamangala Village Panchayath, Bangalore Rural District and bounded on follows:-

On the East by	:	Property bearing Sy no.112
West by	:	Poojenahalli Village boundary
North by	:	Property bearing Sy no.90/P1 (154)
South by	:	Road and property bearing Sy no.161 & 123

### Item-III

All that piece and parcel of residentially converted land bearing Sy no.161, V.P. katha no.45/161, VPID no.150300200400121490 measuring 1 acre 18 guntas situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, within the revenue jurisdiction of Kannamangala Village Panchayath, Bangalore Rural District and bounded on follows:-

On the East by	:	Property bearing Sy no.123
West by	:	Poojenahalli Village boundary
North by	:	Property bearing Sy no.130
South by	:	Property bearing Sy no.90



Item-IV

All that piece and parcel of residentially converted land bearing Sy no.112, V.P. katha no.4/112, VPID no.150300200400100937 measuring 2 acres situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, within the revenue jurisdiction of Kannamangala Village Panchayath, Bangalore Rural District and bounded on follows:-

On the East by	:	Property bearing Sy no.113
West by	:	Property bearing Sy nos.123 & 130
North by	:	Property bearing Sy no.90/P1 (154)
South by	:	Property bearing Sy no.90

Item-V

All that piece and parcel of residentially converted land bearing Sy no.113, V.P. katha no.34/113, VPID no.150300200400120073 measuring 1 acre 37 guntas situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, within the revenue jurisdiction of Kannamangala Village Panchayath, Bangalore Rural District and bounded on follows:-

On the East by	:	Property bearing Sy no.90/P1
West by	:	Property bearing Sy no.112
North by	:	Property bearing Sy no.90/P1 (154)
South by	:	Property bearing Sy no.90

Item-VI

All that piece and parcel of residentially converted land bearing Sy no.123, V.P. katha nos.14/123 & 16/123, VPID no.150300200400100967 & VPID no.150300200400100970 measuring 6 acres situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, within the revenue jurisdiction of Kannamangala Village Panchayath, Bangalore Rural District and bounded on follows:-

On the East by	:	Property bearing Sy no.112
West by	:	Property bearing Sy no.161
North by	:	Property bearing Sy no.130
South by	:	Property bearing Sy no.90



Item-VII

All that piece and parcel of Southern portion of residentially converted land bearing Sy no.128, V.P. property no.6/128, PID no.150300200400100942 measuring 1 acre 22 Guntas situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, within the revenue jurisdiction of Kannamangala Village Panchayath, Bangalore Rural District and bounded on follows:-

On the East by	:	Property bearing Sy no.90/P1 (154)
West by	:	Poojenahalli Village boundary
North by	:	Remaining portion of Sy no.128
South by	:	Property bearing Sy no.90/P1 (154)

**II LIST OF DOCUMENTS SCRUTINISED (all photo-copies):**

In respect of Sy no.90/P1 (154)

1. Allotment dated 10.10.2011 issued by KIADB to M/s Ozone Urbana Infra Developers Pvt. Ltd.,
2. Possession certificate dated 13.10.2011 issued by KIADB in favour of M/s Ozone Urbana Infra Developers Pvt. Ltd.,
3. Lease-cum-sale agreement dated 18.10.2011 entered into between M/s Karnataka Industrial Areas Development Board rep by its Asst. Secretary Sri.M. C.Nagaraju of the one part and M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its Vice President Sri.S.Sai Prasad, registered as doc no.4020/2011-12, at the office of Sub-Registrar, Devanahalli.
4. Katha in form no.9 dated 09.12.2024 issued by the office of Kannamangala Village Panchayath in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of property bearing katha no.45/90/P1/154, VPID no.150300200400121485
5. Katha in form no.11A dated 09.12.2024 issued by the office of Kannamangala Village Panchayath in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of property bearing katha no.45/90/P1/154, VPID no.150300200400121485
6. Tax paid receipt dated 07.12.2024 for the period 2024-25.
7. Copy of Karnataka Gazette Notification dated 22.10.2009.
8. Copy of Karnataka Gazette Notification dated 13.05.2010
9. Encumbrance certificates :
  - a) Dated 13.10.2021 for the period 01.04.2014 to 11.10.2021 depicting the entries of MOTD dated 09.07.2015 (doc no.2969), Discharge deed dated 01.04.2016 (doc no.27), MOTD dated 04.10.2016 (doc no.6665), discharge



deed dated 27.06.2017 (doc no.2709), MOTD dated 27.06.2017 (doc no.2711), discharge deed dated 12.10.2017 (doc no.5725) & 13.10.2017 (doc no.5729)

- b) Dated 15.02.2022 for the period 21.08.2021 to 15.02.2022 depicting the entry of MOTD dated 17.12.2021 (doc no.8407)
- c) Dated 11.05.2022 for the period 15.02.2022 to 11.05.2022.
- d) Dated 05.11.2011 for the period 13.10.2011 to 04.11.2011 depicting the entries of lease deed dated 20.10.2011 (doc no.4020)
- e) Dated 12.10.2012 for the period 05.11.2011 to 09.10.2012
- f) Dated 01.01.2015 for the period 09.10.2012 to 01.10.2015 depicting the entry of lease deed dated 01.08.2013 (doc no.3595)
- g) Dated 18.11.2016 for the period 30.12.2014 to 17.11.2016 depicting the entries of mortgage deed dated 03.07.2015 (doc no.2745), 09.07.2015 (doc no.2969), 01.04.2016 (doc nos.27 & 28), discharge deeds dated 01.04.2016 (doc no.27) & 17.08.2016 (doc no.4680), rectification deed dated 19.08.2016 (doc no.4812), MOTD dated 04.10.2016 (doc no.6665),
- h) Dated 04.03.2017 for the period 01.04.2016 to 03.03.2017 depicting the entries of mortgage deeds dated 01.04.2016 (doc no.28) & 04.10.2016 (doc no.6665) and discharge deed dated 01.04.2016 (doc no.27)
- i) Dated 15.02.2022 for the period 21.08.2021 to 15.02.2022 depicting the entry of MOTD dated 17.12.2021 (doc no.8407)
- j) Dated 11.05.2022 for the period 15.02.2022 to 11.05.2022.
- k) Dated 17.01.2025 for the period 01.04.2004 to 08.01.2025 depicting the entries of Declaration agreement of easement dated 03.08.2024 (doc no.7910), Release deed dated 26.08.2022 (doc nos.6575 & 6576), Agreement of sale dated 30.06.2022 (doc no.4034), Relinquishment deed dated 01.08.2018 (doc no.4166), discharge deed dated 12.10.2017 (doc nos.5729 & 5725), DTD dated 27.06.2017 (doc no.2711), discharge deed dated 27.06.2017 (doc no.2709), DTD dated 04.10.2016 (doc no.6665), Discharge deed dated 30.03.2016 (doc no.27), DTD dated 29.07.2015 (doc no.2969), Cancellation deed dated 06.08.2013 (doc no.3748), Rectification deed dated 20.11.2012 (doc no.4918), Lease deed dated 19.10.2011 (doc no.4020),

In respect of Sy no.130

1. Allotment letter dated 10.10.2011 issued by the KIADB in favour of M/s Ozone Urbana Infra Developers Pvt. Ltd.,
2. Possession certificate dated 13.10.2011 issued by KIADB in favour of M/s Ozone Urbana Infra Developers Pvt. Ltd.,
3. Lease-cum-sale agreement dated 18.10.2011 entered into between KIADB rep by its Asst. Secretary Sri.M.C.Nagaraju of the one part and M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its vice president – commercial Sri.S.Sai Prasad of



the other part, registered as doc no.4020/2011-12, in Book-I, stored in C.D. no.DNHD242, at the office of Sub-Registrar, Devanahalli.

- Katha in form no.9 dated 09.12.2024 issued by the office of Kannamangala Village Panchayath in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of Property bearing V.P. katha no.45/130, VPID no.150300200400121487.
- Katha in form no.11A dated 09.12.2024 issued by the office of Kannamangala Village Panchayath in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of Property bearing V.P. katha no.45/130, VPID no.150300200400121487.
- Tax paid receipt dated 06.12.2024 for the period 2024-25.
- Copy of Karnataka Gazette dated 22.10.2009.
- Copy of Karnataka Gazette dated 13.05.2010.
- Encumbrance certificates:
  - Dated 12.10.2012 for the period 05.11.2011 to 09.10.2012.
  - Dated 08.02.2013 for the period 13.10.2011 to 07.02.2013 depicting the entry of lease deed dated 20.10.2011 (doc no.4020)
  - Dated 08.01.2014 for the period 09.10.2012 to 02.01.2014.
  - Dated 01.01.2015 for the period 07.02.2013 to 30.12.2014
  - Dated 11.05.2015 for the period 31.12.2014 to 07.05.2015.
  - Dated 18.11.2016 for the period 30.12.2014 to 17.11.2016 depicting the entry of mortgage deed dated 03.07.2015 (doc no.2745), MOTD dated 09.07.2015 (doc no.2969), mortgage deed dated 01.04.2016 (doc no.28), discharge deed dated 01.04.2016 (doc no.27) & MOTD dated 04.10.2016 (doc no.6665)
  - Dated 28.03.2018 for the period 17.11.2016 to 27.03.2018 depicting the entries of discharge deed dated 12.10.2017 (doc no.5725), MOTD dated 27.06.2017 (doc no.2711) & discharge deed dated 27.06.2017 (doc no.2709)
  - Dated 01.09.2018 for the period 27.03.2018 to 31.08.2018.
  - Dated 19.03.2021 for the period 31.08.2018 to 18.03.2021.
  - Dated 31.07.2021 for the period 18.03.2021 to 29.07.2021.
  - Dated 15.02.2022 for the period 29.07.2021 to 15.02.2022
  - Dated 17.01.2025 for the period 01.04.2004 to 08.01.2025 depicting the entries of discharge deed dated 03.08.2024 (doc no.7893), Sale deed dated 03.08.2024 (doc no.7908), cancellation deed dated 03.08.2024 (doc no.7903), discharge deed dated 01.08.2024 (doc no.7644), sale deed dated 01.02.2024 (doc no.15616), Agreement of sale dated 30.06.2022 (doc no.4034), discharge deed dated 12.10.2017 (doc no.5725), DTD dated 27.06.2017 (doc no.2711), Discharge deed dated 27.06.2017 (doc no.2709), DTD dated 04.10.2016 (doc no.6665), Mortgage deed dated 30.03.2016 (doc no.28), discharge deed dated 30.03.2016 (doc no.27), DTD dated 09.07.2015 (doc no.2969), mortgage deed dated 03.07.2015 (doc no.2745), Lease deed dated 19.10.2011 (doc no.4020), Sale deed dated 03.01.2008 (doc no.5844), sale deeds dated 10.03.2005 (doc no.5533 & 5534)

In respect of Sy no.161

1. Allotment letter dated 10.10.2011 issued by the KIADB in favour of M/s Ozone Urbana Infra Developers Pvt. Ltd.,
2. Possession certificate dated 13.10.2011 issued by the KIADB in favour of M/s Ozone Urbana Infra Developers Pvt. Ltd.,
3. Lease-cum-sale agreement dated 18.10.2011 entered into between KIADB rep by its Asst. Secretary Sri.M.C.Nagaraju of the one part and M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its vice president – commercial Sri.S.Sai Prasad of the other part, registered as doc no.4020/2011-12, in Book-I, stored in C.D. no.DNHD242, at the office of Sub-Registrar, Devanahalli.
4. Copy of Karnataka gazette notification dated 22.10.2009.
5. Copy of Karnataka gazette notification dated 13.05.2010
6. Katha in Form no.9 dated 09.12.2024 issued by the office of Kannamangala Village panchayath in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of property bearing V.P. katha no.45/161, VPID no.150300200400121490.
7. Katha in Form no.11A dated 09.12.2024 issued by the office of Kannamangala Village panchayath in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of property bearing V.P. katha no.45/161, VPID no.150300200400121490.
8. Tax paid receipt dated 06.12.2024 for the period 2024-25.
9. Encumbrance certificates :
  - a) Dated 05.11.2011 for the period 13.10.2011 to 04.11.2011 depicting the entry of lease deed dated 20.10.2011 (doc no.4020)
  - b) Dated 12.10.2012 for the period 05.11.2011 to 09.10.2012.
  - c) Dated 01.01.2015 for the 09.10.2012 to 30.12.2014
  - d) Dated 18.11.2016 for the period 30.12.2014 to 17.2016 depicting the entry of mortgage deed dated 03.07.2015 (doc no.2745), MOTD 09.07.2015 (doc no.2969), mortgage deed dated 01.04.2016 (doc no.28), discharge deed dated 01.04.2016 (doc no.27), MOTD dated 04.10.2016 (doc no.6665)
  - e) Dated 28.03.2018 for the period 17.11.2016 to 27.03.2018 depicting the entries of discharge deeds dated 12.10.2017 (doc no.5725), MOTD dated 27.06.2017 (doc no.2711) & discharge deed dated 27.06.2017 (doc no.2709)
  - f) Dated 01.09.2018 for the period 27.03.2018 to 31.08.2018.
  - g) Dated 20.03.2021 for the period 31.08.2018 to 18.03.2021.
  - h) Dated 31.07.2021 for the period 18.03.2021 to 29.07.2021.
  - i) Dated 16.02.2022 for the period 29.07.2021 to 15.02.2022.
  - j) Dated 17.01.2025 for the period 01.04.2004 to 08.01.2025 depicting the entries of discharge deed dated 03.08.2024 (doc no.7893), sale deed dated 03.08.2024 (doc no.7908), cancellation deed dated 03.08.2024 (doc no.7903),



discharge deed dated 01.08.2024 (doc no.7644), sale deed dated 01.02.2024 (doc no.15616), agreement of sale dated 30.06.2022 (doc no.4034), discharge deed dated 12.10.2017 (doc no.5725), DTD dated 27.06.2017 (doc no.2711), discharge deed dated 27.06.2017 (doc no.2709), DTD dated 04.10.2016 (doc no.6665), mortgage deed dated 30.03.2016 (doc no.28), discharge deed dated 30.03.2016 (doc no.27), DTD dated 09.07.2015 (doc no.2969), mortgage deed dated 03.07.2015 (doc no.2745), Lease deed dated 19.10.2011 (doc no.4020).

In respect of Sy no.112

1. RTC/s for the period 1964-65, 1969-70 to 1973-74, 1974-75 to 1977-78, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2015-16 to 2016-17 Sy no.112, Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, issued by the office of Village Accountant, Devanahalli Taluk.
2. Certified copy of sale deed dated 07.07.1958 executed by Sri.Narayana in favour of Sri.B.Anjinappa, registered as doc no.1050, at the office of Sub-Registrar, Devanahalli.
3. Copy of sale deed dated 16.05.1978 executed by Sri.Anjinappa in favour of Sri.K.N.Shamanna (doc no.318/1978-79) -in respect of Sy no.102 measuring 18 guntas- only for reference purpose.
4. Grant certificate dated 07.09.1948 issued by the office of Amaldar in favour of Sri.P.Narayananappa S/o Sri.Nanjappa.
5. Partition deed dated 22.12.2003 executed amongst Smt.Channamma, Sri.Ramakrishnappa, Smt.Rathnamma, Sri.Byregowda, Sri.Shivanna and Sri.R.Nanjemari (doc no.2438/2003-04)
6. Partition deed dated 17.10.2005 executed amongst Smt.Channamma, Sri.K.S.Muniraju, Sri.K.S.Narasimhamurthy, Smt.Saraswathamma, Smt.Parvathamma and Smt.Nagarathnamma, registered as doc no.3549/2005-06, in Book-I, stored in C.D. no.DNHD66, at the office of Sub-Registrar, Devanahalli.
7. Karnataka gazette notification dated 05.12.2005.
8. Nil tenancy endorsement dated 12.12.2005 bearing no.LRF.7ACR:638/2005-06 issued by the office of Tahsildar, Devanahalli.
9. Endorsement dated 02.02.2006 bearing no.LRF/CR/1304/1305/2006-07 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli.
10. Notification dated 05.12.2006
11. Letter dated 09.12.2005 issued by KIADB addressed to Tahsildar, Devanahalli Taluk.
12. Mutation register bearing MR no.85/2005-06 issued by the office of Village Accountant, Devanahalli Taluk.



13. Mutation register bearing MR no.27/2003-04 issued by the office of Village Accountant, Devanahalli Taluk.

14. Sale deed of agricultural land dated 27.11.2006 executed by Smt.Rathnamma (W/o Late Sri.Sethram) for self and as GPA holder for her children Sri.Sandeep, Sri.Santhosh, Ms.Sandhya together with Smt.Dyamamma (W/o Sri.Narayanaappa), Smt.Rajamma, Smt.Kempamma, Ms.Nalina, Ms.Ambuja, Sri.Nagraj, Smt.Sanjeevamma, Smt.Laxmamma, Sri.Ramanjinappa, Smt.Shylaja, Kum.Mallika & Master. Chetana rep their father & natural guardian Sri.Ramanjinappa, Smt.Nanjamma, Smt.Nalina, Master. Mithun & Master.Kushal rep by their mother & natural guardian Smt.Nalina, as confirming parties in favour of Sri.Ravindra Kumar N. (S/o Sri.Narasimha Murthy), registered as doc no.7539/2006-07, in Book-I, stored in C.D. no.DNHD117, at the office of Sub-Registrar, Devanahalli.

15. Sale deed dated 27.11.2006 executed by Sri.K.S.Muniraju (S/o Late Sri.K.N.Shamanna) and his family members Smt.Sarojamma, Ms.Bhavya, Kum.Ramya & Kum.Somya together with Smt.Dyamamma, Smt.Rajamma, Smt.Kempamma, Ms.Nalina, Ms.Ambuja, Sri.Nagraj, Smt.Sanjeevamma, Smt.Laxmamma, Sri.Ramanjinappa, Smt.Shylaja, Kum.Mallika & Master.Chetana rep by their father & natural guardian Sri.Ramanjinappa, Smt.Nanjamma, Smt.Nalina, Master.Mithun & Master.Kushal rep by their mother & natural guardian Smt.Nalina as confirming parties in favour of Sri.Ravindra Kumar N. (S/o Sri.Narasimha Murthy), registered as doc no.7543/2006-07, in Book-I, stored in C.D. no.DNHD117, at the office of Sub-Registrar, Devanahalli.

16. Sale deed dated 27.11.2006 executed by Sri.K.S.Narasimha Murthy (S/o Late Sri.K.N.Shamanna) and his family members Smt.Jayamma, Master.Hemanth Gowda & Master.Shamanth Gowda together with Smt.Dyamamma, Smt.Rajamma, Smt.Kempamma, Ms.Nalina, Ms.Ambuja, Sri.Nagraj, Smt.Sanjeevamma, Smt.Laxmamma, Sri.Ramanjinappa, Smt.Shylaja, Ms.Mallika, Master.Chetana, Smt.Nanjamma, Smt.Nalina, Master.Mithun & Master.Kushal rep by their mother and Smt.Nalina in favour of Sri.Ravindra Kumar N, registered as doc no.7546/2006-07, in Book-I, stored in C.D. no.DNHD117, at the office of Sub-Registrar, Devanahalli.

17. Sale deed dated 27.11.2006 executed by Sri.Ramakrishnappa (S/o Sri.Anjinappa), Sri.K.R.Srinivas, Ms.Mala, Master.Vishmay rep by his father & natural guardian Sri.Ramakrishnappa and Sri.K.R.Manjunath together with Smt.Dyamamma, Smt.Rajamma, Smt.Kempamma, Ms.Nalina, Ms.Ambuja, Sri.Nagraj, Smt.Sanjeevamma, Smt.Laxmamma, Sri.Ramanjinappa, Smt.Shylaja, Kum..Mallika and Master.Chetana rep by their father & natural guardian Sri.Ramanjinappa, Smt.Nanjamma, Smt.Nalina, Smt.Nanjamma, Smt.Nalina, Master.Mithun & Master.Mithun & Master.Kushal rep by their mother & natural guardian Smt.Nalina in favour of Sri.Ravindra Kumar N. (S/o Sri.Narasimha



Murthy) registered as doc no.7548/2006-07, in Book-I, stored in C.D. no.DNHD117, at the office of Sub-Registrar, Devanahalli.

18. Official memorandum dated 10.09.2007 bearing no.ALN (De)SR25/2007-08 issued by the office of Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of 2 acres of land in Sy no.112, Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District from agriculture to non-agricultural residential purpose.
19. Sale deed dated 03.10.2007 executed by Sri.Ravindra Kumar N. (S/o Sri.Narasimha Murthy) in favour of M/s MFAR Infrastructure Development Private Limited rep by its Director Sri.Y.Moideen Rizwan, registered as doc no.3672/2007-08, in Book-I, stored in C.D. no.DNHD137, at the office of Senior Sub-Registrar, Devanahalli.
20. Genealogical tree of the family of Late Sri.Anjinappa issued by the office of Village Accountant, Devanahalli Taluk.
21. Copies of families trees of Sri.Seetharam and Sri.Ramakrishnappa both issued by the office of Village Accountant, Devanahalli Taluk
22. Katha in form no.11B dated 09.12.2024 issued by the office of Kannamangala Village Panchayath in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of property bearing V.P. katha no.4/112, VPID no.150300200400100937.
23. Tax paid receipt dated 06.12.2024 for the period 2024-25.
24. Copy of karda.
25. Copy of Tippanni.
26. Copy of Village map.
27. Copy of settlement Akarbandh.
28. Encumbrance certificate:
  - a) Dated 25.05.2008 for the period 01.04.1950 to 15.05.2008 depicting the entries of sale deeds dated 16.05.1978 (doc no.312), partition deeds dated 22.12.2003 (doc no.2438) & 24.10.2005 (doc no.3547), sale deed dated 28.11.2006 (doc nos.7539, 7543, 7546 & 7548) and 03.10.2007 (doc no.3672)
  - b) Dated 13.02.2006 for the period 12.08.1976 to 02.02.2006 depicting the entry of sale deed dated 16.05.1978 (doc no.318).
  - c) Undated for the period 01.01.2005 to 13.08.2007 depicting the entries of sale deeds dated 23.02.2006 (doc no.6692), 17.11.2005 (doc no.4058), 28.11.2006 (doc no.7539) and 28.11.2006 (doc no.7543).
  - d) Dated 12.10.2012 for the period 16.05.2008 to 09.10.2012.
  - e) Dated 01.01.2015 for the period 09.10.2012 to 30.12.2014.
  - f) Dated 11.05.2015 for the period 30.12.2014 to 07.05.2015.
  - g) Dated 18.11.2016 for the period 30.12.2014 to 17.11.2016 depicting the entries of mortgage deed dated 03.07.2015 (doc no.2745), MOTD dated 09.07.2015 (doc no.2969), discharge deed dated 01.04.2016 (doc no.27) & MOTD dated 04.10.2016 (doc no.6665)



- h) Dated 04.03.2017 for the period 01.04.2016 to 03.03.2017 depicting the entries of discharge deed dated 01.04.2016 (doc no.27) & MOTD dated 04.10.2016 (doc no.6665)
- i) Dated 28.03.2018 for the period 03.03.2017 to 27.03.2018 depicting the entries of discharge deed dated 12.10.2017 (doc no.5725), MOTD dated 27.06.2017 (doc no.2711) and discharge deed dated 27.06.2017 (doc no.2709)
- j) Dated 01.09.2018 for the period 27.03.2018 to 31.08.2018.
- k) Dated 01.09.2018 for the period 27.03.2018 to 31.08.2018.
- l) Dated 19.03.2021 for the period 31.08.2018 to 18.03.2021.
- m) Dated 17.01.2025 for the period 01.04.2004 to 08.01.2025 depicting the entries of agreement of sale dated 30.06.2022 (doc no.4034 & 4036), cancellation deed dated 03.08.2024 (doc no.7902 & 7903),

In respect of Sy no.113

1. RTC/s for the period 1964-65 to 1966-67, 1969-70 to 1973-74, 1973-74 to 1977-78, 1984-85 to 1988-89, 1989-90 to 1991-92, 1994-95 to 1996-97, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, in respect of Sy no.113, Kannamangala Village, Kasaba Hobli, Devanahalli Taluk.
2. Grant certificate dated 07.09.1948 in favour of Sri.Narayananappa and Sri.Munihanumaiah issued by the office of Tahsildar, Devanahalli Taluk.
3. Mutation register bearing MR no.10/1952-53.
4. Mutation register bearing MR no.41/2008-09 issued by the office of Village Accountant, Devanahalli Taluk.
5. Mutation register bearing MR no.10/2001-02 issued by the office of Village Accountant, Devanahalli Taluk
6. Order dated 11.03.2002 passed by the Court of Asst. Commissioner, Doddaballapura Sub-division, Bangalore in case no.PTCI.SR.9/2001-002.
7. Order dated 14.06.2003 bearing no.LND.SC.ST (A)13/2002-03 passed by the Court of the Deputy Commissioner, Bangalore Rural District
8. Order dated 11.04.2005 bearing case no.PTCI.SR.71/2003-04 passed by the Court of Asst. Commissioner, Doddaballapura Sub-division, Bangalore.
9. Official memorandum dated 01.12.2008 bearing no.LND (de)CR.37/08-09 issued by the office of Deputy Commissioner, Bangalore Rural District, Bangalore in respect of Sy no.113 of Kannamangala Village.
10. Absolute Sale deed dated 15.04.2009 executed by Sri.M.Anjinappa, Smt.Narasamma, Sri.A.Krishnappa, Smt.Parvathamma, Kum.Likitha & Kum.Rakshitha rep by their father & natural guardian Sri.A.Krishnappa, Sri.A.Gangadhar, Smt.Geetha, Kum.Harshitha & Master.Ankithkumar rep by their father & natural guardian Sri.A.Gangadhar, Sri.A.Manjunath, Smt.Jyothi, Kum.Pallavi rep by her father & natural guardian Sri.A.Manjunath, Smt.Susheelamma, Smt.Bhagyamma, Smt.Jayalakshmamma in favour of



Sri.N.Ravindra Kumar, registered as doc no.698/2009-10, in Book-I, stored in C.D. no.DNHD173, at the office of Sub-Registrar, Devanahalll.

11. Order dated 05.03.2010 passed by the Court of Asst. Commissioner, Doddaballapura Sub-division, Bangalore in case no.LRF:SR(De):211 & 212/2009-10.
12. Official memorandum dated 13.02.2013 bearing no.ALN(De.Ka)SR/104/2011-12 issued by the office of Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of 2 acres of land in Sy no.113, Kannamangala Village, Kasaba Hobli, Devanahalli Taluk from agriculture to non-agricultural public and semi-public purpose.
13. Absolute Sale deed dated 12.03.2013 executed by Sri.N.Ravindra Kumar in favour of M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Nagaraja Naik, registered as doc no.8372/2012-13, in Book-I, stored in C.D. no.DNHD313, at the office of Sub-Registrar, Devanahalll.
14. Katha in Form no.11B dated 09.12.2024 issued by the office of Kannamangala Village Panchayath in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of property bearing V.P. katha no.34/113, VPID no.150300200400120073
15. Tax paid receipt dated 07.12.2024 for the period 2024-25.
16. Order dated 09.01.2007 passed by the Court of the Deputy Commissioner, Bangalore Rural District, Bangalore in case no.LND SC/ST/ (A)1/2005-06.
17. Endorsement dated 08.02.2008 bearing no.LRF 7ACR/673/2007-08 passed by the office of Tahsildar, Devanahalli Taluk.
18. Endorsement dated 03.06.2008 issued by Bangalore Metro Rail Corporation Ltd.,
19. Endorsement dated 09.06.2008 issued by KHB.
20. Endorsement dated 04.11.2008 bearing no.LAQ/Rahe/JL/2501/08-09 issued by the office of Special land acquisition officer, Bangalore
21. Endorsement dated 15.03.2008 bearing no.LRF.CR813/2007-08 issued by the office of Tahsildar, Devanahalli Taluk.
22. Endorsement dated 07.03.2008 bearing no.LRF (79AB)CR/155/2007-08 issued by the office of Tahsildar, Devanahalli Taluk.
23. Copy of Settlement Akarbandh,
24. Genealogical tree of the family of Late Sri.Doddanagappa issued by the office of Village Accountant, Devanahalli Taluk
25. Encumbrance certificates :
  - a) Dated 23.04.2008 for the period 01.04.1969 to 25.03.2008.
  - b) Dated 22.04.2009 for the period 26.03.2008 to 20.04.2009.
  - c) Dated 10.06.2010 for the period 20.04.2009 to 07.06.2010 depicting the entry of sale deed dated 21.05.2009 (doc no.698)
  - d) Dated 16.10.2012 for the period 08.06.2010 to 12.10.2012.
  - e) Dated 28.03.2018 for the period 03.03.2017 to 27.03.2018 depicting the entries of discharge deed dated 12.10.2017 (doc no.5725), MOTD dated



27.06.2017 (doc no.2711) and discharge deed dated 27.06.2017 (doc no.2709)

- f) Dated 01.09.2018 for the period 27.03.2018 to 31.08.2018.
- g) Dated 19.03.2021 for the period 31.08.2018 to 18.03.2021.
- h) Dated 16.01.2025 for the period 01.04.2004 to 08.01.2025 depicting the entries of discharge deed dated 03.08.2024 (doc no.7893), Sale deed dated 03.08.2024 (doc no.7908), cancellation deed dated 03.08.2024 (doc no.7903), discharge deed dated 01.08.2024 (doc no.7644), agreement of sale dated 30.06.2022 (doc no.4034), discharge deed dated 12.10.2017 (doc no.5725), DTD dated 27.06.2027 (doc no.2711), Discharge deed dated 27.06.2017 (doc no.2709), DTD dated 04.10.2016 (doc no.6665), Mortgage deed dated 30.03.2016 (doc no.28), Discharge deed dated 30.03.2016 (doc no.27), 09.07.2015 (doc no.2969), mortgage deed dated 03.07.2015 (doc no.2745), consent deed dated 19.07.2013 (doc no.3231), sale deed dated 13.03.2013 (doc no.8371), sale deed dated 15.04.2009 (doc no.698).

In respect of Sy no.123.

1. RTC/s for the period 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1993-94, 1993-94 to 1996-97, 1997-98 to 1999-2000, 2000-01 to 2001-02, 2002-03, 2003-04, 2004-05, in respect of Sy no.123, Kannamangala Village, Kasaba Hobli, Devanahalli Taluk.
2. Mutation register bearing MR no.28/1994-95 issued by the office of Village Accountant, Devanahalli Taluk.
3. Mutation register bearing MR no.3/1984-85 & 4/1984-85 issued by the office of Tahsildar, Devanahalli Taluk.
4. Mutation register bearing MR no.3/2007-08 issued by the office of Village Accountant, Devanahalli Taluk.
5. Official memorandum dated 27.01.1953 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.
6. Grant certificate dated 21.06.1954 issued by the office of Amaldhar, Devanahalli in favour of Sri.Papalah.
7. Order dated 03.09.1981 passed by the Court of the Land Tribunal, Devanahalli in case no.LRF 35/1974-75.
8. General Power of Attorney dated 11.01.1995 executed by Sri.Biju Varghese in favour of Sri.Jayadevan N. (notarized).
9. Sale deed dated 03.02.1995 executed by Sri.S.Papaiah alias H. Papalah, Sri.P.Sonappa, Sri.P.Muniyappa, Sri.P.Nagaraj, Sri.P.Ravindranath together with Master.Vijaya Kumar & Master. Rajesh rep by their father & natural guardian Sri.Sonappa, Master. M.Venugopal & Master.Mahesh rep by their father & natural Sri.P.Muniyappa, Master.Rohit, Ms.Meena Kumari, Ms.Shilaksha rep by their father & natural guardian Sri.P.Nagaraj as consenting witness in favour of Sri.Biju



Varghese rep by his GPA holder Sri.Jayadevan N. registered as doc no.2610/1994-95, in Book-I, Volume-1554, entered in pages 176 to 182, at the office of Sub-Registrar, Devanahalli.

10. Sale deed dated 10.03.2005 executed by Sri.Biju Varghese rep by his GPA holder Sri.Jayadevan N. in favour of Sri.Kolli Ramanadha Reddy registered as doc no.5535/2004-05, in Book-I, stored in C.D. no.DNHD42, at the office of Sub-Registrar, Devanahalli.
11. Sale deed dated 10.03.2005 executed by Sri.Biju Varghese rep by his GPA holder Sri.Jayadevan N. in favour of Sri.Bomma Reddy Ramanadha Reddy, registered as doc no.5536/2004-05, in Book-I, stored in C.D. no.DNHD42, at the office of Sub-Registrar, Devanahalli.
12. Endorsement dated 15.09.2005 bearing no.825/2005-06 issued by the office of Tahsildar, Devanahalli Taluk.
13. General Power of Attorney dated 22.10.2006 executed by Sri.Kolli Ramanadha Reddy in favour of Sri.Shaji Baby John
14. General Power of Attorney dated 22.10.2006 executed by Sri.B.S. Ramanadha Reddy in favour of Sri.Shaji Baby John
15. General Power of Attorney dated 09.10.2007 executed by Sri.Pillanna @ Pillappa, Smt.Jayamma, Sri.P.Shivraj and Smt.Nethra in favour of Sri.N.Ravindra Kumar, registered as doc no.350/2007-08, in Book-IV, stored in C.D. no.DNHD138, at the office of Senior Sub-Registrar, Devanahalli.
16. Agreement of sale dated 09.10.2007 entered into between Sri.Pillanna @ Pillappa and others of the one part and Sri.Shaji Baby John rep by Sri.Chandra Bhat of the other part, registered as doc no.3780/2007-08, in Book-I, stored in C.D. no.DNHD138, at the office of Senior Sub-Registrar, Devanahalli.
17. Official memorandum dated 10.12.2007 bearing no.ALN (De)SR.251/2007-08 issued by the office of Deputy Commissioner, Bangalore Urban District regarding conversion of 4 acres of land in Sy no.123 Kannamangala Village, Kasaba Hobli, Devanahalli Taluk from agriculture to non-agricultural public/semi public purpose.
18. Official memorandum dated 12.12.2007 bearing no.ALN (De)SR.278/2007-08 issued by the office of Deputy Commissioner, Bangalore Urban District regarding conversion of 2 acres of land in Sy no.123 Kannamangala Village, Kasaba Hobli, Devanahalli Taluk from agriculture to non-agricultural public/semi public purpose.
19. Sale deed dated 03.01.2008 executed by Sri.Pillappa @ Pillanna and his family members Smt.Jayamma, Sri.P.Shivaraj and Smt.Nethra rep by their GPA holder Sri.N.Ravindra Kumar together with Sri.Shaji Baby John as confirming party in favour of M/s MFAR Infrastructure Development Private Limited rep by its Director Sri.Y.Moldeen Rizwan, registered as doc no.5842/2007-08, in Book-I, stored in C.D. no.DNHD145, at the office of Senior Sub-Registrar, Devanahalli.
20. Sale deed dated 03.01.2008 executed by Sri.Kolli Ramanadha Reddy and Sri.Bomma Reddy Sri. Ramanadha Reddy rep by their GPA holder Sri.Shaji Baby John together with M/s Alpha Holdings & Infrastructures Private Ltd., rep by its

Director Sri.N.Ravindra Kumar in favour of M/s MFAR Infrastructure Development Private Limited rep by its Director Sri.Y.Moideen Rizwan, registered as doc no.5846/2007-08, in Book-I, stored in C.D. no.DNHD145, at the office of Senior Sub-Registrar, Devanahalli.

21. Tax paid receipt dated 07.12.2024 for the period 2024-25 in respect of property bearing V.P. katha no.14/123, VPID no.150300200400100967 measuring 8093.71 Sq. Mtrs.,
22. Tax paid receipt dated 07.12.2024 for the period 2024-25 in respect of property bearing V.P. katha no.16/123, VPID no.150300200400100970 measuring 16187.29 Sq. Mtrs.,
23. Katha in form no.11B dated 09.12.2024 issued by the office of Kannamangala Village Panchayath in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of property bearing V.P. katha no.14/123, VPID no.150300200400100967 measuring 8093.71 Sq. Mtrs.,
24. Katha in form no.11B dated 09.12.2024 issued by the office of Kannamangala Village Panchayath in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of property bearing V.P. katha no.16/123, VPID no.150300200400100970 measuring 16187.29 Sq. Mtrs.,
25. Copy of karda.
26. Copy of Settlement Akarbandh.
27. Encumbrance certificates :
  - a) Dated 31.08.2005 for the period 01.04.1974 to 09.08.2005 depicting the entries of sale deeds dated 03.02.1995 (doc no.2540), 20.12.2004 (doc nos.3724 & 3725), 23.03.2005 (doc nos.5535 & 5536), 08.07.2005 (doc no.1707), 12.07.2005 (doc nos.178 & 1787)
  - b) Dated 28.03.2018 for the period 07.05.2015 to 27.03.2018 depicting the entries of discharge deed dated 12.10.2017 (doc no.5725), MOTD dated 27.06.2017 (doc no.2711), discharge deed dated 27.06.2017 (doc no.2709), MOTD dated 04.10.2016 (doc no.6665), mortgage deed dated 30.03.2016 (doc no.28), discharge deed dated 30.03.2016 (doc no.27), MOTD dated 09.07.2015 (doc no.2969), mortgage deed dated 03.07.2015 (doc no.2745),
  - c) Dated 01.09.2018 for the period 27.03.2018 to 31.08.2018.
  - d) Dated 19.03.2021 for the period 31.08.2018 to 18.03.2021.
  - e) Dated 17.01.2025 for the period 01.04.2004 to 08.01.2025 depicting the entries of discharge deed dated 03.08.2024 (doc no.7893), sale deed dated 03.08.2024 (doc no.7908), cancellation deed dated 03.08.2024 (doc no.7903), discharge deed dated 01.08.2024 (doc no.7644), Agreement of sale dated 30.06.2022 (doc no.4034), discharge deed dated 12.10.2017 (doc no.5725), DTD dated 27.06.2017 (doc no.2711), discharge deed dated 27.06.2017 (doc no.2709), DTD dated 04.10.2016 (doc no.6665), mortgage deed dated 30.03.2016 (doc no.28), discharge deed dated 30.03.2016 (doc no.27), DTD dated 09.07.2015 (doc no.2969), mortgage deed dated 03.07.2015 (doc



no.2745), sale deed dated 03.01.2008 (doc no.5842), sale deed dated 03.01.2008 (doc no.5846), agreement of sale dated 09.10.2007 (doc no.3780), sale deed dated 10.03.2005 (doc no.5535) and sale deed dated 10.03.2005 (doc no.5536).

In respect of Sy no.128 :

1. Grant certificate of June 1964 issued by the office of Tahsildar, Devanahalli Taluk in favour of Sri.Muniramaiah.
2. Certified copy of sale deed dated 25.08.1977 executed by Sri.Krishnappa S/o Sri.Muniramaiah in favour of Sri.Kempanna (doc no.1097/1977-78).
3. Nil tenancy endorsement dated 27.11.2004 bearing no.LRF.7ACR:230/2004-05 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli.
4. General Power of Attorney dated 27.08.2005 executed by Sri.Kempanna and his family members Smt.Akkayamma, Sri.Ramanjinappa, Smt.Munithyamma, Ms.Anjulamma, Ms.Kamaksha, Sri.Kantharaj, Ms.Ambika, Sri.Muniyappa, Sri.Amarnath, Ms.Vishalakshi, Ms.Savitha, Ms.prabhavathi, Sri.Manu, Sri.Narayanaswami for self and as father and natural guardian for his minor daughter Kum.Suchitra, Ms.Savithramma, Sri.Ambrish and Smt.Shanthamma in favour of Sri.N.Ravindra Kumar (notarised).
5. General Power of Attorney dated 27.08.2005 executed by Sri.Krishnappa, Smt.Eramma, Smt.Gowramma, Sri.Munirama, Ms.Rathnamma, Kum.Kanaka, Kavya, rep by her father & natural guardian Sri.Munirama, Smt.Sujatha, Kum.Kavana, & Kum.Sindhu rep by their mother & natural guardian Smt.Sujatha in favour of Sri.N.Ravindra Kumar.
6. General Power of Attorney dated 27.08.2005 executed by Sri.Munishamappa, Sri.Anand, Smt.Anusuya, Kum.Chaithanya, Kum.Murthamma, rep by their father & natural guardian Sri.Anand, Smt.Renuka, Sri.Muniraju, Smt.Manjula, Master.Manoj Gowda rep by father & natural guardian Sri.Muniraju in favour of Sri.Ravindra Kumar.
7. General Power of Attorney dated 27.08.2005 executed by Smt.Parvathamma, Smt.Ramakka, Sri.Kothandarama, Smt.Jayalaxmamma, Ms.Sudha, Master.Shasikumara rep by his father & natural Sri.Kothandarama, Sri.Sonnappa, Smt.Sunandamma, Kum.Savitha, Kum.Sweetha, Master.Sandeep, rep by their father & natural guardian Sri.Sonnappa, Smt.Bhagyamma, Smt.Uma, Sri.Ramanna, Smt.Manjulamma, Kum.Chitra rep by his father & natural guardian Sri.Ramanna in favour of Sri.N.Ravindra Kumar.
8. General Power of Attorney dated 27.08.2005 executed by Smt.Chikmuniyamma, Smt.Anjanamma, Smt.Bhagyamma, Master.Kantharaj rep by his mother & natural guardian Smt.Bhagyamma, Smt.Saraswathamma, Master.Shivakumar rep by his mother & natural guardian Smt.Saraswathamma, Kum.Jyothi rep by her mother and natural guardian Smt.Saraswathamma in favour of Sri.N.Ravindra Kumar



9. General Power of Attorney dated 27.08.2005 executed by Sri.P.M.Anjanappa, Smt.Kanthamma, Sri.Ramesh, Smt.Manjula, Master.Akash, and another, Sri.Prakash, in favour of Sri.N.Ravindra Kumar.
10. General Power of Attorney dated 27.08.2005 executed by Sri.Pillanna, Smt.Jayamma, Smt.Padma and Sri.Shivaraj in favour of Sri.N.Ravindra Kumar (notarized)
11. General Power of Attorney dated 27.08.2005 executed by Sri.Uthanalappa, Sri.Krishnappa, Smt.Ambika, Master.Vikas Gowda rep by his father & natural guardian in favour of Sri.Ravindra Kumar.
12. General Power of Attorney dated 27.08.2005 executed by Sri.Krishnappa, Smt.Eramma, Smt.Gowramma, Sri.Munirama, Ms.Rathnamma, Kum.Kanaka rep by his father & natural guardian Sri.Munirama, Smt.Sujatha, Kum.Kavana and Kum.Sindhu rep by mother & natural Smt.Sujatha in favour of Sri.N.Ravindra Kumar
13. Sale deed dated 08.09.2005 executed by Sri.Kempanna, Smt.Akkayamma, Sri.Ramanjinappa, Smt.Munithayamma, Smt.Anjulamma, Smt.Kamaksha, Sri.Kanthalraj and others in favour of Sri.Shaji Baby John, registered as doc no.2642/2005-06, in Book-I, at the office of Sub-Registrar, Devanahalli.
14. Official memorandum dated 15.01.2007 bearing no.ALN (De) SR 15/2006-07 issued by the office of Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of 1 acre 20 guntas in Sy no.17/1, Poojanahalli Village, 1 acre 20 guntas in Sy no.107/1, 2 acres in Sy no.127 measuring 2 acres, Sy no.128 measuring 6 acres Sy no.152/1 measuring 2 acres 10 guntas from agricultural to non-agricultural public and semipublic purpose and Sy no.153 measuring 25 guntas Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District from agriculture to non-agricultural residential purpose.
15. Sale deed dated 16.03.2007 executed by Sri.Shaji Baby John in favour of M/s MFAR Infrastructure Development Private Limited rep by its Director Sri.Y.Moideen Rizwan, registered as doc no.9501/2006-07, in Book-I, stored in C.D. no.DNHD124, at the office of Sub-Registrar, Devanahalli.
16. Official memorandum dated 03.08.2004 bearing no.LCCP100171/2018 issued by the office of Deputy Commissioner, Bangalore Rural District regarding conversion of land in Sy no.128 measuring 6 acres Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District from industrial purpose to residential – layout purpose.
17. Endorsement dated 15.09.2005 bearing no.LRF (79AB)CR825/2005-06 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli.
18. Endorsement dated 09.12.2005 bearing no.LAQ/INA/CR.01/04-05/1155/2005-06 issued by KIADB.
19. Mutation register bearing MR no.11/1994-95 issued by the office of Tahsildar, Devanahalli



20. Katha in Form 11B dated 09.12.2024 issued by the office of Kannamangala Village Panchayath in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of property bearing no.6/128, PID no.150300200400100942.

21. Tax paid receipt dated 06.12.2024 for the period 2024-25.

22. Copy of settlement akarbandh.

23. Genealogical tree of the family of Sri.Muniramaiah issued by the office of Village Accountant, Devanahalli Taluk.

24. Genealogical tree of the family of Sri.Kempanna issued by the office of Village Accountant, Devanahalli Taluk.

25. Genealogical tree of the family of Sri.Pillamuniyappa issued by the office of Village Accountant, Devanahalli Taluk.

26. Genealogical tree of the family of Sri.Munishamappa issued by the office of Village Accountant, Devanahalli Taluk.

27. Genealogical tree of the family of Sri.Krishnappa issued by the office of Village Accountant, Devanahalli Taluk.

28. Genealogical tree of the family of Sri.Uthanallappa issued by the office of Village Accountant, Devanahalli Taluk.

29. Genealogical tree of the family of Late Sri.Chikkanna issued by the office of Village Accountant, Devanahalli Taluk.

30. Genealogical tree of the family of Sri.P.M.Anjinappa issued by the office of Village Accountant, Devanahalli Taluk.

31. Genealogical tree of the family of Sri.Pillanna issued by the office of Village Accountant, Devanahalli Taluk.

32. Copy of Karda.

33. Encumbrance certificates :

- Dated 16.09.2005 for the period 01.04.1974 to 09.09.2005
- Dated 12.10.2012 for the period 04.06.2008 to 09.10.2012.
- Dated 01.01.2015 for the period 09.10.2012 to 30.12.2014
- Dated 18.11.2016 for the period 30.12.2014 to 17.11.2016 depicting the entries of MOTD dated 03.07.2015 (doc no.2745), MOTD dated 09.07.2015 (doc no.2969), mortgage deed dated 01.04.2016 (doc no.28), discharge deed dated 01.04.2016 (doc no.27) and MOTD dated 04.10.2016 (doc no.6665).
- Dated 04.03.2017 for the period 01.04.2016 to 03.03.2017 depicting the entry of mortgage deed dated 01.04.2016 (doc no.28), discharge deed dated 01.04.2016 (doc no.27), MOTD dated 04.10.2016 (doc no.6665).
- Dated 28.03.2018 for the period 03.03.2017 to 27.03.2018 depicting the entries of discharge deed dated 12.10.2017 (doc no.5725), MOTD dated 27.06.2017 (doc no.2711) and discharge deed dated 27.06.2017 (doc no.2709).
- Dated 01.09.2018 for the period 27.03.2018 to 31.07.2018.
- Dated 19.03.2021 for the period 31.08.2018 to 18.03.2021.



i) Dated 15.01.2025 for the period 01.04.2004 to 08.01.2025 depicting the entries of discharge deed dated 03.08.2024 (doc no.7893), sale deed dated 03.08.2024 (doc no.7908), cancellation deed dated 03.08.2024 (doc no.7903), discharge deed dated 01.08.2024 (doc no.7644), Agreement of sale dated 30.06.2022 (doc no.4034), discharge deed dated 12.10.2017 (doc no.5725), DTD dated 27.06.2017 (doc no.2711), discharge deed dated 27.06.2017 (doc no.2709), DTD dated 04.10.2016 (doc no.6665), Mortgage deed dated 30.03.2016 (doc no.28), discharge deed dated 30.03.2016 (doc no.27), DTD dated 09.07.2015 (doc no.2969), mortgage deed dated 03.07.2015 (doc no.2745), sale deeds dated 16.03.2007 (doc no.9501) & 08.09.2005 (doc no.2642)

COMMON DOCUMENTS :

1. Endorsement dated 04.11.2008 bearing no.LAQ/NH-7/GL no.2501/08-09 issued by the office of Special land acquisition officer, Hyderabad-Bangalore Road (NH-7), National Highways, KR Circle, Bangalore.
2. Endorsement dated 03.06.2008 bearing no.BMRCL/LAQ/NOC/12/2008-09 issued by Bangalore Metro Rail Corporation Ltd.,
3. Sale deed dated 30.01.2024 executed by The Karnataka Industrial Areas Development Board rep by its Asst. Secretary Smt.N.Thangamani in favour of M/s Ozone Urbana Infra Developers Private Limited rep by its Director Sri.Sathya Moorthy Sai Prasad, registered as doc no.15616/2023-24, in Book-I, at the office of Senior Sub-Registrar, Devanahalli.
4. Absolute Sale deed dated 03.08.2024 executed by M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri.Shantha Kumar V. in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj, registered as doc no.7908/2024-25, in Book-I, at the office of Sub-Registrar, Devanahalli.
5. Endorsement dated 07.03.2008 bearing no.LRF (79A.B.) CR.155/2007-08 issued by the office of Tahsildar, Devanahalli Taluk.
6. Endorsement dated 08.02.2008 bearing no.LRF.7.AC.673/2007-08 issued by the office of Tahsildar, Devanahalli Taluk.
7. Endorsement dated 15.03.2008 bearing no.LRF.CR813/2007-08 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli.
8. Endorsement dated 09.06.2008 issued by office of KHB.
9. Endorsement dated 29.01.2009 bearing no.CR.375/2008-09 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli.
10. Endorsement dated 19.05.2009 bearing no.R.K.C.R.51/2009-10 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli.
11. Supplementary deed of Hypothecation dated 04.06.2009 executed by M/s Ozone Urbana Infra Developers Pvt. Ltd., in favour of Axis Bank Ltd.,



12. Relinquishment deed dated 05.10.2009 executed by M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Sai Prasad S. in favour of The Secretary, Kannamangala Gram Panchayath, on behalf of Government of Karnataka, registered as doc no.3024/2009-10, in Book-I, stored in C.D. no.DNHD179, at the office of Senior Sub-Registrar, Devanahalli.

13. In the matter of creation of mortgage by deposit of title deeds relating to the immovable properties executed by M/s Ozone Urbana Infra Developers Pvt. Ltd., in favour of Axis Bank Ltd.,

14. Loan closure letter dated 13.02.2013 issued by Indian Bank

15. No dues certificate dated 15.02.2013 issued by Axis Bank.

16. Deed of mortgage dated 03.07.2015 executed by M/s M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Prasad Kumar Mishra, M/s Ozone City Developers Pvt. Ltd., M/s Ozone Developers Bangalore Private Ltd., in favour of M/s The Swastik Safe Deposit and Investments Ltd., registered as doc no.2745/2015-16, in Book-I, stored in C.D. no.DNHD550, at the office of Senior Sub-Registrar, Devanahalli.

17. Memorandum recording mortgage by deposit of title deeds dated 09.07.2015 executed by M/s Ozone Urbana Infra Developers Private Limited, M/s Ozone Propex Private Ltd., Sri.S.Vasudevan, M/s Ozone City Developers Pvt. Ltd., and M/s Ozone Developers Bangalore Private Ltd., in favour of M/s IL & FS Trust Company Ltd., registered as doc no.2969/2015-16, in Book-I, stored in C.D. no.DNHD551, at the office of Sub-Registrar, Devanahalli.

18. Order dated 09.06.2015 passed by the High Court of Karnataka at Bangalore in Company application no.430/2015.

19. Order dated 09.06.2015 passed by the High Court of Karnataka at Bangalore in Company application no.431/2015.

20. Order dated 18.09.2015 passed by High Court of Karnataka at Bangalore in company petition no.141/2015 c/w company petition no.142/2015.

21. Deed of mortgage deed dated 30.03.2016 executed by M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Vamsi D. Sai in favour of M/s Alpex Corporate Services and Merchandising Private Ltd., registered as doc no.28/2016-17, in Book-I, stored in C.D. no.DNHD590, at the office of Sub-Registrar, Devanahalli.

22. Deed of discharge dated 30.03.2016 executed by M/s The Swastik Safe Deposit and Investments Ltd., rep by its SPA holder Sri.Vineet Agrawal in favour of M/s Ozone Urbana Infra Developers Private Ltd., rep by its authorized signatory Sri.Vamsi D. Sai, registered as doc no.27/2016-17, in Book-I, stored in C.D. no.DNHD590, at the office of Sub-Registrar, Devanahalli.

23. Memorandum of entry dated 19.09.2016 executed by Sri.Vamsi D. Sai on behalf of M/s Ozone Urbana Infra Developers Private Ltd., M/s Ozone Realtors Private Ltd., and M/s Vivaan Properties India Private Ltd., in favour of M/s Piramal Realty Private Ltd., rep by its authorized signatory Sri.Vineet Agarwal registered as doc



## C. S. VISHWANATH &amp; CO.,

ADVOCATES

no.6665/2016-17, in Book-I, stored in C.D. no.DNHD618, at the office of Sub-Registrar, Devanahalli

24. Amendment agreement to memorandum of entry dated 28.02.2017 executed by Sri.Vamsi D. Sai on behalf of M/s Ozone Urbana Infra Developers Private Ltd.,, M/s Ozone Realtors Private Ltd., and M/s Vivaan Properties India Private Ltd., in favour of M/s Piramal Realty Private Ltd., rep by its authorized signatory Sri.Vineet Agarwal registered as doc no.3350/2016-17, in Book-I, stored in C.D. no.HBBD185, at the office of Senior Sub-Registrar, Gandhinagar (Hebbal), Bangalore.

25. Letter for change of land usage dated 20.02.2017 issued by the office of Bangalore International Airport Area Planning Authority, Devanahalli.

26. Loan agreement dated 26.06.2017 executed by M/s Ozone Holdings Private Ltd., Sri.S.Vasudevan, M/s Ozone Urbana Infra Developers Private Ltd., M/s Ozone Propex Private Ltd., and Smt.Priya Vasudevan in favour of M/s Piramal Finance Ltd.,

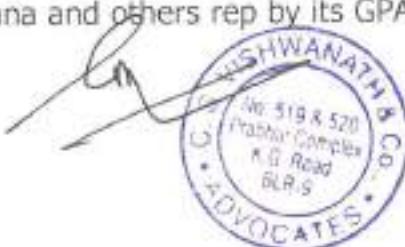
27. Deed of Release dated 26.06.2017 executed by M/s Vistra ITCL (India) Ltd., (formerly II & FS Trust Company Ltd.,) rep by its authorized signatory Sri.Murali Rajan in favour of M/s Ozone Urbana Infra Developers Private Ltd., rep by authorized signatory Sri.Shantha Kumar V. registered as doc no.2709/2017-18, in Book-I, stored in C.D. no.DNHD643, at the office of Sub-Registrar, Devanahalli.

28. Memorandum of entry by deposit of title deeds dated 26.06.2017 executed by Sri.Shantha Kumar V, in his capacity as the authorized representative of Ozone Infra Developers Pvt. Ltd., in favour of Vistra ITCL (India) Ltd., registered as doc no.2711/2017-18, in Book-I, stored in C.D. no.DNHD643, at the office of Sub-Registrar, Devanahalli.

29. Deed of Release dated 12.10.2017 executed by M/s Alpex Corporate Services and Merchandising Private Ltd., in favour of M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Shantha Kumar V. registered as doc no.5725/2017-18, in Book-I, stored in C.D. no.DNHD650, at the office of Sub-Registrar, Devanahalli.

30. Deed of partial Release dated 12.10.2017 executed by M/s Piramal Realty Private Ltd., rep by its authorized signatory Sri.Vineet Agrawal in favour of M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Shantha Kumar V, M/s Ozone Realtors Private Ltd., rep by its authorized signatory Sri.Shantha Kumar V. and M/s Vivaan Properties India Private Ltd., rep by its authorized Signatory Sri.Shantha Kumar V, registered as doc no.5729/2017-18, in Book-I, stored in C.D. no.DNHD650, at the office of Senior Sub-Registrar, Devanahalli.

31. Relinquishment deed dated 17.01.2018 executed by M/s Hansoge Enterprises Private Ltd., M/s Ozone Urbana Infra Developers (Private) Ltd., M/s Eco Global Urbana Infrastructure rep by its GPA holder M/s Ozone Urbana Infra Developers (Private) Ltd., Sri.Balakrishna and others rep by its GPA holder M/s Ozone Urbana



Infra Developers (Private) Ltd., all represented by its authorized signatory Sri.Balaji V. in favour of Kannamangala Village Panchayath, registered as doc no.8641/2017-18, in Book-I, stored in C.D. no.DNHD657, at the office of Senior Sub-Registrar, Devanahalli.

32. Deed of Partial Release/Discharge deed dated 06.02.2019 executed by M/s Vistra ITCL (India) Ltd., rep by its authorized signatory prince karthik in favour of M/s Ozone Urbana Infra Developers Private Ltd., rep by its authorized signatory Sri.Tarun Kumar Kasera and M/s Ozone Infra Developers Private Ltd., rep by its authorized signatory Sri.Tarun Kumar Kasera, registered as doc no.5912/2018-19, in Book-I, stored in C.D. no.HLSD188, at the office of Senior Sub-Registrar, Halasuru, Bangalore.
33. Supplemental memorandum of entry dated 13.02.2019 executed by Sri.M.S.Sounder Raajan, authorized representative of M/s Ozone Urbana Infra Developers Pvt. Ltd., in favour of M/s Vistra ITCL (India) Ltd., registered as doc no.6037/2018-19, in Book-I, stored in C.D. no.HLSD193, at the office of Senior Sub-Registrar, Halasuru, Bangalore.
34. Deed of Rectification to deed of partial release/discharge deed dated 27.07.2020 executed by M/s Vistra ITCL (India) Ltd., rep by authorized signatory Sri.Sandeep Sharma in favour of M/s Ozone Urbana Infra Developers Private Ltd., rep by its authorized signatory Sri.Shantha Kumar V. and M/s Ozone Infra Developers Private Ltd., rep by its authorized signatory Sri.Shantha Kumar V. registered as doc no.899/2020-21, in Book-I, stored in C.D. no.HLSD550, at the office of Senior Sub-Registrar, Halasuru, Bangalore.
35. Letter dated 02.02.2021 issued by KIADB.
36. Supplementary Memorandum of entry by deposit of title deeds dated 17.12.2021 executed by M/s Ozone Urbana Infra Developers Private Ltd., in favour of Vistra ITCL (India) Ltd., registered as doc no.8407/2021-22, in Book-I, stored in C.D. no.DNHD1422, at the office of Senior Sub-Registrar, Devanahalli.
37. Agreement to sell dated 30.06.2022 entered into between M/s Ozone Urbana Infra Developers Private Ltd., rep by its group COO and authorized signatory Sri.D.Vimal Sai of the one part and M/s Shirasa Hi-Rise Private Ltd., rep by its authorized signatory Sri.Surendra Kumar Bajaj of the other part, registered as doc no.4034/2022-23, in Book-I, stored in C.D. no.DNHD1571, at the office of Senior Sub-Registrar, Devanahalli.
38. Notice of assignment dated 24.08.2023 issued by Piramal Capital & Housing Finance Ltd.,
39. Cancellation deed dated 03.08.2024 entered into between M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri.Shantha Kumar V. of the one part and M/s Shirasa Hi-Rise Private Ltd., rep by its authorized signatory Sri.Surendra Kumar Bajaj of the other part, registered as doc no.7903/2024-25 in Book-I, at the office of Sub-Registrar, Devanahalli.



40. Easementary rights agreement dated 03.08.2024 entered into between M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri. Shantha Kumar V. of the one part and M/s Sattva Resi Private Ltd., rep by its authorized signatory Sri. Surendra Kumar Bajaj of the other part, registered as doc no. 7910/2024-25, in Book-I, at the office of Sub-Registrar, Devanahalli.

41. Deed of partial release dated 06.08.2024 executed by M/s Vistra ITCL (India) Ltd., rep by authorized signatory Sri. Mantu Kumar in favour of M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri. Shantha Kumar V. and M/s Ozone Infra Developers Private Ltd., rep by its authorized signatory Sri. Shantha Kumar V. registered as doc no. 7893/2024-25, in Book-I, at the office of Senior Sub-Registrar, Devanahalli.

42. Certificate of incorporation dated 13.01.2006 in favour of MFAR Infrastructure Development Private Ltd., issued by Registrar of Companies, Karnataka.

43. Fresh certificate of incorporation consequent upon change of Name of MFAR Infrastructure Development Private Ltd., to M/s Ozone Urbana Land Development Private Ltd., dated 07.03.2008 issued by Registrar of Companies, Karnataka.

44. Fresh certificate of incorporation consequent upon change of Name of MFAR Infrastructure Development Private Ltd., to M/s Ozone Urbana Developers Private Ltd., dated 22.04.2008 issued by Registrar of Companies, Karnataka.

45. Memorandum and Articles of Association of M/s Ozone Urbana Infra Developers Private Ltd.,

46. Search report dated 06.10.2021 given by Vinayak Joshi, Company Secretary.

47. Relinquishment deed dated 09.12.2024 executed by M/s Sattva Resi Private Ltd., rep by its authorized signatory Sri. P. K. Mishra in favour of BIAAPA (doc no. 15340/2024-25)

48. Relinquishment deed dated 09.12.2024 executed by M/s Sattva Resi Private Ltd., rep by its authorized signatory Sri. P. K. Mishra in favour of Kannamangala Village Panchayath (doc no. 15339/2024-25)

### III SOURCE OF TITLE :

#### In respect of Sy no.128 :

On perusal of aforesaid documents, it is noticed that land bearing Sy no.128 (old Sy no.60) measuring 6 acres situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk was granted to one Sri. Muniramaiah vide Grant certificate of June 1964 issued by the office of Tahsildar, Devanahalli Taluk upon payment of upset price and as per the order dated 27.09.1963 bearing no. B.DIS.LND.SR.2-252/60-61 issued by Deputy Commissioner.

The copy of Genealogical tree of the family of Late Sri. Muniramaiah issued by the office of Village Accountant, Devanahalli Taluk depicts the names of his children as Sri. Kempanna, Late Sri. Pillaannal (Pillamuniappa), Sri. Munishamappa,



Sri.Krishnappa, Sri.Uthanlappa, Late Sri.Chikkanna, Sri.P.M.Anjinappa and Sri.Pillanna. After the demise of Sri.Muniramaiah, the katha for property (details of property are not legible) was transferred to the name of his elder son Sri.Kempanna vide Mutation register bearing MR no.11/1994-95 issued by the office of Tahsildar, Devanahalli

Thereafter, Sri.Krishnappa S/o Sri.Muniramaiah sold a portion of aforesaid land in Sy no.90/1 measuring 30 guntas in favour of his brother Sri.Kempanna under sale deed dated 25.08.1977 (doc no.1097/1977-78).

The copy of Genealogical tree of the family of Sri.Kempanna issued by the office of Village Accountant, Devanahalli Taluk depicts the names of his family members as Smt.Akkayamma (wife), sons Sri.Ramanjlnappa and his family members Smt.Munithayamma, Smt.Anjulamma, Smt.Kamakshamma, Sri.Kanthalraj & Smt.Ambika, Sri.Muniyappa and his family members Smt.Ambaravathi, Smt.Vishalakshi, Smt.Savitha, Smt.Prabhavathi & Smt.Manjula, Smt.Shanthamma AND Sri.Narayanaswamy and his family members Smt.Savithramma, Sri.Ambarish, Sri.Umesh & Smt.Suchithra.

The copy of Genealogical tree of the family of Sri.Pillamuniyappa issued by the office of Village Accountant, Devanahalli Taluk depicts the names of his family members as Smt.Parvathamma (wife), children Smt.Ramakka, Sri.Kodandarama & his family members Smt.Jayalakshamma and Ms.Sudha and Master.Shashikumar, Sri.Sonnappa and his family members Smt.Sunandamma, Smt.Savitha, Ms.Shwetha and Master.Sandeep, Smt.Bhagyamma, Smt.Uma AND Sri.Ramanna and his family member Smt.Manjulamma and Ms.Chitra.

The copy of Genealogical tree of the family of Sri.Munishamappa issued by the office of Village Accountant, Devanahalli Taluk depicts the names of his family members as Smt.Rathnamma (wife), children Sri.Ananda and his family members Smt.Anusuya, Kum.Chaitanya & Kum.Keerthana (Keerthamma), Smt.Renuka, Sri.Muniraju and his family members Smt.Manjula and Master.Manoj Gowda.

The copy of Genealogical tree of the family of Sri.Krishnappa issued by the office of Village Accountant, Devanahalli Taluk depicts the name of his family members as Smt.Eramma (wife), children Smt.Gowramma, Sri.Munirama and his family members Kanaka and Kavya and legal heirs of late Sri.Srinivas (deceased son of Sri.Krishnappa) viz., Smt.Sujatha, Kum.Kavana & Kum.Sindhu.

The copy of Genealogical tree of the family of Sri.Uthanallappa issued by the office of Village Accountant, Devanahalli Taluk depicts the names of his family members as Smt.Thangiyamma (wife) and son Sri.Krishnappa and his family members Smt.Ambika and Master.Vikas Gowda.



The copy of Genealogical tree of the family of Late Sri.Chikkanna issued by the office of Village Accountant, Devanahalli Taluk confirms that he was succeeded to by his wife Smt.Chikkamuniyamma and children Smt.Anjinamma, Legal heirs of Late Sri.Narayanaswamy (deceased son of late Sri.Chikkanna) Smt.Bhagyamma & Master. Kantharaj AND legal heirs of Late Sri.Nagaraju (deceased son of Late Sri.Chikkanna) Smt.Saraswathamma, Master.Shivakumar & Kum.Jyothi.

The copy of Genealogical tree of the family of Sri.P.M.Anjinappa issued by the office of Village Accountant, Devanahalli Taluk confirms the names of his family members as Smt.Chikkathayamma (wife), children Smt.Kanthamma, Sri.Ramesh & his family members Smt.Manjula, Master.Akash & Kum.Punashree, Smt.Pushpa and Sri.Prakash and his wife Smt.Anitha.

The copy of Genealogical tree of the family of Sri.Pillanna issued by the office of Village Accountant, Devanahalli Taluk depicts the names of his family members as Smt.Jayamma (wife) and children Smt.Padma and Sri.Shivaraj.

The copies of following General Power of Attorney/s executed in favour of Sri.Ravindra Kumar empowering the attorney to do various acts, deeds including execution of sale deeds in respect of Sy no.128 (old Sy no.90) measuring 6 acres of Kannamanagala Village are given for perusal :

- General Power of Attorney dated 27.08.2005 executed by Sri.Kempanna and his family members Smt.Akkayamma, Sri.Ramanjinappa, Smt.Munithyamma, Ms.Anjulamma, Ms.Kamaksha, Sri.Kantharaj, Ms.Ambika, Sri.Muniyappa, Sri.Amarnath, Ms.Vishalakshi, Ms.Savitha, Ms.prabhavathi, Sri.Manu, Sri.Narayanaswami for self and as father and natural guardian for his minor daughter Kum.Suchitra, Ms.Savithramma, Sri.Ambrish and Smt.Shanthamma in favour of Sri.N.Ravindra Kumar
- General Power of Attorney dated 27.08.2005 executed by Sri.Krishnappa, Smt.Eramma, Smt.Gowramma, Sri.Munirama, Ms.Rathnamma, Kum.Kanaka, Kavya, rep by her father & natural guardian Sri.Munirama, Smt.Sujatha, Kum.Kavana, & Kum.Sindhu rep by their mother & natural guardian Smt.Sujatha in favour of Sri.N.Ravindra Kumar
- General Power of Attorney dated 27.08.2005 executed by Sri.Munishamappa, Sri.Anand, Smt.Anusuya, Kum.Chaithanya, Kum.Murthamma, rep by their father & natural guardian Sri.Anand, Smt.Renuka, Sri.Muniraju, Smt.Manjula, Master.Manoj Gowda rep by father & natural guardian Sri.Muniraju in favour of Sri.Ravindra Kumar.
- General Power of Attorney dated 27.08.2005 executed by Sri.Krishnappa, Smt.Eramma, Smt.Gowramma, Sri.M.Munirama, Smt.Rathnamma, Ms.Kanaka & Kum.Kavya rep by her father & natural guardian Sri.Munirama, Smt.Sujatha,



Kum.Kavana, and Kum.Sindhu rep by their mother & natural guardian Smt.Sujatha in favour of Sri.N.Ravindra Kumar.

- e) General Power of Attorney dated 27.08.2005 executed by Smt.Parvathamma, Smt.Ramakka, Sri.Kothandarama, Smt.Jayalaxmamma, Ms.Sudha, Master.Shasikumara rep by his father & natural Sri.Kothandarama, Sri.Sonnappa, Smt.Sunandamma, Kum.Savitha, Kum.Sweetha, Master.Sandeep, rep by their father & natural guardian Sri.Sonnappa, Smt.Bhagyamma, Smt.Uma, Sri.Ramanna, Smt.Manjulamma, Kum.Chitra rep by his father & natural guardian Sri.Ramanna in favour of Sri.N.Ravindra Kumar.
- f) General Power of Attorney dated 27.08.2005 executed by Smt.Chikmuniyamma, Smt.Anjanamma, Smt.Bhagyamma, Master.Kantharaj rep by his mother & natural guardian Smt.Bhagyamma, Smt.Saraswathamma, Master.Shivakumar rep by his mother & natural guardian Smt.Saraswathamma, Kum.Jyothi rep by her mother and natural guardian Smt.Saraswathamma in favour of Sri.N.Ravindra Kumar
- g) General Power of Attorney dated 27.08.2005 executed by Sri.P.M.Anjanappa, Smt.Kanthamma, Sri.Ramesh, Smt.Manjula, Master.Akash, and another, Sri.Prakash, in favour of Sri.N.Ravindra Kumar.
- h) General Power of Attorney dated 27.08.2005 executed by Sri.Pillanna, Smt.Jayamma, Smt.Padma and Sri.Shivaraj in favour of Sri.N.Ravindra Kumar (notarized)
- i) General Power of Attorney dated 27.08.2005 executed by Sri.Uthanalappa, Sri.Krishnappa, Smt.Ambika, Master.Vikas Gowda rep by his father & natural guardian in favour of Sri.Ravindra Kumar.
- j) General Power of Attorney dated 27.08.2005 executed by Sri.Krishnappa, Smt.Eramma, Smt.Gowramma, Sri.Munirama, Ms.Rathnamma, Kum.Kanaka rep by his father & natural guardian Sri.Munirama, Smt.Sujatha, Kum.Kavana and Kum.Sindhu rep by mother & natural Smt.Sujatha in favour of Sri.N.Ravindra Kumar

Thereafter, A) Sri.Krishnappa, Smt.Eramma, Smt.Gowramma, Sri.Munirama, Ms.Rathnamma, Kum.Kanaka, Kavya, rep by her father & natural guardian Sri.Munirama, Smt.Sujatha, Kum.Kavana, & Kum.Sindhu rep by their mother & natural guardian Smt.Sujatha B) Sri.Munishamappa, Sri.Anand, Smt.Anusuya, Kum.Chaithanya, Kum.Murthamma, rep by their father & natural guardian Sri.Anand, Smt.Renuka, Sri.Muniraju, Smt.Manjula, Master.Manoj Gowda rep by father & natural guardian Sri.Muniraju, C) Sri.Krishnappa, Smt.Eramma, Smt.Gowramma, Sri.M.Munirama, Smt.Rathnamma, Ms.Kanaka & Kum.Kavya rep by her father & natural guardian Sri.Munirama, Smt.Sujatha, Kum.Kavana, and Kum.Sindhu rep by their mother & natural guardian Smt.Sujatha, D) Smt.Parvathamma, Smt.Ramakka, Sri.Kothandarama, Smt.Jayalaxmamma, Ms.Sudha, Master.Shasikumara rep by his



father & natural Sri.Kothandarama, Sri.Sonnappa, Smt.Sunandamma, Kum.Savitha, Kum.Sweetha, Master.Sandeep, rep by their father & natural guardian Sri.Sonnappa, Smt.Bhagyamma, Smt.Uma, Sri.Ramanna, Smt.Manjulamma, Kum.Chitra rep by his father & natural guardian Sri.Ramanna, E) Smt.Chikmuniyamma, Smt.Anjanamma, Smt.Bhagyamma, Master.Kantharaj rep by his mother & natural guardian Smt.Bhagyamma, Smt.Saraswathamma, Master.Shivakumar rep by his mother & natural guardian Smt.Saraswathamma, Kum.Jyothi rep by her mother and natural guardian Smt.Saraswathamma F) Sri.P.M.Anjanappa, Smt.Kanthamma, Sri.Ramesh, Smt.Manjula, Master.Akash, and another, Sri.Prakash, G) Sri.Pillanna, Smt.Jayamma, Smt.Padma and Sri.Shivaraj, H) Sri.Uthanalappa, Sri.Krishnappa, Smt.Ambika, Master.Vikas Gowda rep by his father & natural guardian and I) Sri.Krishnappa, Smt.Eramma, Smt.Gowramma, Sri.Munirama, Ms.Rathnamma, Kum.Kanaka rep by his father & natural guardian Sri.Munirama, Smt.Sujatha, Kum.Kavana and Kum.Sindhu rep by mother & natural Smt.Sujatha, all represented by their GPA holder Sri.N.Ravindra Kumar sold and conveyed sold land in Sy no.128 (old Sy no.90) measuring 6 acres in favour of Sri.Shaji Baby John in terms of a Sale deed dated 08.09.2005 (doc no.2642/2005-06).

The land bearing Sy no.128 measuring 6 acres among other lands was converted from agricultural to non-agricultural public and semipublic purpose vide Official memorandum dated 15.01.2007 bearing no.ALN (De) SR 15/2006-07 issued by the office of Deputy Commissioner, Bangalore Rural District, Bangalore.

Subsequently, Sri.Shaji Baby John sold and conveyed a portion of aforesaid land in Sy no.128 measuring 6 acres among other lands in Sy nos.107/2 measuring 2 acres 38 guntas, Sy no.152/1 measuring 2 acres 10 guntas, Sy no.129 measuring 2 acres, Sy no.107/1 measuring 1 acre 20 guntas, Sy no.126 measuring 2 acres, Sy no.127 measuring 2 acres, Sy no.16/1 measuring 1 acre 20 guntas, Sy no.153 measuring 25 guntas and Sy no.93 measuring 6 acres 34 guntas of Kannamangala and Poojanahalli Villages in favour of M/s MFAR Infrastructure Development Private Limited rep by its Director Sri.Y.Moideen Rizwan in terms of a Sale deed dated 16.03.2007 and registered as doc no.9501/2006-07, at the office of Sub-Registrar, Devanahalli.

Thereafter, land bearing Sy no.128 measuring 6 acres was converted from industrial purpose to residential –layout purpose vide Official memorandum dated 03.08.2024 bearing no.LCCP100171/2018 issued by the office of Deputy Commissioner, Bangalore Rural District.

Subsequently, M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri.Shantha Kumar V. for a valuable consideration sold and conveyed land bearing Sy no.90/P1 (154) measuring 36 guntas, Sy no.130 measuring 2 acres, Sy no.161 measuring 1 acre 18 guntas, Sy



no.112 measuring 2 acres, Sy no.113 measuring 1 acre 37 guntas, Sy no.123 measuring 6 acres and Sy no.128 measuring 1 acre 22 guntas of Kannamangala Village in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj, by virtue of an Absolute Sale deed dated 03.08.2024 and registered as doc no.7908/2024-25, at the office of Sub-Registrar, Devanahalli.

The katha in respect of property bearing no.6/128, PID no.150300200400100942 stands in the name of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj vide Katha in Form 11B dated 09.12.2024 issued by the office of Kannamangala Village Panchayath. The property tax is paid upto the period 2024-25.

The office of Tahsildar, Devanahalli Taluk, Devanahalli has issued an Endorsement dated 15.09.2005 bearing no.LRF (79AB)CR825/2005-06 confirming that no case has been filed under Section 79A & B of KLR Act in respect of Sy nos.123, 128, 79, 108 of Kannamangala Village.

The office of Tahsildar, Devanahalli Taluk, Devanahalli has issued a Nil tenancy endorsement dated 27.11.2004 bearing no.LRF.7ACR:230/2004-05 in respect of Sy no.129 of Kannamangala Village.

The copy of karda depicts the name of Sri.Muniramaiah as the initial kathedar in possession of subject land.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 18.11.2016 for the period 30.12.2014 to 17.11.2016	depicting the entries of MOTD dated 03.07.2015 (doc no.2745), MOTD dated 09.07.2015 (doc no.2969), mortgage deed dated 01.04.2016 (doc no.28), discharge deed dated 01.04.2016 (doc no.27) and MOTD dated 04.10.2016 (doc no.6665).
2.	Dated 04.03.2017 for the period 01.04.2016 to 03.03.2017	depicting the entry of mortgage deed dated 01.04.2016 (doc no.28), discharge deed dated 01.04.2016 (doc no.27), MOTD dated 04.10.2016 (doc no.6665).



3.	Dated 28.03.2018 for the period 03.03.2017 to 27.03.2018	depicting the entries of discharge deed dated 12.10.2017 (doc no.5725), MOTD dated 27.06.2017 (doc no.2711) and discharge deed dated 27.06.2017 (doc no.2709).
4.	Dated 15.01.2025 for the period 01.04.2004 to 08.01.2025	depicting the entries of discharge deed dated 03.08.2024 (doc no.7893), sale deed dated 03.08.2024 (doc no.7908), cancellation deed dated 03.08.2024 (doc no.7903), discharge deed dated 01.08.2024 (doc no.7644), Agreement of sale dated 30.06.2022 (doc no.4034), discharge deed dated 12.10.2017 (doc no.5725), DTD dated 27.06.2017 (doc no.2711), discharge deed dated 27.06.2017 (doc no.2709), DTD dated 04.10.2016 (doc no.6665), Mortgage deed dated 30.03.2016 (doc no.28), discharge deed dated 30.03.2016 (doc no.27), DTD dated 09.07.2015 (doc no.2969), mortgage deed dated 03.07.2015 (doc no.2745), sale deeds dated 16.03.2007 (doc no.9501) & 08.09.2005 (doc no.2642)

In respect of Sy no.90/P1 (154) measuring 36 guntas

Whereas land bearing Sy no.90/P1 (154) measuring 1 acre 24 guntas situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk among other properties was allotted by The Karnataka Industrial Areas Development Board to M/s Ozone Urbana Infra Developers Pvt. Ltd., vide an allotment letter dated 10.10.2011. The KIADB also placed M/s Ozone Urbana Infra Developers Pvt. Ltd., in possession of Sy no.90/P1 (154) measuring 1 acre 24 guntas among other properties vide Possession certificate dated 13.10.2011 bearing no.IADB/DC-3&EE/SUC/2015/399/2011-12.

Further, KIADB rep by its Asst. Secretary Sri.M.C.Nagaraju entered into a Lease-cum-sale agreement dated 18.10.2011 (doc no.4020/2011-12) with M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its vice president – commercial Sri.S.Sai Prasad subjecting the allotment of land in Sy no.90/P1 (154) measuring 1 acre 24 guntas



among other survey numbers of Kannamangala Village totally measuring 20 acres 36 guntas for a lease period of 10 years to set up integrated township with IT/ITES Park, Commercial, residential, retail, school and hospitality complex or to establish any other industry permissible under the law.

The copies of Karnataka Gazette notification dated 22.10.2009 bearing no.CI 410 SPQ 2009, Bangalore AND 13.05.2010 bearing no.CI 234 SPQ 2010, Bangalore confirms that land in Sy no.90/P1 (154) measuring 1 acre 24 guntas Kannamangala Village in the name of Sri.Ramanjinappa (S/o Sri.Kempanna) among other lands as industrial lands and the same were acquired by KIADB for the project of M/s Ozone Urban Infra Development Pvt. Ltd.,

Thereafter, The Karnataka Industrial Areas Development Board rep by its Asst. Secretary Smt.N.Thangamani conveyed the absolute right, title and interest over land bearing Sy nos.73-92 measuring 3 acres 22 guntas, Sy no.73/P5 (166) measuring 1 acre 02 guntas, Sy no.79 measuring 25 guntas, Sy no.80 measuring 0-07.5 guntas, Sy no.90/P1 measuring 2 acres, Sy no.90/P1 (131) measuring 30 guntas, Sy no.90/P2 measuring 1 acre, Sy no.90/P1 (131) measuring 1 acre 02 guntas, Sy no.90/P1 (154) and Sy no.102 (part) measuring 0-33.5 guntas of Kannamangala Village in favour of M/s Ozone Urbana Infra Developers Private Limited rep by its Director Sri.Sathya Moorthy Sai Prasad in terms of a Sale deed dated 30.01.2024 and registered as doc no.15616/2023-24, at the office of Senior Sub-Registrar, Devanahalli.

Subsequently, M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri.Shantha Kumar V. for a valuable consideration sold and conveyed land bearing Sy no.90/P1 (154) measuring 36 guntas, Sy no.130 measuring 2 acres, Sy no.161 measuring 1 acre 18 guntas, Sy no.112 measuring 2 acres, Sy no.113 measuring 1 acre 37 guntas, Sy no.123 measuring 6 acres and Sy no.128 measuring 1 acre 22 guntas of Kannamangala Village in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj, by virtue of an Absolute Sale deed dated 03.08.2024 and registered as doc no.7908/2024-25, at the office of Sub-Registrar, Devanahalli.

The katha for subject Property bearing katha no.45/90/P1/154, VPID no.150300200400121485 stands in the name of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj vide Katha in form no.9 and 11A both dated 09.12.2024 issued by the office of Kannamangala Village Panchayath. The property tax is paid upto the period 2024-25.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 13.10.2021 for the period 01.04.2014 to 11.10.2021	depicting the entries of MOTD dated 09.07.2015 (doc no.2969), Discharge deed dated 01.04.2016 (doc no.27), MOTD dated 04.10.2016 (doc no.6665), discharge deed dated 27.06.2017 (doc no.2709), MOTD dated 27.06.2017 (doc no.2711), discharge deed dated 12.10.2017 (doc no.5725) & 13.10.2017 (doc no.5729)
2.	Dated 15.02.2022 for the period 21.08.2021 to 15.02.2022	depicting the entry of MOTD dated 17.12.2021 (doc no.8407)
3.	Dated 05.11.2011 for the period 13.10.2011 to 04.11.2011	depicting the entries of lease deed dated 20.10.2011 (doc no.4020)
4.	Dated 01.01.2015 for the period 09.10.2012 to 01.10.2015	depicting the entry of lease deed dated 01.08.2013 (doc no.3595)
5.	Dated 18.11.2016 for the period 30.12.2014 to 17.11.2016	depicting the entries of mortgage deed dated 03.07.2015 (doc no.2745), 09.07.2015 (doc no.2969), 01.04.2016 (doc nos.27 & 28), discharge deeds dated 01.04.2016 (doc no.27) & 17.08.2016 (doc no.4680), rectification deed dated 19.08.2016 (doc no.4812), MOTD dated 04.10.2016 (doc no.6665),
6.	Dated 04.03.2017 for the period 01.04.2016 to 03.03.2017	depicting the entries of mortgage deeds dated 01.04.2016 (doc no.28) & 04.10.2016 (doc no.6665) and discharge deed dated 01.04.2016 (doc no.27)
7.	Dated 15.02.2022 for the period 21.08.2021 to 15.02.2022	depicting the entry of MOTD dated 17.12.2021 (doc no.8407)
8.	Dated 17.01.2025 for the period 01.04.2004 to 08.01.2025	depicting the entries of Declaration agreement of easement dated 03.08.2024 (doc no.7910), Release deed dated 26.08.2022 (doc nos.6575 & 6576), Agreement of



	<p>sale dated 30.06.2022 (doc no.4034), Relinquishment deed dated 01.08.2018 (doc no.4166), discharge deed dated 12.10.2017 (doc nos.5729 &amp; 5725), DTD dated 27.06.2017 (doc no.2711), discharge deed dated 27.06.2017 (doc no.2709), DTD dated 04.10.2016 (doc no.6665), Discharge deed dated 30.03.2016 (doc no.27), DTD dated 29.07.2015 (doc no.2969), Cancellation deed dated 06.08.2013 (doc no.3748), Rectification deed dated 20.11.2012 (doc no.4918), Lease deed dated 19.10.2011 (doc no.4020),</p>
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In respect of Sy no.130

Whereas land bearing Sy no.130 measuring 2 acres situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk among other properties was allotted by The Karnataka Industrial Areas Development Board to M/s Ozone Urbana Infra Developers Pvt. Ltd., vide an allotment letter dated 10.10.2011. The KIADB also placed M/s Ozone Urbana Infra Developers Pvt. Ltd., in possession of Sy no.130 measuring 2 acres among other properties vide Possession certificate dated 13.10.2011 bearing no.IADB/DC-3&EE/SUC/2015/399/2011-12.

Further, KIADB rep by its Asst. Secretary Sri.M.C.Nagaraju entered into a Lease-cum-sale agreement dated 18.10.2011 (doc no.4020/2011-12) with M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its vice president – commercial Sri.S.Sai Prasad subjecting the allotment of land in Sy no.130 measuring 2 acres among other survey numbers of Kannamangala Village totally measuring 20 acres 36 guntas for a lease period of 10 years to set up integrated township with IT/ITES Park, Commercial, residential, retail, school and hospitality complex or to establish any other industry permissible under the law.

The copies of Karnataka Gazette notification dated 22.10.2009 bearing no.CI 410 SPQ 2009, Bangalore AND 13.05.2010 bearing no.CI 234 SPQ 2010, Bangalore confirms that land in Sy no.130 measuring 2 acres of Kannamangala Village in the name of Sri.Chalsani Venu Durga Prasad (S/o Sri.Venkatanarayana) among other



lands was categorized as industrial lands and the same were acquired by KIADB for the project of M/s Ozone Urban Infra Development Pvt. Ltd.,

Thereafter, The Karnataka Industrial Areas Development Board rep by its Asst. Secretary Smt.N.Thangamani conveyed the absolute right, title and interest over land bearing Sy nos.73-92 measuring 3 acres 22 guntas, Sy no.73/P5 (166) measuring 1 acre 02 guntas, Sy no.79 measuring 25 guntas, Sy no.80 measuring 0-07.5 guntas, Sy no.90/P1 measuring 2 acres, Sy no.90/P1 (131) measuring 30 guntas, Sy no.90/P2 measuring 1 acre, Sy no.90/P1 (131) measuring 1 acre 02 guntas, Sy no.90/P1 (154) and Sy no.102 (part) measuring 0-33.5 guntas of Kannamangala Village in favour of M/s Ozone Urbanaha Infra Developers Private Limited rep by its Director Sri.Sathy Moorthy Sai Prasad in terms of a Sale deed dated 30.01.2024 and registered as doc no.15616/2023-24, at the office of Senior Sub-Registrar, Devanahalli.

Subsequently, M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri.Shantha Kumar V. for a valuable consideration sold and conveyed land bearing Sy no.90/P1 (154) measuring 36 guntas, Sy no.130 measuring 2 acres, Sy no.161 measuring 1 acre 18 guntas, Sy no.112 measuring 2 acres, Sy no.113 measuring 1 acre 37 guntas, Sy no.123 measuring 6 acres and Sy no.128 measuring 1 acre 22 guntas of Kannamangala Village in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj, by virtue of an Absolute Sale deed dated 03.08.2024 and registered as doc no.7908/2024-25, at the office of Sub-Registrar, Devanahalli.

The katha for subject Property bearing V.P. katha no.45/130, VPID no.150300200400121487 stands in the name of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj vide Katha in form no.9 and 11A both dated 09.12.2024 issued by the office of Kannamangala Village Panchayath. The property tax is paid upto the period 2024-25.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 08.02.2013 for the period 13.10.2011 to 07.02.2013	depicting the entry of lease deed dated 20.10.2011 (doc no.4020)
2.	Dated 18.11.2016 for the period 30.12.2014 to 17.11.2016	depicting the entry of mortgage deed dated 03.07.2015 (doc no.2745), MOTD dated 09.07.2015 (doc no.2969), mortgage deed dated



		01.04.2016 (doc no.28), discharge deed dated 01.04.2016 (doc no.27) & MOTD dated 04.10.2016 (doc no.6665)
3.	Dated 28.03.2018 for the period 17.11.2016 to 27.03.2018	depicting the entries of discharge deed dated 12.10.2017 (doc no.5725), MOTD dated 27.06.2017 (doc no.2711) & discharge deed dated 27.06.2017 (doc no.2709)
4.	Dated 17.01.2025 for the period 01.04.2004 to 08.01.2025	depicting the entries of discharge deed dated 03.08.2024 (doc no.7893), Sale deed dated 03.08.2024 (doc no.7908), cancellation deed dated 03.08.2024 (doc no.7903), discharge deed dated 01.08.2024 (doc no.7644), sale deed dated 01.02.2024 (doc no.15616), Agreement of sale dated 30.06.2022 (doc no.4034), discharge deed dated 12.10.2017 (doc no.5725), DTD dated 27.06.2017 (doc no.2711), Discharge deed dated 27.06.2017 (doc no.2709), DTD dated 04.10.2016 (doc no.6665), Mortgage deed dated 30.03.2016 (doc no.28), discharge deed dated 30.03.2016 (doc no.27), DTD dated 09.07.2015 (doc no.2969), mortgage deed dated 03.07.2015 (doc no.2745), Lease deed dated 19.10.2011 (doc no.4020), Sale deed dated 03.01.2008 (doc no.5844), sale deeds dated 10.03.2005 (doc no.5533 & 5534)

In respect of Sy no.161

Whereas land bearing Sy no.161 measuring 1 acre 18 guntas situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk among other properties was allotted by The Karnataka Industrial Areas Development Board to M/s Ozone Urbana Infra Developers Pvt. Ltd., vide an allotment letter dated 10.10.2011. The KIADB



also placed M/s Ozone Urbana Infra Developers Pvt. Ltd., in possession of Sy no.130 measuring 2 acres among other properties vide Possession certificate dated 13.10.2011 bearing no.IADB/DC-3&EE/SUC/2015/399/2011-12.

Further, KIADB rep by its Asst. Secretary Sri.M.C.Nagaraju entered into a Lease-cum-sale agreement dated 18.10.2011 (doc no.4020/2011-12) with M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its vice president – commercial Sri.S.Sai Prasad subjecting the allotment of land in Sy no.161 measuring 1 acre 18 guntas, among other survey numbers of Kannamangala Village totally measuring 20 acres 36 guntas for a lease period of 10 years to set up integrated township with IT/ITES Park, Commercial, residential, retail, school and hospitality complex or to establish any other industry permissible under the law.

The copies of Karnataka Gazette notification dated 22.10.2009 bearing no.CI 410 SPQ 2009, Bangalore AND 13.05.2010 bearing no.CI 234 SPQ 2010, Bangalore confirms that land in Sy no.161 measuring 1 acre 18 guntas of Kannamangala Village in the name of Sri.Anjinappa (S/o Sri.Muniramaiah) among other lands was categorized as industrial lands and the same were acquired by KIADB for the project of M/s Ozone Urban Infra Development Pvt. Ltd.,

Thereafter, The Karnataka Industrial Areas Development Board rep by its Asst. Secretary Smt.N.Thangamani conveyed the absolute right, title and interest over land bearing Sy nos.73-92 measuring 3 acres 22 guntas, Sy no.73/P5 (166) measuring 1 acre 02 guntas, Sy no.79 measuring 25 guntas, Sy no.80 measuring 0-07.5 guntas, Sy no.90/P1 measuring 2 acres, Sy no.90/P1 (131) measuring 30 guntas, Sy no.90/P2 measuring 1 acre, Sy no.90/P1 (131) measuring 1 acre 02 guntas, Sy no.90/P1 (154) and Sy no.102 (part) measuring 0-33.5 guntas of Kannamangala Village in favour of M/s Ozone Urbanaha Infra Developers Private Limited rep by its Director Sri.Sathya Moorthy Sai Prasad in terms of a Sale deed dated 30.01.2024 and registered as doc no.15616/2023-24, at the office of Senior Sub-Registrar, Devanahalli.

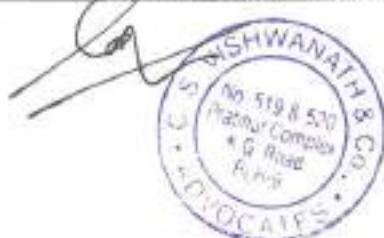
Subsequently, M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri.Shantha Kumar V. for a valuable consideration sold and conveyed land bearing Sy no.90/P1 (154) measuring 36 guntas, Sy no.130 measuring 2 acres, Sy no.161 measuring 1 acre 18 guntas, Sy no.112 measuring 2 acres, Sy no.113 measuring 1 acre 37 guntas, Sy no.123 measuring 6 acres and Sy no.128 measuring 1 acre 22 guntas of Kannamangala Village in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj, by virtue of an Absolute Sale deed dated 03.08.2024 and registered as doc no.7908/2024-25, at the office of Sub-Registrar, Devanahalli.



The katha for subject property bearing V.P. katha no.45/161, VPID no.150300200400121490 stands in the name of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj vide Katha in Form no.9 and 11A both dated 09.12.2024 issued by the office of Kannamangala Village panchayath. The property tax is paid upto the period 2024-25.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 05.11.2011 for the period 13.10.2011 to 04.11.2011	depicting the entry of lease deed dated 20.10.2011 (doc no.4020)
2.	Dated 18.11.2016 for the period 30.12.2014 to 17.2016	depicting the entry of mortgage deed dated 03.07.2015 (doc no.2745), MOTD 09.07.2015 (doc no.2969), mortgage deed dated 01.04.2016 (doc no.28), discharge deed dated 01.04.2016 (doc no.27), MOTD dated 04.10.2016 (doc no.6665)
3.	Dated 28.03.2018 for the period 17.11.2016 to 27.03.2018	depicting the entries of discharge deeds dated 12.10.2017 (doc no.5725), MOTD dated 27.06.2017 (doc no.2711) & discharge deed dated 27.06.2017 (doc no.2709)
4.	Dated 17.01.2025 for the period 01.04.2004 to 08.01.2025	depicting the entries of discharge deed dated 03.08.2024 (doc no.7893), sale deed dated 03.08.2024 (doc no.7908), cancellation deed dated 03.08.2024 (doc no.7903), discharge deed dated 01.08.2024 (doc no.7644), sale deed dated 01.02.2024 (doc no.15616), agreement of sale dated 30.06.2022 (doc no.4034), discharge deed dated 12.10.2017 (doc no.5725), DTD dated 27.06.2017 (doc no.2711), discharge deed dated 27.06.2017 (doc no.2709), DTD dated 04.10.2016 (doc no.6665), mortgage deed dated 30.03.2016



		(doc no.28), discharge deed dated 30.03.2016 (doc no.27), DTD dated 09.07.2015 (doc no.2969), mortgage deed dated 03.07.2015 (doc no.2745), Lease deed dated 19.10.2011 (doc no.4020).
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In respect of Sy no.123.

Whereas land bearing Sy no.123 measuring 6 acres situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk was granted to one Sri.Papaiah vide Grant certificate dated 21.06.1954 issued by the office of Amaldhar, Devanahalli upon payment of upset price of Rs.2/- per acre. The said grant was confirmed in favour of grantee Sri.Papaiah S/o Sri.Munipapalah vide Official memorandum dated 27.01.1953 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.

The order dated 03.09.1981 passed by the Court of the Land Tribunal, Devanahalli Taluk, Devanahalli in case no.LRF No.35/1974-7 confirms that a portion of land in Sy no.90 measuring 2 acres was conferred in favour of Sri.Pillappa S/o Sri.Ramanna as an occupant.

The copy of Mutation register bearing MR no.4/1984-85 issued by the office of Tahsildar, Devanahalli Taluk confirms that land in Sy no.90, New no.123 measuring 2 acres was granted to one Sri.Pillappa vide LRF order bearing no.35/1974-75 issued by Land Tribunal.

The copies of RTC/s for the period 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1993-94, 1993-94 to 1996-97, 1997-98 to 1999-2000, 2000-01 to 2001-02, 2002-03, 2003-04, 2004-05 issued by the office of Tahsildar, Devanahalli Taluk reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.123, Kannamangala Village, Kasaba Hobli, Devanahalli Taluk.

Thereafter, Sri.S.Papaiah alias H. Papaiah and his sons Sri.P.Sonappa, Sri.P.Muniyappa, Sri.P.Nagaraj, Sri.P.Ravindranath together with Master.Vijaya Kumar & Master. Rajesh rep by their father & natural guardian Sri.Sonappa, Master. M.Venugopal & Master.Mahesh rep by their father & natural Sri.P.Muniyappa, Master.Rohit, Ms.Meena Kumari, Ms.Shilaksha rep by their father & natural guardian Sri.P.Nagaraj as consenting witnesses sold and conveyed a portion of land in Sy no.123 measuring 4 acres in favour of Sri.Biju Varghese rep by his GPA holder Sri.Jayadevan N. in terms of a Sale deed dated 03.02.1995 (doc no.2610/1994-95). The factum of sale is reflected in the Mutation register bearing MR no.28/1994-95



issued by the office of Village Accountant, Devanahalli Taluk. However, the sought for Genealogical tree of the family of Sri.H.Papaiah is not made available.

The said Sri.Biju Varghese executed a General Power of Attorney dated 11.01.1995 (notarized) in favour of Sri.Jayadevan N, empowering the attorney to do various acts, deeds and things as mentioned therein.

Thereafter, Sri.Biju Varghese rep by his GPA holder Sri.Jayadevan N. sold western portion of land bearing Sy no.123 (old no.90) measuring 2 acres of Kannamangala Village in favour of Sri.Kolli Ramanadha Reddy in terms of Sale deed dated 10.03.2005 (doc no.5535/2004-05). The sale transaction is corroborated in the Mutation register bearing MR no.3/2007-08 issued by the office of Village Accountant, Devanahalli Taluk.

The said Sri.Kolli Ramanadha Reddy executed a General Power of Attorney dated 22.10.2006 in favour of Sri.Shaji Baby John, empowering the attorney to present and execute sale deed in respect of Sy no.123 measuring 2 acres.

Similarly, Sri.Biju Varghese rep by his GPA holder Sri.Jayadevan N. sold Eastern portion of Sy no.123 (old no.90) measuring 2 acres of Kannamangala Village in favour of Sri.Bomma Reddy Ramanadha Reddy by virtue of Sale deed dated 10.03.2005 (doc no.5536/2004-05).

The said Sri.B.S. Ramanadha Reddy executed a General Power of Attorney dated 22.10.2006 in favour of Sri.Shaji Baby John, empowering the attorney to do various acts, deeds and things as mentioned therein.

On the other hand, Sri.Pillanna @ Pillappa (S/o Late Sri.Ramanna) and his family members Smt.Jayamma, Sri.P.Shivraj and Smt.Nethra entered into an Agreement of sale dated 09.10.2007 (doc no.3780/2007-08) with Sri.Shaji Baby John rep by Sri.Chandra Bhat for sale of land bearing Sy no.123 measuring 2 acres of Kannamangala Village.

Sri.Pillanna @ Pillappa (S/o Late Sri.Ramanna) and his family members Smt.Jayamma, Sri.P.Shivraj and Smt.Nethra executed a General Power of Attorney dated 09.10.2007 (doc no.350/2007-08) in favour of Sri.N.Ravindra Kumar, empowering the attorney to do various acts, deeds and things with power of alienation of land bearing Sy no.123 measuring 2 acres of Kannamangala Village.

The office of Tahsildar, Devanahalli Taluk, Devanahalli has issued an Endorsement dated 15.09.2005 bearing no.LRF (79AB)CR825/2005-06 confirming that no case has been filed under Section 79A & B of KLR Act in respect of Sy nos.123, 128, 79, 108 of Kannamangala Village.

The land in Sy no.123 measuring 4 acres was converted from agriculture to non-agricultural public/semi public purpose vide Official memorandum dated 10.12.2007 bearing no.ALN (De)SR.251/2007-08 issued by the office of Deputy Commissioner, Bangalore Urban District.

The land in Sy no.123 measuring 2 acres is converted from agriculture to non-agricultural public/semi public purpose vide Official memorandum dated 12.12.2007 bearing no.ALN (De)SR.278/2007-08 issued by the office of Deputy Commissioner, Bangalore Urban District.

Subsequently, Sri.Pillappa @ Pillanna and his family members Smt.Jayamma, Sri.P.Shivaraj and Smt.Nethra rep by their GPA holder Sri.N.Ravindra Kumar together with Sri.Shaji Baby John as confirming party sold and conveyed portion of land bearing Sy no.123 (old Sy no.90) measuring 2 acres in favour of M/s MFAR Infrastructure Development Private Limited rep by its Director Sri.Y.Moideen Rizwan under a Sale deed dated 03.01.2008 (doc no.5842/2007-08).

Similarly, Sri.Kolli Ramanadha Reddy and Sri.Bomma Reddy Sri. Ramanadha Reddy rep by their GPA holder Sri.Shaji Baby John together with M/s Alpha Holdings & Infrastructures Private Ltd., rep by its Director Sri.N.Ravindra Kumar sold and conveyed portion of land bearing Sy no.123 (old Sy no.90) measuring 4 acres in favour of M/s MFAR Infrastructure Development Private Limited rep by its Director Sri.Y.Moideen Rizwan in terms of a Sale deed dated 03.01.2008 (doc no.5846/2007-08).

Subsequently, M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri.Shantha Kumar V. (*earlier known as M/s MFAR Infrastructure Development Private Limited, details given infra*) for a valuable consideration sold and conveyed land bearing Sy no.90/P1 (154) measuring 36 guntas, Sy no.130 measuring 2 acres, Sy no.161 measuring 1 acre 18 guntas, Sy no.112 measuring 2 acres, Sy no.113 measuring 1 acre 37 guntas, Sy no.123 measuring 6 acres and Sy no.128 measuring 1 acre 22 guntas of Kannamangala Village in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj, by virtue of an Absolute Sale deed dated 03.08.2024 and registered as doc no.7908/2024-25, at the office of Sub-Registrar, Devanahalli.



The property taxes are paid upto the period 2024-25 in respect of property bearing V.P. katha no.14/123, VPID no.150300200400100967 measuring 8093.71 Sq. Mtrs., and property bearing V.P. katha no.16/123, VPID no.150300200400100970 measuring 16187.29 Sq. Mtrs.,

The katha in respect of property bearing V.P. katha no.14/123, VPID no.150300200400100967 measuring 8093.71 Sq. Mtrs., AND property bearing V.P. katha no.16/123, VPID no.150300200400100970 measuring 16187.29 Sq. Mtrs., stands in the name of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj vide two seprate Katha/s in form no.11B both dated 09.12.2024 issued by the office of Kannamangala Village Panchayath.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 31.08.2005 for the period 01.04.1974 to 09.08.2005	depicting the entries of sale deeds dated 03.02.1995 (doc no.2540), 20.12.2004 (doc nos.3724 & 3725), 23.03.2005 (doc nos.5535 & 5536), 08.07.2005 (doc no.1707), 12.07.2005 (doc nos.178 & 1787)
2.	Dated 28.03.2018 for the period 07.05.2015 to 27.03.2018	depicting the entries of discharge deed dated 12.10.2017 (doc no.5725), MOTD dated 27.06.2017 (doc no.2711), discharge deed dated 27.06.2017 (doc no.2709), MOTD dated 04.10.2016 (doc no.6665), mortgage deed dated 30.03.2016 (doc no.28), discharge deed dated 30.03.2016 (doc no.27), MOTD dated 09.07.2015 (doc no.2969), mortgage deed dated 03.07.2015 (doc no.2745),
3.	Dated 17.01.2025 for the period 01.04.2004 to 08.01.2025	depicting the entries of discharge deed dated 03.08.2024 (doc no.7893), sale deed dated 03.08.2024 (doc no.7908), cancellation deed dated 03.08.2024 (doc no.7903), discharge deed dated 01.08.2024 (doc no.7644),



	Agreement of sale dated 30.06.2022 (doc no.4034), discharge deed dated 12.10.2017 (doc no.5725), DTD dated 27.06.2017 (doc no.2711), discharge deed dated 27.06.2017 (doc no.2709), DTD dated 04.10.2016 (doc no.6665), mortgage deed dated 30.03.2016 (doc no.28), discharge deed dated 30.03.2016 (doc no.27), DTD dated 09.07.2015 (doc no.2969), mortgage deed dated 03.07.2015 (doc no.2745), sale deed dated 03.01.2008 (doc no.5842), sale deed dated 03.01.2008 (doc no.5846), agreement of sale dated 09.10.2007 (doc no.3780), sale deed dated 10.03.2005 (doc no.5535) and sale deed dated 10.03.2005 (doc no.5536).
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In respect of Sy no.113

Whereas land bearing Sy no.113 (old Sy no.90) measuring 2 acres situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk was granted to one Sri.Munihanumalah alias Munihanumappa @ Hanumaiah vide Grant certificate dated 07.09.1948 issued by the office of Tahsildar, Devanahalli Taluk. The said fact is evidenced from the entry made in the Mutation register bearing MR no.10/1952-53.

The said Sri.Munihanumaiah died intestate, leaving behind his wife Smt.Venkatamma and son Sri.Anjanappa to succeed to his estate as noticed from Genealogical tree of the family of Late Sri.Doddanagappa (father of Sri.Munihanumaiah) issued by the office of Village Accountant, Devanahalli Taluk

One Sri.A.Krishnappa grandson of Sri.Munihanumaiah filed an application in case no.PTCL.SR.9/2001-02 for restoration of aforesaid land in his favour before the Asst. Commissioner, Doddaballapura Sub-division, Bangalore. The said land was restored to the name of Sri.A.Krishnappa vide order dated 11.03.2002 passed by the Deputy Commissioner. Pursuant to which, the katha for the aforementioned land was also transferred to the name of Sri.A.Krishnappa vide Mutation register bearing MR no.10/2001-02 issued by the office of Village Accountant, Devanahalli Taluk



Aggrieved by the said order dated 11.03.2002 of Asst. Commissioner passed in case no.PTCL.SR.9/2001-02, Sri.Ramakrishnappa, legal heirs of late Sri.Sitharamu (S/o Late Anjanappa) viz., Smt.Rathnamma, Sri.Sandeep, Smt.Sandhya & Sri.Santhosh AND Sri.Shivanna & Sri.Byregowda filed an appeal in case bearing no.LND.SC.ST (A)13/2002-03 against Sri.A.Krishnappa (S/o Sri.Anjanappa) and The Asst. Commissioner, Doddaballapur Sub-division, Bangalore. The said appeal was allowed by the Court of the Deputy Commissioner, Bangalore Rural District vide Order dated 14.06.2003.

Further, Sri.A.Krishnappa (S/o Sri.Anjanappa) filed an application in case no.PTCL.SR.71/2003-04 against Sri.Ramakrishnappa and others before the the Court of Asst. Commissioner, Doddaballapura Sub-division, Bangalore with regard to violation of PTCL Act in respect of Sy no.123 (old no.90) measuring Kannamangala Village. The said application was dropped and directing the Tahsildar, Devanahalli to take necessary action vide its Order dated 14.04.2005.

Later on, Sri.A.Krishnappa filed an appeal in case no.LND SC/ST/ (A)1/2005-06 before the Court of the Deputy Commissioner, Bangalore against Sri.Ramakrishnappa and others AND The Asst. Commissioner, Doddaballapura Sub-division, Bangalore against the order dated 11.04.2005 passed by 5<sup>th</sup> respondent i.e., Asst. Commissioner, Doddaballapura Sub-division, Bangalore in case no.PTCL.SR. no.71/2003-04. The said appeal was allowed and the impugned order dated 11.04.2005 bearing no.PTCL.SR. no.71/2003-04 passed by the Asst. Commissioner, Doddaballapura was set aside and the sale deed dated 07.07.1958 executed by Smt.Munivenkatamma in favour of Sri.B.Anjanappa (father of respondents) was declared null and void and restored the subject land (Sy no.113) in favour of the Appellant, who was the legal heir of the original grantee vide its Order dated 09.01.2007

The said Sri.A.Krishnappa (S/o Sri.Anjanappa) obtained permission for sale of land bearing Sy no.113 measuring 2 acres of Kannamangala Village from the office of Deputy Commissioner, Bangalore Rural District, Bangalore vide Official memorandum dated 01.12.2008 bearing no.LND (de)CR.37/08-09 issued by the in respect of Sy no.113 of Kannamangala Village.

Subsequently, Sri.M.Anjanappa (S/o Late Sri.Munihanumaiah alias Munihanumappa) together with his family members Smt.Narasamma, Sri.A.Krishnappa, Smt.Parvathamma, Kum.Likitha & Kum.Rakshitha rep by their father & natural guardian Sri.A.Krishnappa, Sri.A.Gangadhar, Smt.Geetha, Kum.Harshitha & Master.Ankithkumar rep by their father & natural guardian Sri.A.Gangadhar, Sri.A.Manjunath, Smt.Jyothi, Kum.Pallavi rep by her father & natural guardian Sri.A.Manjunath, Smt.Susheelamma, Smt.Bhagyamma, Smt.Jayalakshmamma sold



land in Sy no.113 measuring 2 acres along with 02 guntas of kharab land in favour of Sri.N.Ravindra Kumar by virtue of an Absolute Sale deed dated 15.04.2009 (doc no.698/2009-10). The factum of sale is reflected in the Mutation register bearing MR no.41/2008-09 issued by the office of Village Accountant, Devanahalli Taluk. However, the document number of the sale deed is wrongly mentioned as 688 instead of 698. It is pertinent to mention that original of aforesaid sale deed dated 15.04.2009 (doc no.698/2009-10) is not collected by subsequent purchaser.

The proceedings in case no.LRF:SR(De):211 & 212/2009-10 initiated by Tahsildar, Devanahalli Taluk against Sri.N.Ravindran Kumar with regard to violation of Section 79A & Band 80 of Karnataka Land Reforms Acts at the time of purchase of land in Sy no.113 measuring 2 acres along with another land in Sy no.159 measuring 2 acres of Kannamangala Village before the Asst. Commissioner, Doddaballapura Sub-division, Bangalore was dropped vide Order dated 05.03.2010 passed by the Court of Asst. Commissioner, Doddaballapura Sub-division, Bangalore.

The land in Sy no.113 measuring 2 acres is converted from agriculture to non-agricultural public and semi-public purpose vide Official memorandum dated 13.02.2013 bearing no.ALN(De.Ka)SR/104/2011-12 issued by the office of Deputy Commissioner, Bangalore Rural District, Bangalore.

Subsequently, Sri.N.Ravindra Kumar, for a valuable consideration sold land in Sy no.113 measuring 2 acres along with 02 guntas of kharab land in favour of M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Nagaraja Naik in terms of an Absolute Sale deed dated 12.03.2013 and registered as doc no.8372/2012-13, at the office of Sub-Registrar, Devanahalli.

Subsequently, M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri.Shantha Kumar V. for a valuable consideration sold and conveyed land bearing Sy no.90/P1 (154) measuring 36 guntas, Sy no.130 measuring 2 acres, Sy no.161 measuring 1 acre 18 guntas, Sy no.112 measuring 2 acres, Sy no.113 measuring 1 acre 37 guntas, Sy no.123 measuring 6 acres and Sy no.128 measuring 1 acre 22 guntas of Kannamangala Village in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj, by virtue of an Absolute Sale deed dated 03.08.2024 and registered as doc no.7908/2024-25, at the office of Sub-Registrar, Devanahalli.

The office of Kannamangala Village Panchayath has issued a Katha Form no.11B dated 09.12.2024 in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of property bearing V.P. katha no.34/113, VPID no.150300200400120073. The property tax is paid upto the period 2024-25.



The copies of RTC/s for the period 1964-65 to 1966-67, 1969-70 to 1973-74, 1973-74 to 1977-78, 1984-85 to 1988-89, 1989-90 to 1991-92, 1994-95 to 1996-97, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08 reflects the names of erstwhile owner/s as kathedars and occupants in respect of Sy no.113, Kannamangala Village, Kasaba Hobli, Devanahalli Taluk.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 10.06.2010 for the period 20.04.2009 to 07.06.2010	depicting the entry of sale deed dated 21.05.2009 (doc no.698)
2.	Dated 28.03.2018 for the period 03.03.2017 to 27.03.2018	depicting the entries of discharge deed dated 12.10.2017 (doc no.5725), MOTD dated 27.06.2017 (doc no.2711) and discharge deed dated 27.06.2017 (doc no.2709)
3.	Dated 16.01.2025 for the period 01.04.2004 to 08.01.2025	depicting the entries of discharge deed dated 03.08.2024 (doc no.7893), Sale deed dated 03.08.2024 (doc no.7908), cancellation deed dated 03.08.2024 (doc no.7903), discharge deed dated 01.08.2024 (doc no.7644), agreement of sale dated 30.06.2022 (doc no.4034), discharge deed dated 12.10.2017 (doc no.5725), DTD dated 27.06.2027 (doc no.2711), Discharge deed dated 27.06.2017 (doc no.2709), DTD dated 04.10.2016 (doc no.6665), Mortgage deed dated 30.03.2016 (doc no.28), Discharge deed dated 30.03.2016 (doc no.27), 09.07.2015 (doc no.2969), mortgage deed dated 03.07.2015 (doc no.2745), consent deed dated 19.07.2013 (doc no.3231), sale deed dated 13.03.2013 (doc no.8371), sale deed dated 15.04.2009 (doc no.698).



In respect of Sy no.112

Whereas land bearing Sy no.90 measuring 2 acres situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk was granted to one Sri.P.Narayanaappu S/o Sri.Nanjappa vide Grant certificate dated 07.09.1948 issued by the office of Amaldar, Devanahalli Taluk.

The said Sri.Narayana (S/o Sri.Papanna) sold and conveyed aforesaid land in Sy no.90 measuring 2 acres in favour of Sri.B.Anjinappa (S/o Sri.Byrappa) under a sale deed dated 07.07.1958 (doc no.1050)

After the demise of Sri.Anjinappa, his children Smt.Channamma, Sri.Ramakrishnappa, Smt.Rathnamma, Sri.Byregowda, Sri.Shivanna and Sri.R.Nanjemari entered into Partition deed dated 22.12.2003 (doc no.2438/2003-04) for division of aforesaid land in Sy no.112 (old Sy no.90) by metes and bounds. In terms of the said partition, portion of Sy no.112 measuring 1 acre 15 guntas was allotted to the share of Smt.Channamma, Portion of Sy no.112 measuring 15 guntas was allotted to the share of Sri.Ramakrishnappa AND portion of Sy no.112 measuring 10 guntas was allotted to the share of Smt.Rathnamma. The fact of partition is corroborated in the Mutation register bearing MR no.27/2003-04 issued by the office of Village Accountant, Devanahalli Taluk.

The copy of Genealogical tree of the family of Late Sri.Anjinappa issued by the office of Village Accountant, Devanahalli confirms that he was succeeded by his sons Sri.Ramakrishnappa, Sri.Byregowda, Sri.Shivanna and the legal heirs of late Sri.Seetharam (deceased son of Sri.Anjinappa) viz., Smt.Rathnamma, Sri.Sandeep, Sri.Santhosh and Smt.Sandhya. Further, copies of families trees of Sri.Seetharam and Sri.Ramakrishnappa both issued by the office of Village Accountant, Devanahalli are produced.

Further, Smt.Channamma entered into a Partition deed dated 17.10.2005 (doc no.3549/2005-06) with her children Sri.K.S.Muniraju, Sri.K.S.Narasimhamurthy, Smt.Saraswathamma, Smt.Parvathamma and Smt.Nagarathnamma for division of aforesaid land in Sy no.112 (old Sy no.90) by metes and bounds. In terms of the said partition, portion of land in Sy no.112 measuring 20 guntas was allotted to the share of Sri.K.S.Muniraju, portion of land bearing Sy no.112 measuring 35 guntas was allotted to the share of Sri.K.S.Narasimhamurthy. The factum of partition is reflected in the Mutation register bearing MR no.85/2005-06 issued by the office of Village Accountant, Devanahalli Taluk.



The aforesaid Smt.Rathnamma and others sold and conveyed their respective portions in favour of Sri.Ravindra Kumar N. (S/o Sri.Narasimha Murthy) in terms of following sale deeds :

- a) Sale deed of agricultural land dated 27.11.2006 (doc no.7539/2006-07) executed by Smt.Rathnamma (W/o Late Sri.Sethram) for self and as GPA holder for her children Sri.Sandeep, Sri.Santhosh, Ms.Sandhya together with Smt.Dyamamma (W/o Sri.Narayanappa), Smt.Rajamma, Smt.Kempamma, Ms.Nalina, Ms.Ambuja, Sri.Nagraj, Smt.Sanjeevamma, Smt.Laxmamma, Sri.Ramanjinappa, Smt.Shylaja, Kum.Mallika & Master. Chetana rep their father & natural guardian Sri.Ramanjinappa, Smt.Nanjamma, Smt.Nalina, Master. Mithun & Master.Kushal rep by their mother & natural guardian Smt.Nalina, as confirming parties – in respect of Sy no.112 measuring 10 guntas. However, the copy of General Power of attorney executed by Smt.Sandhya in favour of Smt.Rathnamma is not made available.
- b) Sale deed dated 27.11.2006 (doc no.7543/2006-07) executed by Sri.K.S.Muniraju (S/o Late Sri.K.N.Shamanna) and his family members Smt.Sarojamma, Ms.Bhavya, Kum.Ramya & Kum.Somya together with Smt.Dyamamma, Smt.Rajamma, Smt.Kempamma, Ms.Nalina, Ms.Ambuja, Sri.Nagaraj, Smt.Sanjeevamma, Smt.Laxmamma, Sri.Ramanjinappa, Smt.Shylaja, Kum.Mallika & Master.Chetana rep by their father & natural guardian Sri.Ramanjinappa, Smt.Nanjamma, Smt.Nalina, Master.Mithun & Master.Kushal rep by their mother & natural guardian Smt.Nalina as confirming parties – in respect of Sy no.112 measuring 20 guntas.
- c) Sale deed dated 27.11.2006 (doc no.7546/2006-07) executed by Sri.K.S.Narasimha Murthy (S/o Late Sri.K.N.Shamanna) and his family members Smt.Jayamma, Master.Hemanth Gowda & Master.Shamanth Gowda together with Smt.Dyamamma, Smt.Rajamma, Smt.Kempamma, Ms.Nalina, Ms.Ambuja, Sri.Nagraj, Smt.Sanjeevamma, Smt.Laxmamma, Sri.Ramanjinappa, Smt.Shylaja, Ms.Mallika, Master.Chetana, Smt.Nanjamma, Smt.Nalina, Master.Mithun & Master.Kushal rep by their mother and Smt.Nalina- in respect of Sy no.112 measuring 35 guntas.
- d) Sale deed dated 27.11.2006 (doc no.7548/2006-07) executed by Sri.Ramakrishnappa (S/o Sri.Anjinappa), Sri.K.R.Srinivas, Ms.Mala, Master.Vishmay rep by his father & natural guardian Sri.Ramakrishnappa and Sri.K.R.Manjunath together with Smt.Dyamamma, Smt.Rajamma,



Smt.Kempamma, Ms.Nalina, Ms.Ambuja, Sri.Nagraj, Smt.Sanjeevamma, Smt.Laxmamma, Sri.Ramanjinappa, Smt.Shylaja, Kum..Mallika and Master.Chetana rep by their father & natural guardian Sri.Ramanjinappa, Smt.Nanjamma, Smt.Nalina, Smt.Nanjamma, Smt.Nalina, Master.Mithun & Master.Mithun & Master.Kushal rep by their mother & natural guardian Smt.Nalina – in respect of Sy no.112 measuring 15 guntas

The land in Sy no.112 measuring 2 acres is converted from agriculture to non-agricultural residential purpose vide Official memorandum dated 10.09.2007 bearing no.ALN (De)SR25/2007-08 issued by the office of Deputy Commissioner, Bangalore Rural District, Bangalore.

Subsequently, Sri.Ravindra Kumar N. (S/o Sri.Narasimha Murthy) sold and conveyed the land in Sy no.112 measuring 2 acres among other survey numbers of Kannamangala Village in favour of M/s MFAR Infrastructure Development Private Limited rep by its Director Sri.Y.Molideen Rizwan by virtue of a Sale deed dated 03.10.2007 and registered as doc no.3672/2007-08, at the office of Senior Sub-Registrar, Devanahalli.

Subsequently, M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri.Shantha Kumar V. for a valuable consideration sold and conveyed land bearing Sy no.90/P1 (154) measuring 36 guntas, Sy no.130 measuring 2 acres, Sy no.161 measuring 1 acre 18 guntas, Sy no.112 measuring 2 acres, Sy no.113 measuring 1 acre 37 guntas, Sy no.123 measuring 6 acres and Sy no.128 measuring 1 acre 22 guntas of Kannamangala Village in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj, by virtue of an Absolute Sale deed dated 03.08.2024 and registered as doc no.7908/2024-25, at the office of Sub-Registrar, Devanahalli.

The office of Kannamangala Village Panchayath has issued Katha in form no.11B dated 09.12.2024 in respect of property bearing V.P. katha no.4/112, VPID no.150300200400100937 in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj. The property tax is paid upto the period 2024-25.

The copies of RTC/s for the period 1964-65, 1969-70 to 1973-74, 1974-75 to 1977-78, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2015-16 to 2016-17, issued by the office of Village Accountant, Devanahalli Taluk reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.112, Kannamangala Village, Kasaba Hobli, Devanahalli Taluk



The copies of Tippani, Village map and settlement Akarbandh depicts the size, shape and extent of subject land in Sy no.112.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Noménclature
1.	Dated 25.05.2008 for the period 01.04.1950 to 15.05.2008	depicting the entries of sale deeds dated 16.05.1978 (doc no.312), partition deeds dated 22.12.2003 (doc no.2438) & 24.10.2005 (doc no.3547), sale deed dated 28.11.2006 (doc nos.7539, 7543, 7546 & 7548) and 03.10.2007 (doc no.3672)
2.	Dated 13.02.2006 for the period 12.08.1976 to 02.02.2006	depicting the entry of sale deed dated 16.05.1978 (doc no.318).
3.	Undated for the period 01.01.2005 to 13.08.2007	depicting the entries of sale deeds dated 23.02.2006 (doc no.6692), 17.11.2005 (doc no.4058), 28.11.2006 (doc no.7539) and 28.11.2006 (doc no.7543).
4.	Dated 18.11.2016 for the period 30.12.2014 to 17.11.2016	depicting the entries of mortgage deed dated 03.07.2015 (doc no.2745), MOTD dated 09.07.2015 (doc no.2969), discharge deed dated 01.04.2016 (doc no.27) & MOTD dated 04.10.2016 (doc no.6665)
5.	Dated 04.03.2017 for the period 01.04.2016 to 03.03.2017	depicting the entries of discharge deed dated 01.04.2016 (doc no.27) & MOTD dated 04.10.2016 (doc no.6665)
6.	Dated 28.03.2018 for the period 03.03.2017 to 27.03.2018	depicting the entries of discharge deed dated 12.10.2017 (doc no.5725), MOTD dated 27.06.2017 (doc no.2711) and discharge deed dated 27.06.2017 (doc no.2709)



7.	Dated 17.01.2025 for the period 01.04.2004 to 08.01.2025	depicting the entries of agreement of sale dated 30.06.2022 (doc no.4034 & 4036), cancellation deed dated 03.08.2024 (doc no.7902 & 7903),
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Common documents :

The office of Tahsildar, Devanahalli Taluk has issued a nil tenancy Endorsement dated 08.02.2008 bearing no.LRF.7.AC.673/2007-08 in respect of Sy nos.73/P2 measuring 4 acres, Sy no. 90/P-P2 measuring 1 acre, Sy no.112 measuring 2 acres, Sy no.113 measuring 2 acres Sy no.128 measuring 6 acre, Sy no.130 measuring 2 acres and Sy no.133 measuring 1 acre 39 guntas among other survey numbers of Kannamangala Village.

The office of Tahsildar, Devanahalli Taluk has issued an Endorsement dated 07.03.2008 bearing no.LRF (79A.B.) CR.155/2007-08 confirming that there are no cases filed under Section 79A & B of KLR Act in respect of Sy no.90/P1 measuring 59 acres 13 guntas, Sy no.112 measuring 2 acres, Sy no.113 measuring 2 acres 02 guntas, Sy no.123 measuring 6 acres, Sy no.128 measuring 6 acres, Sy no.133 measuring 2 acres 02 guntas and Sy no.159 measuring 2 acres among other lands of Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.

The office of Karnataka Housing Board has issued an Endorsement dated 09.06.2008 confirming that land bearing Sy nos.73/P5, 73/P2, 90/P-P2, 112, 113, 123, 128, 130, 133, 154, 159 & 161 among other survey numbers of Kannamangala Village have not been notified for acquisition.

The office of Tahsildar, Devanahalli Taluk, Devanahalli has issued an Endorsement dated 29.01.2009 bearing no.CR.375/2008-09 confirming that no case has been filed under the purview of PTCL Act in respect of Sy nos.112, 113, 123, 128, 130, 133, 159 & 161 of Kammamangala Village.

The office of Tahsildar, Devanahalli Taluk, Devanahalli has issued an Endorsement dated 19.05.2009 bearing no.R.K.C.R.51/2009-10 confirming non-availability of records for issue of RTC/s for the period 1965-66 to 1968-69, 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02 in respect of Sy no.73/P2, 73/P5, 90/PP2 among other survey numbers of Kannamangala Village.



M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Sai Prasad S. executed a Relinquishment deed dated 05.10.2009 (doc no.3024/2009-10) in favour of The Secretary, Kannamangala Gram Panchayath, on behalf of Government of Karnataka, relinquishing an extent of 3391.578 Sq. Mtrs., + 2286.119 Sq. Mtrs., + 1126.447 Sq. Mtrs., + 766.088 Sq. Mtrs., + 639.301 Sq. Mtrs., + 393.410 Sq. Mtrs., + 308.355 Sq. Mtrs., + 414.232 Sq. Mtrs., + 405.896 Sq. Mtrs., for park purpose and 5162.672 Sq. Mtrs., for civic amenities.

M/s Ozone Urbana Infra Developers Pvt. Ltd., had mortgaged land bearing Sy nos.92, 133, 108, 79, 76/1B, 76/3, 73/P2, 79, 80, 73/P5, 90/P1, 90/P1 (131), 90/P-P2, 90/P1(131), 90/P1(154), 102, 105, 161, 126, 127 & 130 of Kannamangala Village, Devanahalli Taluk totally measuring 28 acres 25.50 guntas in favour of Axis Bank Ltd., as noticed from mortgage by deposit of title deeds relating to the immovable properties dated 04.01.2012. Further, M/s Ozone Urbana Infra Developers Pvt. Ltd., executed a Supplementary deed of Hypothecation dated 04.06.2009 in favour of Axis Bank Ltd., Further, Axis Bank issued a No due certificate dated 15.02.2013 confirming the receipt of total credit facilities aggregating to Rs.394 Crore by M/s Ozone Urbana Infra Developers Private Limited.

Similarly, Indian Bank has issued a Loan closure letter dated 13.02.2013 addressed to Axis Bank Ltd., confirming the receipt of full amount of principal borrowed by the company M/s Ozone Urbana Infra Developers Pvt. Ltd.,

The office of Bangalore International Airport Area Planning Authority, Devanahalli has issued a Letter for change of land usage dated 20.02.2017 permitting change of land usage of Sy no.73/P2 measuring 3 acres 22 guntas, Sy no.90/P-P2 measuring 1 acre, Sy no.133 measuring 1 acre 39 guntas, Sy no.151 measuring 5 acres 27 guntas, Sy no.152/1 measuring 5 guntas, Sy no.152/2 measuring 30 guntas and Sy no.159 measuring 2 acres of Kannamangala Village from public and semi-public purposes /zone to commercial (IT Park/Hotel/commercial complex/multi- specialty hospital /service apartment).

M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Prasad Kumar Mishra, M/s Ozone City Developers Pvt. Ltd., M/s Ozone Developers Bangalore Private Ltd., had created mortgage of land bearing Sy nos.115, 116, 117, 107/1, 108, 91/1, 91/2, 107/2, 152/1, 128, 129, 107/1, 16/1, 153, 93, 91/2, 91/4, 152/2, 151, 91/3, 106, 91/1, 91/4, 112, 89/1, 108, 16/1, 92, 16/1, 158, 123, 133, 92/2, 113, 108, 159, 76/1B, 86/1, 77/1, 75, 79, 80, 103/2, 77/2, 77/3, 78, 78, 87/3,



88/2, 81/2, 87/2, 87/4, 76/3, 76/4, 73/P2, 73/P5, 90/P1, 90/P1 (131), 90/PP2, 90/P1 (154), 105, 161, 126, 127, 130, 79, 80, 102, 115, 116, 117, 83/2, 100/3, 76/5, 87/1, 103/2, 83/3, 77/4, 74, 104/5A, 104-5B, 104/6, 103/1, 88/1, 86/2, 78, 83/5 & 83/6 in favour of M/s The Swastik Safe Deposit and Investments Ltd., vide Deed of mortgage dated 03.07.2015 (doc no.2745/2015-16). The said mortgaged was discharged under a Deed of discharge dated 30.03.2016 (doc no.27/2016-17).

M/s Ozone Urbana Infra Developers Private Limited, M/s Ozone Propex Private Ltd., Sri.S.Vasudevan, M/s Ozone City Developers Pvt. Ltd., and M/s Ozone Developers Bangalore Private Ltd., had mortgaged land bearing Sy nos.115, 116, 117, 107/1, 108, 91/1, 91/2, 107/2, 152/1, 128, 129, 107/1, 16/1, 153, 93, 91/2, 91/4, 152/2, 151, 91/3, 106, 91/1, 91/4, 112, 89/1, 108, 16/1, 92, 16/1, 158, 123, 133, 92/2, 113, in favour of M/s IL & FS Trust Company Ltd., under Memorandum recording mortgage by deposit of title deeds dated 09.07.2015 (doc no.2969/2015-16). The said mortgage was initially discharged partially vide partial Release deed dated 13.01.2016 (doc no.9716) and later on discharged completely vide Deed of Release dated 26.06.2017 (doc no.2709/2017-18) executed by M/s Vistra ITCL (India) Ltd., (formerly IL & FS Trust Company Ltd.,) rep by its authorized signatory Sri.Murali Rajan in favour of M/s Ozone Urbana Infra Developers Private Ltd., rep by authorized signatory Sri.Shantha Kumar V.

The company application nos.430/2015 and 431/2015 filed by M/s Ozone City Developers Pvt. Ltd., under Section 391 of the Companies Act, 1956 read with rules 6 & 9 of the Companies (Court) Rules 1959 before the High Court of Karnataka at Bangalore praying for approving with or without modification (s) the scheme of amalgamation of Ozone Developers Bangalore Private Limited Private and Ozone City Developers Private Limited (transferor company nos.1 & 2) with Ozone Urban Infra Developers Private Limited (transferee company) with their respective share holders and the applications were allowed vide its order/s both dated 09.06.2015.

The COP filed under Section 391 to 394 of Companies Act, 1956 by Ozone Developers Bangalore Private Limited before High Court of Karnataka at Bangalore in company petition no.141/2015 c/w company petition no.142/2015 praying the Court for the scheme of amalgamation be sanctioned so as to be binding on the petitioner company and transferee company and its shareholders and creditor was allowed vide its Order dated 18.09.2015.



M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Vamsi D. Sai had mortgaged the land in Sy nos.115, 116, 117, 107/1, 108, 91/1, 91/2, 107/2, 152/1, 128, 129, 107/1, 16/1, 153, 93, 91/2, 91/4, 152/2, 151, 91/3, 106, 91/1, 91/4, 112, 89/1, 108, 16/1, 92, 16/1, 158, 123, 133, 92/2, 113, 108, 159, 76/1B, 86/1, 77/1, 75, 79, 80, 103/2, 79, 77/2, 77/3, 78, 87/3, 88/2, 81/2, 87/2, 87/4, 76/3, 76/4, 73/P2, 73/P2, 73/P5, 90/P1 (131), 90/PP2, 90/P1 (131), 90/P1 (154), 105, 161, 126, 127, 130, 79, 80, 102, 83/2, 100/3, 76/5, 87/1, 103/2, 83/3, 77/4, 74, 104/5A, 104-5B, 104/6, 103/1, 88/1, 86/2, 78, 83/5 & 83/6 of all situated at Kannamangala Village (except for Sy no.16/1 which is in Poojenahalli Village) in favour of M/s Alpex Corporate Services and Merchandising Private Ltd., under a Deed of mortgage deed dated 30.03.2016 (doc no.28/2016-17). The said mortgage was discharged vide Deed of Release dated 12.10.2017 (doc no.5725/2017-18).

The office of Tahsildar, Devanahalli Taluk, Devanahalli has issued a nil tenancy Endorsement dated 15.03.2008 bearing no.LRF.CR813/2007-08 in respect of Sy no.73/P2 measuring 4 acres, Sy no.112 measuring 2 acres, Sy no.113 measuring 2 acres, Sy no.123 measuring 6 acres, Sy no.128 measuring 6 acres, Sy no.130 measuring 2 acres, Sy no.133 measuring 1 acre 39 guntas, Sy no.159 measuring 2 acres 06 guntas, Sy no.90/P1 measuring 4 acres 14 guntas and Sy no.90/P2 measuring 1 acre among other lands of Kannamangala Village.

The office of Karnataka Housing Board has issued an Endorsement dated 09.06.2008 confirming that land bearing Sy no.73/P5, 73/P2, 90/P-P2, 112, 113, 123, 128, 130, 133, 154, 159 & 161 among other survey numbers of Kannamangala Village have not been notified for acquisition.

The office of Bangalore Metro Rail Corporation Ltd., has issued an Endorsement dated 03.06.2008 bearing no.BMRCL/LAQ/NOC/12/2008-09 confirming that land bearing Sy no.73/P5, 73/P2, 90/P-P2, 112, 113, 123, 128, 130, 133, 154, 159 & 161 among other survey numbers of Kannamangala Village have not been notified for acquisition.

The office of Special Land Acquisition Officer, Hyderabad-Bangalore Road (NH-7), National Highways, KR Circle, Bangalore has issued an Endorsement dated 04.11.2008 bearing no.LAQ/NH-7/GL no.2501/08-09 confirming that land bearing Sy nos.73, 90 & 115 of Kannamangala Village could be acquired for extension of national highway-7.



Thereafter, Sri.Vamsi D. Sai on behalf of M/s Ozone Urbana Infra Developers Private Ltd., M/s Ozone Realtors Private Ltd., and M/s Vivaan Properties India Private Ltd., had mortgaged land in Sy nos.115, 116, 117, 107/1, 108, 91/1, 91/2, 107/2, 152/1, 128, 129, 107/1, 16/1, 153, 93, 91/2, 91/4, 152/2, 151, 91/3, 106, 91/1, 91/4, 112, 89/1, 108, 16/1, 92, 16/1, 158, 123, 133, 92/2, 113, 108, 159, 76/1B, 86/1, 77/1, 75, 79, 80, 103/2, 79, 77/2, 77/3, 78, 87/3, 88/2, 81/2, 87/2, 87/4, 76/3, 76/4, 73/P2, 73/P5, 90/P1, 90/P1 (131), 90/PP2, 90/P1 (154), 105, 161, 126, 127, 130, 79, 80, 102, 115, 116, 117, 83/2, 100/3 (0-10 sold), 76/5, 87/1, 103/2, 83/3, 77/4, 74, 104/5A, 104-5B, 104/6, 103/1, 88/1, 86/2, 78, 83/5 & 83/6 all situated at Kannamangala Village (except of Sy no.16/1, which is in Poojenahalli Village) AND Sy no.78/5 of Nagawara Village in favour of M/s Piramal Realty Private Ltd., rep by its authorized signatory Sri.Vineet Agarwal under a Memorandum of entry dated 19.09.2016 (doc no.6665/2016-17). Further, Sri.Vamsi D. Sai on behalf of M/s Ozone Urbana Infra Developers Private Ltd., M/s Ozone Realtors Private Ltd., and M/s Vivaan Properties India Private Ltd., also executed an Amendment agreement to memorandum of entry dated 28.02.2017 (doc no.3350/2016-17) in favour of M/s Piramal Realty Private Ltd., rep by its authorized signatory Sri.Vineet Agarwal. The said mortgage was discharged vide a Deed of partial Release dated 12.10.2017 (doc no.5729/2017-18) executed by M/s Piramal Realty Private Ltd., rep by its authorized signatory Sri.Vineet Agrawal in favour of M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Shantha Kumar V, M/s Ozone Realtors Private Ltd., rep by its authorized signatory Sri.Shantha Kumar V. and M/s Vivaan Properties India Private Ltd., rep by its authorized Signatory Sri.Shantha Kumar V.

One Sri.Shantha Kumar V, in his capacity as the authorized representative of Ozone Infra Developers Pvt. Ltd., had mortgaged land bearing Sy nos.108, 112, 113, 123, 128, 129, 130, 151, 158, 161, 107/2, 152/2, 90/H9, 90/P1 (154), 90P1, 76/5, 76/1B, 76/3, 76/4, 115, 116, 117, 159, 73/P2, 73/P5 (166), 90P-P2 of Kannamangala Village among other properties in favour of Vistra ITCL (India) Ltd., under a Memorandum of entry by deposit of title deeds dated 26.06.2017 (doc no.2711/2017-18). The copy of Loan agreement dated 26.06.2017 executed by M/s Ozone Holdings Private Ltd., Sri.S.Vasudevan, M/s Ozone Urbana Infra Developers Private Ltd., M/s Ozone Propex Private Ltd., and Smt.Priya Vasudevan in favour of M/s Piramal Finance Ltd., is also produced. Further, a Supplementary Memorandum of entry by deposit of title deeds dated 17.12.2021 (doc no.8407/2021-22) was executed by M/s Ozone Urbana Infra Developers Private Ltd., in favour of Vistra ITCL (India) Ltd., by creating additional mortgage of land in Sy nos.108, 112, 113, 123, 128, 129, 130, 151, 158, 161, 107/2, 152/2, 90/H9, 90/P1(154), 90/P1, 76/5, 76/1B, 76/3, 76/4, 159, 73/P2, 73/P5 (166), 90P-P2 totally measuring 56 acres 5.72 guntas of land at Kannamangala Village. The said mortgaged was discharged partially as under:



- a) Deed of Partial Release/Discharge deed dated 06.02.2019 (doc no.5912/2018-19). The inadvertent error that had crept in the said partial Release/discharge deed came to be rectification Deed of Rectification to deed of partial release/discharge deed dated 27.07.2020 (doc no.899/2020-21) and confirmed the partial release over land bearing Sy nos.115 measuring 14 guntas + 15.5 guntas, Sy no.116 measuring 18 guntas + 26.5 guntas and Sy no.117 measuring 1 acre 28 guntas + 38 guntas of Kannamangala Village.
- b) Deed of partial release dated 06.08.2024 (doc no.7893/2024-25) for release of land bearing Sy nos.73/P2, 166 (73/P5), 90P-P2, 90/P1 (154), 130, 161, 112, 113, 123, 128 & 159 measuring 21 acres 32 guntas AND Sy no.112 measuring 2 acres, Sy no.113 measuring 2 acres 02 guntas, Sy no.123 measuring 6 acres, Sy no.128 measuring 6 acres, Sy no.159 measuring 2 acres of Kannamangala Village.

Piramal Capital & Housing Finance Ltd., had issued a Notice of assignment dated 24.08.2023 addressed to M/s Ozone Holdings Private Ltd., confirming assignment of its rupee facility of Rs.360,00,00,000/- and Rs.65,00,00,000/- including all the rights, title, benefits and interest thereto along with the security interest and the receivables in relation to the same in favour of assignee Asset Care and Reconstruction Enterprises Limited (Acre)

M/s Ozone Urbana Infra Developers (Private) Ltd., along with M/s Hansoge Enterprises Private Ltd., M/s Eco Global Urbana Infrastructure rep by its GPA holder M/s Ozone Urbana Infra Developers (Private) Ltd., Sri.Balakrishna and others rep by its GPA holder M/s Ozone Urbana Infra Developers (Private) Ltd., all represented by its authorized signatory Sri.Balaji V. executed a Relinquishment deed dated 17.01.2018 (doc no.8641/2017-18) in favour of Kannamangala Village Panchayath relinquishing 1985.92 Sq. Mtrs., (19.62 guntas) for National High way Road Margin, 723.76 Sq. Mtrs., (7.15 guntas) for 30.0 Mtrs., wide road and 1651.48 Sq. Mtrs., (16.32 guntas) for 24.30 Mtrs., of Axis Road

One Sri.M.S.Sounder Raajan, authorized representative of M/s Ozone Urbana Infra Developers Pvt. Ltd., in favour of M/s Vistra ITCL (India) Ltd., executed a Supplemental memorandum of entry dated 13.02.2019 (doc no.6037/2018-19) in addition to MOTD dated 13.12.2018 (doc no.4941/2018-19) by providing additional security of land bearing Sy no.115 measuring 15 ½ guntas + 14 guntas, Sy no.116 measuring 26 ½ guntas + 18 guntas and Sy no.117 measuring 38 guntas + 1 acre 28 guntas in all measuring 4 acres 20 guntas of Kannamangala Village.



The copy of Letter dated 02.02.2021 issued by KIADB addressed to Special Deputy Commissioner, KIADB, Bangalore giving details of payment of compensation to its respective owners/occupant/legal heirs/GPA concerning acquisition of land measuring 21 acres 35 guntas of land for the project of M/s Ozone Urbana Infra Developers Pvt. Ltd., is produced.

M/s Ozone Urbana Infra Developers Private Ltd., rep by its group COO and authorized signatory Sri.D.Vimal Sai entered into an Agreement to sell dated 30.06.2022 (doc no.4034/2022-23) with M/s Shirasa Hi-Rise Private Ltd., rep by its authorized signatory Sri.Surendra Kumar Bajaj for sale of land bearing Sy no.112 measuring 2 acres, Sy no.113 measuring 1 acre 37 guntas, Sy no.123 measuring 6 acres, Sy no.128 measuring 1 acre 22.5 guntas, Sy no.90/P1 measuring 36 guntas, Sy no.130 measuring 2 acres and Sy no.161 measuring 1 acre 18 guntas of Kannamangala Village. The said agreement was cancelled in terms of a Cancellation deed dated 03.08.2024 (doc no.7903/2024-25).

M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri.Shantha Kumar V. entered into an Easementary rights agreement dated 03.08.2024 (doc no.7910/2024-25) with M/s Sattva Resi Private Ltd., rep by its authorized signatory Sri.Surendra Kumar Bajaj for providing access road of 30 Mtrs., wide CDP Road leading from Bellary Main Road (NH-7) to the property of M/s Sattva Resi Private Ltd., as depicted in the annexed sketch to the document.

The copies of Certificate of Incorporation dated 13.01.2006 in favour of MFAR Infrastructure Development Private Ltd., Fresh certificate of incorporation consequent upon change of Name of MFAR Infrastructure Development Private Ltd., to M/s Ozone Urbana Land Development Private Ltd., dated 07.03.2008 and Fresh certificate of incorporation consequent upon change of Name of MFAR Infrastructure Development Private Ltd., to M/s Ozone Urbana Developers Private Ltd., dated 22.04.2008 issued by Registrar of Companies, Karnataka are produced.

The copies of Memorandum and Articles of Association of M/s Ozone Urbana Infra Developers Private Ltd., are given for perusal. It is also noticed that Sri.Y.Moideen Rizwan and Smt.Fathima Rizwan as its subscribers.

The copy of Search report dated 06.10.2021 of M/s Ozone Urbana Infra Developers Private Ltd., given by Vinayak Joshi, Company Secretary is also given for perusal. The copies of Relinquishment deed dated 09.12.2024 executed by M/s Sattva Resi Private Ltd., rep by its authorized signatory Sri.P.K.Mishra in favour of BIAAPA (doc no.15340/2024-25) and Relinquishment deed dated 09.12.2024 executed by M/s Sattva Resi Private Ltd., rep by its authorized signatory Sri.P.K.Mishra in favour of Kannamangala Village Panchayath (doc no.15339/2024-25) are produced.



IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of property in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj.

V OPINION:

On the basis of documents perused & information furnished, SUBJECT TO THE PRODUCTION AND VERIFICATION OF FOLLOWING DOCUMENTS :

1. REGISTRATION CERTIFICATE OF PROJECT UNDER RERA.
2. COPY OF APPROVED PLAN.
3. NIL ENCUMBRANCE CERTIFICATE FROM 08.01.2025 TILL DATE.

We are of the opinion that the title of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of properties described at Item-I to Item-VII supra is legally valid, clear and marketable.

NOTE :

1. IT IS ADVISABLE TO VERIFY ALL THE ORIGINAL DOCUMENTS OF TITLE.
2. COPIES OF DOCUMENTS PERUSED HEREIN ARE BONA-FIDE BELIEVED TO BE GENUINE.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you,  
For C.S.Vishwanath & Co.,

Advocate.

