



ANSHI LEGAL

Advocates & Solicitors

#216, II Floor, Chethan Illam, 7th Main, 7th Cross, Defense Layout, Sahakarnagar, Bangalore-560 092.
Ph: +91 9980913373, Mail Id: manjujs154@gmail.com

Date: 27.08.2024

To,

M/S SSVR CONSTRUCTIONS
No: 707, 3rd Floor, 3rd Cross, 7th Main,
HRBR Layout, Kalyannagar, Bangalore – 560 043.

TITLE REPORT

A. DESCRIPTION OF THE PROPERTY

ITEM NO I:

All that piece and parcel of converted land bearing Sy. No:46/12 (Old Sy No.46/6) measuring 12 guntas and ½ Gunta of 'A' Kharab land totally measuring 12 ½ (Twelve and half) Guntas of land (Converted from agricultural to non-agricultural residential purpose as per the Official memorandum Vide application No: 483766, Dated: 09-03-2023 and rectified order Dated: 14-07-2023, issued by the Deputy commissioner, Bangalore Urban District), having BBMP katha Serial No: 5288, Municipal New No: 253, situated at Panathur Village, Varathur Hobli, Bangalore East Taluk, Bangalore and bounded by:

East	:	Road;
West	:	Property bearing Sy No: 46/15 & 46/16;
North	:	Property in Sy No: 46/11 belongs to P.T. Ramakrishnappa;
South	:	Property in Sy No: 46/13 belongs to P.V. Govinda Raju;

ITEM NO II:

All that piece and parcel of converted land bearing Sy. No:46/16 (Old Sy No.46/5) measuring 10 guntas and ½ Gunta of 'A' Kharab totally measuring 10 ½ (Ten and Half) Guntas of land (Converted from agricultural to non-agricultural residential purpose as per the Official memorandum Vide application No: 483768, Dated: 09-03-2023 and rectified order Dated: 14-07-2023 issued by the Deputy commissioner, Bangalore Urban District), having BBMP katha Serial No: 5290, Municipal New No: 255 situated at Panathur Village, Varathur Hobli, Bangalore East Taluk, Bangalore and bounded by:

East	:	Land bearing Sy No: 46/12 & Sy No: 46/13;
West	:	Land bearing Sy No: 46/4;
North	:	Land bearing Sy No: 46/15;
South	:	Land bearing Sy No: 46/17;



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ITEM NO III:

All that piece and parcel of converted land bearing Present Sy. No:46/13 (Old Sy No.46/6) measuring 13 1/4 guntas and 1/2 Gunta of 'A' Kharab land totally measuring 13 3/4 th (Thirteen and three fourth) Guntas of land (Converted from agricultural to non-agricultural residential purpose as per the Official memorandum Vide application No: 483767, Dated: 09-03-2023 and rectified order Dated: 14-07-2023 issued by the Deputy commissioner, Bangalore Urban District), having BBMP katha Serial No: 5289, Municipal New No: 254, situated at Panathur Village, Varathur Hobli, Bangalore East Taluk, Bangalore and bounded by:

East	:	Road;
West	:	Property bearing Sy No: 46/16 & Sy No: 46/17;
North	:	Property in Sy No: 46/12 belongs to N. Prakash;
South	:	Property in Sy No: 46/14 belongs to P.R. Muniraju;

ITEM NO IV:

All that piece and parcel of converted land bearing Present Sy. No:46/17 (Old Sy No.46/5) measuring 12 guntas and 1/2 Gunta of 'A' Kharab totally measuring 12 1/2 (Twelve and half) Guntas of land (Converted from agricultural to non-agricultural residential purpose as per the Official memorandum Vide application No: 483764, Dated: 09-03-2023 and rectified order Dated: 14-07-2023 issued by the Deputy commissioner, Bangalore Urban District), having BBMP katha serial No: 5287, Municipal New No: 252, situated at Panathur Village, Varathur Hobli, Bangalore East Taluk, Bangalore and bounded by:

East	:	Land bearing Sy No: 46/13 & Sy No: 46/14;
West	:	Land bearing Sy No: 46/4;
North	:	Land bearing Sy No: 46/16;
South	:	Land bearing Sy No: 46/18;



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(COMPOSITE AMALGAMATED PROPERTY)

All that piece and parcel of the converted land bearing (1). Sy. No: 46/13 measuring 13 $\frac{3}{4}$ th (Thirteen and three fourth) (2). Sy. No: 46/17 measuring 12 $\frac{1}{2}$ (Twelve and half) Guntas, (3). Sy. No: 46/16 measuring 10 $\frac{1}{2}$ (Ten and half) Guntas and (4). Sy. No: 46/12 measuring 12 $\frac{1}{2}$ (Twelve and half) Guntas and the composite katha is issued by Assistant Revenue Officer, Whitefield sub division, Under Mahadevapura Division, Bangalore vide Katha Serial No: 5290, Municipal New No: 253, in all measuring 01 Acre 9 $\frac{1}{4}$ (One Acre Nine and quarter) Guntas, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore, and bounded on follows;

EAST BY	Road;
WEST BY	Land in Sy No: 46/4;
NORTH BY	Land in Sy No: 46/11 & Sy No: 46/15;
SOUTH BY	Land in Sy No: 46/14 & 46/18:

Hereinafter referred to as the "Property".

B. DOCUMENTS INSPECTED WITH RESPECT TO SY NO. 46/12, SY. NO: 46/16, SY. NO: 46/13 and SY.NO. 46/12 IN ITEM NO. I, II, III & IV ABOVE

We have been furnished with the photocopies of the following documents in respect of the Property:

Sl. No.	Particulars
1.	Village Map of Panathur Village issued by Assistant Director, land Records, Bangalore Sub Division, Bangalore;
2.	Copy of Moola Tippani, Atlas, Phodi Records, Hissa Tippani, with respect to Sy No.46, issued by Superintendent, Bangalore East Taluk, K R Pura, Bangalore;
3.	Copy of Mysore Revision Settlement register issued by Tahasildar, bangalore East Taluk, Bangalore;
4.	Copy of Revision Settlement Akarbandu issued by Superintendent, Tahasildar Office, Bangalore East Taluk in respect of Survey No.46/12, 46/13, 46/17/168, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk;
5.	Copy of Record of Rights bearing serial no. 165 issued by Tahasildar Bangalore East taluk, Bangalore;



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6.	Copy of Index of Lands with respect to Sy No.46, issued by Tahasildar, Bangalore East Taluk, Bangalore;
7.	Copy of Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.46 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk for the year 1967-68 to 1971-72;
8.	Copy of Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.46 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk for the year 1977-78 to 1990-91;
9.	Copy of Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.46 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk for the year 1991-92 to 2001-02;
10.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.46 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk for the year 2002-03 to 2020-2021;
11.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.46/6 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk for the year 2021-22
12.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.46/13 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk for the year 2021-22
13.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.46/6 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk for the year 2022-23.
14.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.46/12 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk for the year 2022-23.
15.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.46/13 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk for the year 2022-23.
16.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.46/12 situated

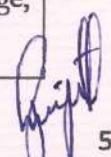


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	at Panathur Village, Varthur Hobli, Bangalore East Taluk for the year 2023-24.
17.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.46/13 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk for the year 2023-24.
18.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.46/16 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk for the year 2023-24.
19.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.46/17 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk for the year 2023-24.
20.	Copy of Sale Deed dated 18.02.1943, registered as Document no.2930/1942-43, of Book I, Volume No. 64, recorded in Pages 8-14, registered before the office of the Sub registrar Bangalore Taluk, executed by Mrs.Kathleen Evans and others in favour of Mr.M.K.Jinachandran S/o Mr.Maniankode Krishna Gowder Kaalpatta Amson with respect to land bearing Sy no's. 44, 45, 46 & 47, totally measuring 76 Acres, situated at Panathur Village, Varthur Hobli, Bangalore Taluk;
21.	Copy of Sale Deed dated 23.04.1946, registered as Document no.5457/1945-46, of Book I, Volume No. 824, recorded in Pages 70-75, registered before the office of the Sub registrar Bangalore Taluk, executed by Mr.M.K.Jinachandran S/o Mr.Maniannkode Krishna Gowder Kaalpatta Amson in favour of M/s Hoody Pilla Reddy & Son's, resented by Mr.H.P.Krishna Reddy, S/o Hoody Pilla Reddy with respect to land bearing Sy no's. 44, 45, 46 & 47, totally measuring 76 Acres, situated at Panathur Village, Varthur Hobli, Bangalore Taluk;
22.	Copy of Sale Deed dated 01.03.1947, registered as Document no.4959/1946-47, of Book I, Volume No. 886, recorded in Pages 165-170, registered before the office of the Sub registrar Bangalore Taluk, executed by Mr.Hoody Pilla Reddy, S/o Mr.Obala Reddy and Mr.H.P.Krishna Reddy, S/o Pilla Reddy, in favour of Mr.P.N.Appanna Reddy, S/o Mr..Nanjappa Reddy and Mr.S.Yellappa Reddy, S/o Mr.Munireddy, with respect to land bearing Sy no's. 44, 45, 46 & 47, totally measuring 76 Acres, situated at Panathur Village, Varthur Hobli, Bangalore Taluk;



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23.	Copy of Sale Deed dated 8.12.1988, registered as Document no. 11363/88-89, of Book I, Volume no. 3007, recorded in pages 51-54, before the office of the sub registrar, Bangalore Taluk executed by Smt.Rathnamma, W/o Sri.K.Narayana Reddy, infavour of Sri.G.Rathnakar, S/o Sri.S.Y.Jayaram, with respect to land bearing Sy No.46, measuring 2 acres, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;
24.	Copy of Sale Deed dated 06.09.2001, registered as Document no. 5620/2001-02, of Book I, Volume no. 5016, recorded at pages 76-82 before the office of the sub registrar, Bangalore South Taluk executed by Smt.Jayamma @ Jayalakshmamma, W/o Late Gopalaiah, infavour of Smt.Ankamma, W/o Late S.Y.Jayaram @ S.Y.Jayarama Reddy, with respect to land bearing Sy No.46, measuring 1 Acre 20 Guntas, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;
25.	Copy of Partition deed dated 19.09.2001, registered as Document No. 5968/2001-02, of Book I, Volume No.5026, recorded in pages 170-188, registered on 20.09.2001, before the office of the Sub registrar Bangalore South Taluk, entered between Smt.Ankamma, W/o Late S.Y.Jayaram @ S.Y.Jayarama Reddy, Smt.Sunandamma, W/o Late Srinivasa Reddy, Sri.Rathnakar, S/o Late S.Y.Jayaram @ S.Y.Jayarama Reddy, Sri.Yellappa Reddy, S/o Late S.Y.Jayaram @ S.Y.Jayarama Reddy, Sri.J.Manjunath, S/o Late S.Y.Jayaram @ S.Y.Jayarama Reddy and Smt.Shakunthala, W/o N.Manjunatha Reddy, with respect to their joint family properties along with land bearing Sy No. 46, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;
26.	Copy of Sale deed dated 17.11.2005, registered as Document No. BAS-1-09990-2005-06, stored in CD no BASD 194, registered before the office of the Sub registrar Bangalore South Taluk, Bangalore executed by Sri.Rathnakar, S/o Late S.Y.Jayaram @ S.Y.Jayarama Reddy, Smt.Shaila, W/o Sri.Rathnakar, Smt.Sunandamma, W/o Late Srinivasa Reddy and Ms.Swetha S Reddy, represented by her natural guardian her mother Smt.Sunandamma in favour of Smt.A.Vishalakshi, W/o Late Ambli Kotrappa, with respect to land bearing Sy No.46, measuring 2 Acres, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore and land bearing Sy No. 45/2, measuring 1 Acre 20 Guntas, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bamgalore;
27.	Copy of Gift deed dated 29.06.2019, registered as Document No. KRI-1-09120-2019-20, stored in CD no KRID 905, registered on 09.01.2020, registered before the office of the Sub registrar K R Puram, Bangalore executed by Smt.A.Vishalakshi, W/o Late Ambli



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	Kotrappa, in favour of Sri.Ambli Yogesh, S/o Late Ambli Kotrappa, with respect to land bearing Sy No.12/1, measuring 1 Acre, land bearing Sy No.45/9, measuring 1 Acre 20 Guntas, land bearing Sy No.46, measuring 2 Acres, and land bearing Sy No. 47/2, measuring 1 Acre 02 Guntas, all are situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore and land bearing Sy No. 94, measuring 15.50 Guntas, land bearing Sy No.113/1B (New No.113/13), measuring 17 Guntas, land bearing Sy No.113/2B, measuring 21 Guntas and land bearing Sy No.157/1, measuring 12.50 Guntas, all are situated at Gunjur Village, varthur Hobli, Bangalore East Taluk, Bangalore and land bearing Sy No. 33/5B (New No.33/9), measuring 34.25 Guntas, land bearing Sy no.12, measuring 2 Acres 01 Gunta, land bearing SY no. 33/5 (New No.33/10) measuring 1 Acre 11.75 Guntas, all are situated at Chikkakannelli Village, Varthur Hobli, Bangalore East Taluk, Bamgalore and land bearing Sy No.174, measuring 2 Acres 10 Guntas, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, Bangalore;
28.	Copy of Sale Deed dated 24.12.2021, registered on 03.01.2022, registered as Document No. VRT-1-05739/2021-22, stored in CD No. VRTD 1103, registered before the office of the sub registrar Varthur, Bangalore, executed by Sri.Yellappa Reddy S/o Jayarama Reddy and his family, in favour of M/s, Shivakar Infra Pvt Ltd, represented by its Director Sri.B.M.Jayeshankar, with respect to land bearing Sy No. 46/5;
29.	Copy of Sale deed dated 03.01.2022, registered as Document No. INR-1-09484/2021-22, stored in CD No: INRD976, registered on 04.01.2022, in the office of the Sub-registrar, Indiranagar, Bangalore executed by Sri.Ambli Yogesh, S/o Late Ambli Kotrappa in favour of Sri.P.V.Govindaraju, S/o Late Venkateshappa, with respect to land bearing Sy No.46/6, measuring 13 1/4 Guntas and 1/2 Gunta 'A' Kharab, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;
30.	Copy of Sale deed dated 04.01.2022, registered as Document No. INR-1-09483/2021-22, stored in CD No: INRD976, in the office of the Sub-registrar, Indiranagar, Bangalore executed by Sri.Ambli Yogesh, S/o Late Ambli Kotrappa in favour of Sri. N. Prakash, S/o Sri.P.T.Narayanaswamy, with respect to land bearing Sy No.46/6 (New Sy No.46/12), measuring 12 Guntas and 1/2 gunta of 'A' Kharab, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;
31.	Copy of Sale deed dated 20.01.2023, registered as Document No. SHV-1-08616-2022-23, stored in CD no SHVD 1308, registered



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	before the office of the Sub registrar Shivajinagar, Bangalore executed by M/s Shivakar Infra Private Limited, represented by its Director Sri.B.M.Jayeshankar in favour of Sri.P.V.Govindaraju, S/o Late Venkateshappa, with respect to land bearing Sy No.46/17 (Old Sy No.46/5), measuring 12 Guntas and ½ gunta of 'A' Kharab, totally measuring 12 ½ Guntas, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;
32.	Copy of Sale deed dated 20.01.2023, registered as Document No. SHV-1-08615-2022-23, stored in CD no SHVD 1308, registered before the office of the Sub registrar Shivajinagar, Bangalore executed by M/s Shivakar Infra Private Limited, represented by its Director Sri.B.M.Jayeshankar in favour of Sri. N.Prakash, S/o Sri.P.T.Narayanaswamy, with respect to land bearing Sy No.46/16 (Old Sy No.46/5), measuring 10 Guntas and ½ gunta of 'A' Kharab, totally measuring 10 ½ Guntas, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;
33.	Copy of Joint Development Agreement dated 21.08.2023, registered as Document No. INR-1-06761-2023-24, before the office of the sub registrar, Indiranagar, Bangalore, executed by Sri.N.Prakash, S/o Sri.P.T.Narayanaswamy and others and Sri.P.V.Govindaraju, S/o Late Venkateshappa and others in favour of M/s SSVR Constructions, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing partner Smt.N.Rajyalakshmi, D/o Sri.Raja Gopal Reddy Rami Reddy, with respect to converted land bearing Sy No. 46/12 (old Sy no.46/6), measuring 12 Guntas and ½ Gunta 'A' Kharab, totally measuring 12 ½ Guntas and converted land bearing Sy No. 46/16 (Old Sy No.46/5) measuring 10 Guntas and ½ Gunta 'A' Kharab, totally measuring 10 ½ Guntas and converted land bearing Sy No.46/13 (Old Sy No.46/6) measuring 13 ¼ Guntas and ½ Gunta 'A' Kharab, totally measuring 13 ¾th guntas and converted land bearing Sy No. 46/17 (Old Sy no.46/5) measuring 12 Guntas and ½ Gunta 'A' Kharab, totally measuring 12 ½ Gunta, all are situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;
34.	Copy of General Power of Attorney, dated dated 21.08.2023, registered as Document No. INR-4-00496-2023-24, before the office of the sub registrar, Indiranagar, Bangalore, executed by Sri.N.Prakash, S/o Sri.P.T.Narayanaswamy and others and Sri.P.V.Govindaraju, S/o Late Venkateshappa and others in favour of M/s SSVR Constructions, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing partner Smt.N.Rajyalakshmi, D/o Sri.Raja Gopal Reddy Rami Reddy with respect to converted land bearing Sy No. 46/12 (old Sy no.46/6), measuring 12 Guntas and ½ Gunta 'A' Kharab, totally measuring 12 ½ Guntas and converted land bearing Sy No. 46/16 (Old Sy No.46/5) measuring 10 Guntas and ½ Gunta 'A' Kharab, totally measuring 10 ½ Guntas and converted land bearing Sy No.46/13 (Old Sy No.46/6) measuring 13 ¼ Guntas and ½ Gunta 'A' Kharab, totally measuring 13 ¾th guntas and converted land bearing Sy No. 46/17 (Old Sy no.46/5) measuring 12 Guntas and ½ Gunta 'A' Kharab, totally measuring 12 ½ Gunta, all are situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;



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	<p>$\frac{1}{2}$ Guntas and converted land bearing Sy No. 46/16 (Old Sy No.46/5) measuring 10 Guntas and $\frac{1}{2}$ Gunta 'A' Kharab, totally measuring 10 $\frac{1}{2}$ Guntas and converted land bearing Sy No.46/13 (Old Sy No.46/6) measuring 13 $\frac{1}{4}$ Guntas and $\frac{1}{2}$ Gunta 'A' Kharab, totally measuring 13 $\frac{3}{4}$th guntas and converted land bearing Sy No. 46/17 (Old Sy no.46/5) measuring 12 Guntas and $\frac{1}{2}$ Gunta 'A' Kharab, totally measuring 12 $\frac{1}{2}$ Gunta, all are situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;</p>
35.	<p>Copy of Amalgamation Deed dated 21.08.2023, registered as Document No. INR-1-06777-2023-24, before the office of the Sub registrar Indiranagar, Bangalore executed by Sri.N.Prakash, S/o Sri.P.T.Narayanaswamy and Sri.P.V.Govindaraju, S/o Late Venkateshappa, with respect to undeveloped converted land bearing (1). Sy. No: 46/13 (earlier Sy No.46/6) measuring 13 $\frac{3}{4}$ th (Thirteen and three fourth) guntas having BBMP katha Serial No: 5289, Municipal New No: 254, (2). Sy. No: 46/17 (Old Sy No.46/5) measuring 12 $\frac{1}{2}$ (Twelve and half) Guntas having BBMP katha serial No: 5287, Municipal New No: 252, (3). Sy. No: 46/16 (Old Sy No.46/5) measuring 10 $\frac{1}{2}$ (Ten and half) Guntas having BBMP katha serial No: 5290, Municipal New No: 255 and (4). Sy.No. 46/12 (Old Sy No: 46/6) measuring 12 $\frac{1}{2}$ (Twelve and half) Guntas having BBMP katha Serial No: 5288, Municipal New No: 253, and all the kathas are issued by Assistant Revenue Officer, Whitefield sub division, Under Mahadevapura Division, Bangalore in all measuring 01 Acre 9 $\frac{1}{4}$ (Nine and quarter) Guntas, (One Acre Nine and quarter Guntas), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore;</p>
36.	<p>Copy of extract of inheritance certificate bearing No. IHC4/83-84, issued by Tahasildar, Banaglore East Taluk, Bangalore;</p>
37.	<p>Copy of Mutation register extract bearing MR no. 25/2000-2001 issued by Revenue Inspector, Panathru Circle, Varthur Hobli, Bangalore South Taluk, with respect to Sy No. 46, measuring 2 Acres;</p>
38.	<p>Copy of Mutation register extract bearing MR No.26/2001-2002, issued by Tahasildar, Bangalore East Taluk, Bangalore, with respect to Sy No.46;</p>
39.	<p>Copy of Mutation register extract bearing MR No.62/2004-2005, issued by Tahasildar, Bangalore East Taluk, Bangalore, with respect to Sy No.44/2, 45/2, 46, 47/2;</p>
40.	<p>Copy of Mutation register extract bearing MR No.59/2005-2006, issued by Tahasildar, Bangalore East Taluk, Bangalore, with respect to Sy No.46;</p>

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41.	Copy of Mutation register extract bearing MR no.8/2005-2006, issued by Village Accountant, Bangalore East Taluk, Bangalore, with respect to Sy No.46;
42.	Copy of Mutation register extract bearing MR no.T1/2021-2022, issued by Village Accountant, Bangalore East Taluk, Bangalore, with respect to Sy No.46/1, 46/2, 46/3, 46/4, 46/5 & 46/6;
43.	Copy of Mutation register extract bearing MR no.H14/2021-2022, issued by Village Accountant, Bangalore East Taluk, Bangalore, with respect to Sy No. 46/6;
44.	Copy of Mutation register extract bearing MR no.H17/2021-2022, issued by Village Accountant, Bangalore East Taluk, Bangalore, with respect to Sy No.46/6, 46/10, 46/11, 46/12, 46/13, 46/14;
45.	Copy of Mutation register extract bearing MR no.H6/2022-2023, issued by Village Accountant, Bangalore East Taluk, Bangalore, with respect to Sy No. 46/6;
46.	Genealogical tree of Late Ambli Kotrappa, issued by Tahasildar, Kasaba Hobli, Harappanahalli Taluk, Ballary District bearing RD No. RD0038563327330, dated 04.07.2020;
47.	Copy of endorsement issued by Tahasildar Bangalore East Taluk bearing certificate no. RD0039271052098 stating that there are no cases/applications are pending under Form 2, 7, 7A under the provisions of Karnataka Land reforms Act 1961 have been filed with respect to Sy No.46/12, measuring 12 guntas, Sy No.46/13, measuring 13.4 Guntas, Sy no.46/16, measuring 10 Guntas and Sy No.46/17, measuring 12 Guntas;
48.	Copy of Endorsement dated 30.04.2024 bearing no. PTCL(BE)CR:27/2024-25, issued by Assistant Commissioner, Bangalore North Taluk, Bangalore, stating that no proceedings have been initiated under the Karnataka Schedule Cast and Schedule Tribes (prohibition of transfer of certain lands) Act 1978 before the Assistant Commissioner in respect of land bearing Sy no.46/12, 46/13, 46/16, 46/17, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;
49.	Copy of Official memorandum Dated: 09.03.2023, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(V2P)SR/186/22-23, bearing application no.483766 according the conversion of the land bearing Sy No: 46/12 measuring



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	12.8 guntas, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
50.	Copy of Official memorandum Dated: 09.03.2023, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(V2P)SR/185/22-23, bearing application no.483767 according the conversion of the land bearing Sy No: 46/13 measuring 13.12 Guntas situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
51.	Copy of Official memorandum Dated: 09.03.2023, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(V2P)SR/187/22-23, bearing application no.483768 according the conversion of the land bearing Sy No: 46/16 measuring 10.08 Guntas situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
52.	Copy of Official memorandum Dated: 09.03.2023, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(V2P)SR/188/22-23, bearing application no.483764 according the conversion of the land bearing Sy No: 46/17 measuring 12.08 Guntas situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
53.	Copy of the Katha Certificate and Katha Extract bearing BBMP katha Serial No: 5288, Municipal No: 253 , with respect to Sy No.46/12, measuring 12.08 Guntas, in the name of Sri.N.Prakash, issued by Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;
54.	Copy of the Katha Certificate and Katha Extract bearing BBMP katha Serial No: 5289, Municipal No: 254 , with respect to Sy No.46/13, measuring 13.04 Guntas, in the name of Sri.P.V.Govinda Raju issued by Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;
55.	Copy of the Katha Certificate and Katha Extract BBMP katha Serial No: 5290, Municipal New No: 255 , with respect to Sy No.46/16, measuring 10.08 Guntas, in the name of Sri.N.Prakash issued by



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	Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;
56.	Copy of the Katha Certificate and Katha Extract bearing BBMP katha Serial No: 5287, Municipal New No: 252 , with respect to Sy No.46/17, measuring 12.08 Guntas, in the name of Sri.P.V.Govindaraju issued by Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;
57.	Copy of the Katha Certificate and Katha Extract BBMP katha Serial No: 5290, Sy No.46/16, 46/17, 46/12, 46/13, Municipal New No: 255 , measuring 1 Acre 09.04 Guntas, in the joint names of Sri.N.Prakash & Sri.P.V.Govindaraju issued by Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;
58.	Copy of No Objection Certificate dated 15.12.2023, bearing No. KSFES/GBC(1)/440, issued by Director General of Police and Director, Karnataka Fire and Emergency Services, addressed to The Commissioner, BBMP, Bangalore, with respect to construction of residential building at proposed residential property bearing katha no. 5290, Sy No.46/12, 46/13, 46/16 & 46/17, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;
59.	Copy of No Objection Certificate (NOC) issued by Bangalore Water Supply and Sewerage Board, dated 27.12.2023, with respect to construction of residential building at proposed residential property bearing katha no. 5290, Sy No.46/12, 46/13, 46/16 & 46/17, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;
60.	Copy of No Objection Certificate dated 15.11.2023, issued by The Assistant General Manager (PLG-II) CM BSNL, Telephone House, Rajbhavan Road, Bangalore for having No Objection for construction of High rise building in the subject property;
61.	Copy of No Objection Certificate dated 11.03.2024, bearing No. ASC/DGM(AO)/131/HAL-BG-197-23/326/2024, issued by General Manager (Aircraft) for Hindustan Aeronautics Limited for having cleared the height clearance of the proposed high rise building at katha no. 5290, Sy No.46/12, 46/13, 46/16 & 46/17, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;
62.	Copy of No Objection Certificate dated 29.11.2023 issued by Airports Authority of India for height clearance, with respect to Sy No. 46/12,



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	46/13, 46/16 & 46/17 of Panathru Village, varthur hobli, Bangalore East Taluk, Bangalore;
63.	Copy of Consent for establishment dated 24.11.2023, consent order no. CTE - 340804, issued by Chief/Senior Environmental officer, Karnataka State Pollution Control Board, Church Street, Bengaluru, with respect to construction of residential building by M/s SSVR Constructions at katha no. 5290, Sy No.46/12, 46/13, 46/16 & 46/17, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;
64.	Copy of No Objection Certificate (NOC) issued by Bangalore Electricity Supply Company, dated 18.10.2023, issued by Executive Engineer, BESCOM, Koramangala Division, Bangalore for arranging power supply to an extent of 416kw to the proposed residential apartment in favour of M/s SSVR Constructions at katha no. 5290, Sy No.46/12, 46/13, 46/16 & 46/17, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore;
65.	Copy of Building Licence, dated: 03.08.2024, bearing L.P. No. BBMP/Addl.Dir/JDNORTH/0006/2024-25, issued by the Joint Director of Town Planning (JDT), Bruhat Bengaluru Mahanagara Palike (BBMP), Bangalore, that permission has been granted to M/s SSVR Constructions to construct a residential apartment building. The approved building plan includes 1 Basement, 1 Ground Floor, and 17 Upper Floors, comprising a total of 119 residential units, with a maximum height of 55.8 meters and an allowed total built-up area of 19,927.4 square meters. This construction is to be undertaken on the property bearing <i>khata</i> No. 5290, corresponding to Survey Nos. 46/12, 46/13, 46/16, and 46/17, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
66.	Copy of Encumbrance Certificate issued in respect of land bearing Sy no.46 situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore for the periods 01.04.1930 to 14.02.1957;
67.	Copy of Encumbrance Certificate issued in respect of land bearing Old Sy no.46, changed as New Sy No.46/6, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore for the periods 15.02.1957 to 31.03.2004;
68.	Copy of Encumbrance Certificate issued in respect of land bearing Sy No.46, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore for the periods 01.04.2004 to 02.05.2024;



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69.	Copy of Encumbrance Certificate issued in respect of land bearing Sy No.46/6, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore for the periods 01.04.2004 to 02.05.2024;
70.	Copy of Encumbrance Certificate issued in respect of land bearing Sy No.46/12, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore for the periods 01.04.2004 to 02.05.2024;
71.	Copy of Encumbrance Certificate issued in respect of land bearing Sy No.46/13, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore for the periods 01.04.2004 to 02.05.2024;
72.	Copy of Encumbrance Certificate issued in respect of land bearing Sy No.46/16, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore for the periods 01.04.2004 to 02.05.2024;
73.	Copy of Encumbrance Certificate issued in respect of land bearing Sy No.46/17, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore for the periods 01.04.2004 to 02.05.2024;

C. OUR OBSERVATIONS WITH RESPECT TO SY NO: 46:

1. On verification of the above documents, it is observed that originally the land bearing Sy No.46 measuring 9 Acres 15 Guntas, there being 15 Guntas of Kharab, situated at Panathur Village, varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk was part of the larger extent of land comprised in Sy No's. 44, 45, 46 & 47 of Panathur Village, in all measuring 76 Acres (larger property) originally belongs to Mr. Arthur James Hope White, which is evident from the record of right bearing no. 165 in which his name is mentioned as in possession of Sy No. 46 and the same is also reflected in the Index of Lands issued by Tahsildar, bangalore East Taluk.
2. It is observed from the sale deed dated 18.02.1943, registered as Document no.2930/1942-43, of Book I, Volume No. 64, recorded in Pages 8-14, registered before the office of the Sub registrar Bangalore Taluk, that Mr.Arther James Hope White died intestate leaving behind him his legal heirs namely Mrs.Kathleen Evans and others (the Vendors in the said sale deed) to succeed his estate and accordingly the said sale deed was executed in favour of Mr.M.K.Jinachandran S/o Mr.Maniankode Krishna Gowder Kaalpatta Amson with respect to land bearing Sy no's. 44, 45, 46 & 47, totally measuring 76 Acres, situated at Panathur Village, Varthur Hobli, Bangalore Taluk;
3. It is observed that Mr.M.K.Jinachandran S/o Mr.Maniankode Krishna Gowder Kaalpatta Amson by a deed of sale dated 23.04.1946 registered as Document No. 5457/1945-46, in Book I, Volume No. 824, at pages 70-75 in the office of the sub registrar Bangalore taluk conveyed the larger property including Sy no. 46 in favour of M/S Hoody Pilla Reddy & Son's represented by Mr.H.P.Krishna Reddy, S/o Mr.Hoody Pilla Reddy.



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4. It is observed that Sri.Pilla Reddy, S/o Obal Reddy along with his son Sri.H.P.Krishna Reddy by a deed of sale dated 01.03.1947, registered on 03003.1947, bearing Document No. 4959/1946-47, of Book I, Volume No. 886 at pages 165-170, in the office of the sub registrar Bangalore Taluk, conveyed the larger property including Sy no.46 in favour of Sri.P.N.Appanna Reddy, S/o Sri.nanjappa Reddy and Sri.S.Yellappa Reddy, S/o Sri.Munireddy. Thereafter Sri.P.N. Appanna Reddy, S/o Sri.nanjappa Reddy and Sri.S.Yellappa Reddy, S/o Sri.Munireddy effected an oral partition of their joint properties including a portion of the larger property that is Sy No.46 amongst themselves during the year 1948, wherein Sy No. 46 was allotted to the share of Sri.Yellappa Reddy, S/o Sri.Munireddy. Subsequently his name was mutated and the same is evident from the RTC produced for the period 1967-68 to 1981-82, wherein his name appears in column no.9 of RTC as kathedar and anubhavdar.
5. It is observed from the Inheritance Certificate bearing IHC No. 4/83-84 that Sri S. Yellappa Reddy died intestate, leaving behind the following children as his only surviving legal heirs: (1) Sri S.Y. Ramachandra Reddy, (2) Sri S.Y. Krishna Reddy, (3) Sri S.Y. Jayarama Reddy, (4) Sri Venugopal Reddy, (5) Smt. Rathnamma, (6) Smt. Jayalakshmamma, (7) Smt. Chandramma, and (8) Smt. Anasuyamma. It is also noted that the following heirs of late S. Yellappa Reddy, namely (1) Sri S.Y. Ramachandra Reddy, (2) Sri S.Y. Krishna Reddy, (3) Sri S.Y. Jayarama Reddy, (4) Smt. Rathnamma, (5) Smt. Jayalakshmamma, (6) Smt. Chandramma, (7) Smt. Anasuyamma, along with Smt. T. Sarojamma, wife of late Venugopala Reddy (daughter-in-law of late S. Yellappa Reddy), effected a partition of their joint family properties, including Survey No. 46, in the presence of *panchayatdars* on 10th April 1973. Through this partition, Smt. Sarojamma was allotted 1 Acre 37 Guntas, Smt. Chandramma was allotted 20 Guntas, Smt. Rathnamma was allotted 2 Acres, Smt. Jayalakshmamma (also known as Smt. Jayamma) was allotted 1 Acre 20 Guntas, and Sri S.Y. Jayarama Reddy was allotted 3 Acres 19 Guntas in Survey No. 46.
6. Subsequent to the said partition katha was sought to be transferred and accordingly on application made by them (i) Smt.Sarjoamma was registered as kathedar of 1 Acre 37 Guntas, (ii) Smt.Candramma was registered as kathedar of 20 Guntas, (iii) Smt.Rathnamma was registered as kathedar of 2 Acre, (iv) Smt.Jayamma @ Jayalakshmamma was registered as kathedar of 1 Acre 20 Guntas, (v) Sri.S.Y.Jayaram Reddy was registered as kathedar of 3 Acre 19 Guntas in the revenue records of Sy No.46 by way of inheritance register extract bearing IHC No. 4/1983 and each of them were in continuous possession and occupation of the portions of which they were registered as kathedars.
7. It is observed from the sale deed dated 8.12.1988, registered as Document no. 11363/88-89, of Book I, Volume no. 3007, recorded in pages 51-54, before the office of the sub registrar, Bangalore Taluk that Smt.Rathnamma, W/o Sri.K.Narayana Reddy, conveyed 2 Acres in Sy No.46 infavour of Sri.G.Rathnakar, S/o Sri.S.Y.Jayaram. On an application being made for the transfer of katha, Mr.J.Rathnakar, S/o MR.S.Y.Jayaram was registered as the kathedar for the said extent in revenue records by way of mutation register extract bearing MR No. 25/2000-2001.



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8. It is observed from the sale deed dated 06.09.2001, registered as Document no. 5620/2001-02, of Book I, Volume no. 5016, recorded at pages 76-82 before the office of the sub registrar, Bangalore South Taluk, that Smt.Jayamma @ Jayalakshamma, W/o Late Gopalaiah, conveyed 1 Acre 20 Guntas in Sy No.46 infavour of Smt.Ankamma, W/o Late S.Y.Jayaram @ S.Y.Jayarama Reddy. On an application being made for the transfer of katha, Smt.Ankamma, W/o Late S.Y.Jayaram @ S.Y.Jayarama Reddy was registered as the kathedar for the said extent in revenue records by way of mutation register extract bearing MR No. 26/2001-2002.
9. It is observed from the Partition deed dated 19.09.2001, registered as Document No. 5968/2001-02, of Book I, Volume No.5026, recorded in pages 170-188, registered on 20.09.2001, before the office of the Sub registrar Bangalore South Taluk, that Sri.S.Y.Jayaram @ Jayarama Reddy and his son Sri.Srinivasa Reddy both having died intestate, their legal heirs namely Smt.Ankamma, Smt.Sunandamma, Sri.Rathnakar, Sri.Yellappa Reddy, Sri.J.Manjunath, and Smt.Shakunthala effected a the said partition amongst themselves of their joint family properties. And accordingly, Rathnakar was allotted with 1 Acre 25 Guntas and 2 Acres in Sy No.46, Sri.Yellappa Reddy was allotted with 1 Acre 30 Guntas and 1 Acre 20 Gunta in Sy No.46 along with other lands.
10. It is observed from the sale deed dated 17.11.2005, registered as Document No. BAS-1-09990-2005-06, stored in CD no BASD 194, registered before the office of the Sub registrar Bangalore South Taluk, that Sri.Rathnakar, S/o Late S.Y.Jayaram @ S.Y.Jayarama Reddy, representing himself as kartha and as natural guardian of his minor children Kum.Harini & Master Harsha and his wife Smt.Shaila, joined by Smt.Sunandamma, W/o Late Srinivasa Reddy, representing his minor daughter Kum.Swetha S Reddy, for better assurance of title conveyed in favour of Smt.A.Vishalakshi, W/o Late Ambli Kotrappa, represented by her Power of Attorney Holder Sri.B.M.Karunesh.with respect to land bearing Sy No.46, measuring 2 Acres, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore and land bearing Sy No. 45/2, measuring 1 Acre 20 Guntas, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
11. It is observed from the mutation register extract bearing MR No. 59/2005-06 that Smt.A.Vishalakshi was registered as kathedar for the land bearing Sy No.46, measuring 1 Acre 20 Guntas however the said rectification was made and her name reflected in the RTC for the extent of 2 Acres in Sy No. 46 and the same is evident from the RTC produced for the period 2020-021.
12. It is observed that Smt.Vishalakshi duly consented by her daughters Smt.Prathiba karunesh and Smt.Sangeetha had gifted the land bearing Sy No.46 measuring 2 Acres and certain other properties in favour of Sri.Ambli Yogesh by a gift deed dated 29.06.2019, registered as Document No. KRI-1-09120-2019-20, stored in CD no KRID 905, registered on 09.01.2020, registered before the office of the Sub registrar K R Puram, Bangalore.
13. It is observed from the mutation register extract bearing MR No. T1/2021-22, that land ebaring SY no. 46 measuring 9 acres 15 guntas has been divided in to six portions that is sy no's 46/1 to 46/6 and the said property that is land measuring 2 Acres belonging to Sri.Ambli



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Yogesh, S/o Late Ambli Kotrappa has been assigned with new Sy No.46/6. And accordingly, phodi has been recorded in the revenue records.

14. It is observed that the land measuring 1 Acre 20 Guntas, along with 3 Guntas of 'A' Kharab in Survey No. 46/5 (Old Survey No. 46), originally belonged to Sri Yellappa Reddy, S/o Jayarama Reddy, and his family. A portion of this land, measuring 10 Guntas and ½ Gunta of 'A' Kharab land in Survey No. 46/5 (Old Survey No. 46), was sold to M/s Shivakar Infra Pvt Ltd, represented by its Director, B.M. Jayeshankar, under a Deed of Sale dated 24-12-2020, which was registered on 03-01-2022, bearing Document No. VRT-1-05739/2021-22 and stored in CD No. VRTD 1103 in the office of the Senior Sub-Registrar, Varthur. It is further noted from the mutation register extract bearing MR No. H3/2021-22 that the *khata* has been transferred to the name of M/s Shivakar Infra Pvt Ltd in the revenue records.
15. Upon verification of the Sale Deed dated 04-01-2022, registered as Document No. INR-1-09483/2021-22 and stored in CD No. INRD976 in the office of the Sub-Registrar, Indiranagar, Bangalore, it is confirmed that Sri Ambli Yogesh, son of late Sri Ambli Kotrappa, conveyed a portion of land bearing Survey No. 46/6, measuring 12 Guntas with ½ Gunta 'A' Kharab, to Sri N. Prakash, son of Sri P.T. Narayanaswamy. The sale was accepted by Sri N. Prakash, and the corresponding transaction was duly executed and registered. Further, it is observed that the revenue authorities, upon receiving an application from Sri N. Prakash, have updated the revenue records, transferring the *khata* in his name, as confirmed by the mutation register extract bearing MR No. H17/2021-22.
16. It is further observed from the *Hissa Tippani* that the said portion of land, measuring 12 Guntas with ½ Gunta 'A' Kharab, was assigned the new Survey No. 46/12. Sri N. Prakash has been recorded as the *khatedar* (landholder) and *anubhavdar* (beneficiary) of this property. This is also corroborated by the RTC (Record of Rights, Tenancy, and Crops) for the period 2022-23, which reflects his ownership and possession of the said land.
17. It is observed that Sri Ambli Yogesh, son of late Sri Ambli Kotrappa, conveyed land bearing Survey No. 46/6, measuring 13 ¼ Guntas with ½ Gunta 'A' Kharab, to Sri P.V. Govinda Raju, son of late Sri Venkateshappa, under a Deed of Sale dated 03-01-2022, registered as Document No. INR-1-09484/2021-22 and stored in CD No. INRD976 in the office of the Sub-Registrar, Indiranagar, Bangalore. Furthermore, upon receipt of an application from Sri P.V. Govinda Raju for the change of *khata*, the revenue authorities have transferred the *khata* into the name of Sri P.V. Govinda Raju, as evidenced by the Mutation Register Extract bearing MR No. H14/2021-2022.
18. It is further observed from the *Hissa Tippani* that the said portion of land, measuring 13 ¼ Guntas with ½ Gunta 'A' Kharab, was assigned the new Survey No. 46/13. Sri N. Prakash has been recorded as the *khatedar* (landholder) and *anubhavdar* (beneficiary) of this property. This is also corroborated by the RTC (Record of Rights, Tenancy, and Crops) for the period 2022-23, which reflects his ownership and possession of the said land.
19. It is observed that M/s Shivakar Infra Pvt, Ltd conveyed the land measuring 12 guntas and ½ Gunta of A Kharab land, totally measuring 12 ½ Guntas in Sy No: 46/17 Old Sy No: 46/5 (earlier Sy No: 46) in favour of Sri. P.V. Govinda Raju under a sale deed dated: 20-01-2023,



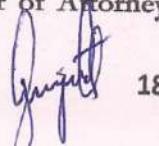
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registered as document no: SHV-1-08616/2022-23, stored in CD No: SHVD 1308, before the office of the sub-registrar, Shivajinagar, Bangalore. It is further observed that the revenue authorities on receipt of application for change of katha from Sri. P.V. Govindaraju has transferred khata in the name of Sri. P.V. Govinda Raju son of Late. Sri. Venkateshappa as per Mutation Register Extract bearing MR No. H17/2022-2023.

20. It is observed that M/s Shivakar Infra Pvt, Ltd conveyed the land measuring 10 guntas and ½ Gunta of A Kharab land totally measuring 10 ½ Gunas in Sy No: 46/16, Old Sy No: 46/5 (earlier Sy No: 46) in favour of Sri. Prakash under as sale deed dated: 20-01-2023, registered as document no: SHV-1-08615/2022-23, stored in CD No: SHVD 1308, before the office of the sub-registrar, Shivajinagar, Bangalore. It is further observed that the revenue authorities on receipt of application for change of katha from Sri. N. Prakash has transferred khata in the name of by way of Sri. N. Prakash Mutation Register Extract bearing MR No. H16/2022-2023.
21. It is observed that pursuant to the Joint Development Agreement dated 21st August 2023, registered as Document No. INR-1-06761-2023-24 in the Office of the Sub-Registrar, Indiranagar, Bangalore, Sri N. Prakash, son of Sri P.T. Narayanaswamy, along with his family members, and Sri P.V. Govindaraju, son of Late Venkateshappa, along with his family members, have collectively entered into the said Joint Development Agreement with M/s SSVR Constructions, a partnership firm registered under the provisions of the Partnership Act, 1932, represented by its Managing Partner, Smt. N. Rajyalakshmi, for the purpose of developing certain converted lands, specifically: (i) Survey No. 46/12 (Old Survey No. 46/6), measuring 12 Gunas and ½ Gunta classified as 'A' Kharab, totaling 12 ½ Gunas; (ii) Survey No. 46/16 (Old Survey No. 46/5), measuring 10 Gunas and ½ Gunta classified as 'A' Kharab, totaling 10 ½ Gunas; (iii) Survey No. 46/13 (Old Survey No. 46/6), measuring 13 ¼ Gunas and ½ Gunta classified as 'A' Kharab, totaling 13 ¾ Gunas; and (iv) Survey No. 46/17 (Old Survey No. 46/5), measuring 12 Gunas and ½ Gunta classified as 'A' Kharab, totaling 12 ½ Gunas, which are contiguous and situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore, with the intention of developing the said properties into a residential apartment complex.
22. It is observed from the Joint Development Agreement dated 21st August 2023, registered as Document No. INR-1-06761-2023-24, that the parties have mutually agreed to share the built-up area along with the undivided interest in the composite property. Accordingly, the family members of Sri N. Prakash are entitled to 33.5% of the built-up area, together with a proportionate undivided interest in the land contributed by them, the family members of Sri P.V. Govindaraju are entitled to 43% of the built-up area, together with a proportionate undivided interest in the land contributed by them, and the Developer is entitled to the remaining portion of the built-up area along with the corresponding undivided interest in the project.
23. It is observed from the General Power Attorney that Sri.N.Prakash, S/o Sri.P.T.Narayanaswamy and others and Sri.P.V.Govindaraju, S/o Late Venkateshappa and others appointed the Developer M/s SSVR Constructions, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing partner Smt.N.Rajyalakshmi, D/o Sri.Raja Gopal Reddy Rami Reddy as their Power of Attorney



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Holder to act upon them by managing and developing the said property and also to sell Developer share of super built up area executed on 21.08.2023, registered as Document No. INR-4-00496-2023-24, before the office of the sub registrar, Indiranagar, Bangalore.

24. It is observed from Conversion Order No. ALN(V2P)SR/186/22-23, bearing Application No. 483766, dated 09-03-2023, that the owner, Sri N. Prakash, son of P. Narayanaswamy, had filed an application to convert the land from agricultural to non-agricultural residential use. Consequently, the Deputy Commissioner granted approval for conversion for residential purposes concerning the land bearing Survey No. 46/12, measuring 12.08 Guntas, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bengaluru.
25. It is observed from Conversion Order No. ALN(V2P)SR/185/22-23, bearing Application No. 483767, dated 09-03-2023, that the owner, Sri P.V. Govinda Raju S/o Venkateshappa, had filed an application to convert the land from agricultural to non-agricultural residential use. Consequently, the Deputy Commissioner granted approval for conversion for residential purposes concerning the land bearing Survey No. 46/13, measuring 13.12 Guntas, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bengaluru.
26. It is observed from Conversion Order No. ALN(V2P)SR/187/22-23, bearing Application No. 483768, dated 09-03-2023, that the owner, Sri N. Prakash, son of P. Narayanaswamy, had filed an application to convert the land from agricultural to non-agricultural residential use. Consequently, the Deputy Commissioner granted approval for conversion for residential purposes concerning the land bearing Survey No. 46/16, measuring 10.8 Guntas, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bengaluru.
27. It is observed from Conversion Order No. ALN(V2P)SR/188/22-23, bearing Application No. 483764, dated 09-03-2023, that the owner, Sri P.V. Govinda Raju S/o Venkateshappa, had filed an application to convert the land from agricultural to non-agricultural residential use. Consequently, the Deputy Commissioner granted approval for conversion for residential purposes concerning the land bearing Survey No. 46/17, measuring 12.08 Guntas, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bengaluru.
28. It is further noted that, subsequent to the conversion of the properties, the respective landowners applied for the registration of *khata* in their names for their respective converted properties with the Bruhat Bengaluru Mahanagara Palike (BBMP). The Assistant Revenue Officer, Mahadevapura Zone, BBMP, Bangalore, issued four individual *khata* certificates as follows:
 1. Survey No. 46/16, measuring 10.08 Guntas, *Khata* No. 5290, Municipal No. 255, in the name of Sri N. Prakash.
 2. Survey No. 46/12, measuring 12.08 Guntas, *Khata* No. 5288, Municipal No. 253, in the name of Sri N. Prakash.
 3. Survey No. 46/13, measuring 13.12 Guntas, *Khata* No. 5289, Municipal No. 254, in the name of Sri P.V. Govinda Raju.
 4. Survey No. 46/17, measuring 12.08 Guntas, *Khata* No. 5287, Municipal No. 252, in the name of Sri P.V. Govinda Raju.



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29. It is observed from the Amalgamation Deed dated 21st August 2023, registered as Document No. INR-1-06777-2023-24 in the Office of the Sub-Registrar, Indiranagar, Bangalore, that Sri N. Prakash, son of Sri P.T. Narayanaswamy, and Sri P.V. Govindaraju, son of Late Venkateshappa, entered into the said Amalgamation Deed to consolidate and amalgamate their individual properties into one composite property. This amalgamation was intended to facilitate the Developer in obtaining a single building plan approval from the relevant planning authorities. As a result of this amalgamation, the individual properties detailed in the prior clause were combined into one composite property. Subsequently, upon the joint application of both parties, the Bruhat Bengaluru Mahanagara Palike (BBMP) issued an amalgamated *khata* under BBMP *Khata* Serial No. 5290, covering Survey Nos. 46/16, 46/17, 46/12, and 46/13, corresponding to Municipal New No. 255, with a total measurement of 1 Acre 09.04 Guntas. This *khata* was issued by the Assistant Revenue Officer, Whitefield Sub Zone, Mahadevapura Zone, BBMP, Bangalore.

Land use and Development:

30. It is noted from the conversion orders referenced above, issued by the jurisdictional Deputy Commissioner, that the conversion of the subject property from agricultural to non-agricultural residential usage has been duly authorized, as detailed in the said orders.

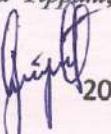
31. As per the Master Plan – 2015, published by BDA, Survey No. 46/12, 46/13, 46/16 & 46/17 of Panathur Village falls under Residential (Main - Sensitive) Zone. In this respect, we note the aforementioned orders all dated 09-03-2023, which permits Sri. N. Prakash and Sri. P.V. Govindaraju to use their respective lands totally measuring to an extent of 1 Acre 9 1/4 Guntas for residential purpose

Revenue Records and Tax Receipts:

32. The Record of Rights, Tenancy, and Crops (RTCs) issued for the property from the years 1967-68 to the present date indicate the flow of title as detailed in the preceding sections. It is also noted that the larger extent of Survey No. 46 underwent a phodi (subdivision), resulting in its division into six hissas (Survey Nos. 46/1 to 46/6). Subsequently, Survey Nos. 46/5 and 46/6 were further subdivided and assigned new Survey Nos., specifically: Survey No. 46/12, measuring 12.08 Guntas; Survey No. 46/13, measuring 13.12 Guntas; Survey No. 46/16, measuring 10.8 Guntas; and Survey No. 46/17, measuring 12.08 Guntas, which collectively constitute the subject property herein.

33. Revision Settlement Akarbandu issued in respect of the Land reflects that the Survey Nos. 46/5 and 46/6 were further subdivided and assigned new Survey Nos., specifically: Survey No. 46/12, measuring 12.08 Guntas; Survey No. 46/13, measuring 13.12 Guntas; Survey No. 46/16, measuring 10.8 Guntas; and Survey No. 46/17, measuring 12.08 Guntas.

34. It is noted that the *Moola Tippam*, serving as the original survey record, provides the foundational details of the subject property's boundaries and measurements. In the case of the subject property, the *Moola Tippam* was utilized to create the subsequent *Hissa Tippam*,



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which documented the subdivision of the original Survey Nos. 46/5 and 46/6 into the current Survey Nos. 46/12, 46/13, 46/16, and 46/17 and form the basis for the present title and ownership details of the property.

35. That the BBMP, Mahadevapura Zone, had registered katha after collecting improvement fees and tax. By going through the said document, it is evidenced that the owners are in possession of the subject property.
36. The tax paid receipt mentioned hereinabove issued by the BBMP evidences that the owners have paid upto date taxes with respect to the Schedule Property and the subject property is classified as residential.
37. It is noted that the Assistant Commissioner, Bangalore North Sub-Division has issued an endorsement dated 30.04.2024 bearing no. PTCL(BE)CR:27/2024-25 to the effect that there are no proceedings initiated under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the Land.
38. It is noted that the certificate no. RD0039271052098 issued by the Tahsildar, Bangalore East Taluk, which certifies that no tenancy applications have been filed in respect of the Land.

PARTNERSHIP FIRM

39. It is observed from the documents listed above that M/s SSVR Constuctions is a partnership firm registered under the provisions of partnership act 1932 and the same is evident from the certificate of registration of firm issued by the registrar of firms bearing firm no. SJN-1-F1103-2022-23, dated 14.02.2023 It is further observed from the partnership deed dated 09.02.2023 that it was constituted between three partners namely Smt.Nelaballi Rajyalakshmi, D/o Sri.Rajagopal Reddy Ramireddy and Nelaballi Vinay Kumar Reddy.

40.

NO OBJECTION CERTIFICATES & PLAN APPROVAL

41. It is observed from the No Objection Certificate dated 15.12.2023, bearing No. KSFES/GBC(1)/440, that the Director General of Police and Director, Karnataka Fire and Emergency Services, addressed to The Commissioner, BBMP, Bangalore that they do not have objection for construction of highrise building by the Developer M/s SSVR Constructions at property bering katha no. 5290, Sy No.46/12, 46/13, 46/16 & 46/17, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore.
42. It is observed from the No Objection Certificate issued by Bangalore Water Supply and Sewerage Board, dated 27-12-2023 addressed to M/s SSVR Constructions represented by its Managing partner Smt. N. Rajyalakshmi for providing water supply and under ground drainage facilities for the proposed residential building at property bering katha no. 5290, Sy No.46/12, 46/13, 46/16 & 46/17, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore.



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43. It is further observed that M/s SSVR Constructions has paid the requisite fees for obtaining NOC from BWSSB and the same is evident from the receipt issued by BWSSB dated 18-12-2023.

44. It is observed from the No Objection Certificate dated 15-11-2023, the letter bearing No: DGM(CM) BGTD/NOC for highrise/2023-24, issued by The Assistant General Manager (PLG-II)CM BSNL, Telephone House, Rajbhavan Road, Bangalore, addressed to M/s SSVR Constructions that they do not have Objection for construction of High rise building in the property bearing Sy No.46/12, 46/13, 46/16 & 46/17, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore.

45. It is observed from the No Objection Certificate dated 11.03.2024, bearing No. ASC/DGM(AO)/131/HAL-BG-197-23/326/2024, issued by General Manager (Aircraft) for Hindustan Aeronautics Limited, addressed to M/s SSVR Constructions that they have no objection for the construction of proposed high rise building at Sy No.46/12, 46/13, 46/16 & 46/17, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore.

46. It is observed from the No Objection Certificate dated 29-11-2023 issued by Airports Authority of India addressed to M/s SSVR Constructions that they have no objection for construction of proposed high rise building at Sy No.46/12, 46/13, 46/16 & 46/17, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore.

47. It is observed from the Consent for establishment dated 24.11.2023, consent order no. CTE-340804, issued by Chief/Senior Environmental officer, Karnataka State Pollution Control Board, Church Street, Bengaluru addressed to M/s SSVR Constructions, that they have given consent for construction of proposed high rise building at Sy No. 46/12, 46/13, 46/16 & 46/17, situated at Panathur Village, varthur Hobli, Bangalore East Taluk, Bangalore.

48. It is further observed from the No Objection Certificate issued by Bangalore Electricity Supply Company Limited bearing no. EE/KMLD/AEE(O)/AE/23-24/3907, dated 18.10.2023 that BESCOM has no objection for arranging power supply to an extent of 416 KW in favour of M/s SSVR constructions for proposed residential building at Sy No. 46/12, 46/13, 46/16 & 46/17, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

49. It is observed from the Building License dated 03.08.2024, bearing L.P. No. BBMP/Addl.Dir/JDNORTH/0006/2024-25, issued by the Joint Director of Town Planning (JDTP), Bruhat Bengaluru Mahanagara Palike (BBMP), Bangalore, that permission has been granted to M/s SSVR Constructions to construct a residential apartment building. The approved building plan includes 1 Basement, 1 Ground Floor, and 17 Upper Floors, comprising a total of 119 residential units, with a maximum height of 55.8 meters and an allowed total built-up area of 19,927.4 square meters. This construction is to be undertaken on the property bearing *khata* No. 5290, corresponding to Survey Nos. 46/12, 46/13, 46/16, and 46/17, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.



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It is advised that the project be registered under the provisions of the Real Estate Regulatory Authority (RERA) before commencing any marketing activities. Compliance with RERA requirements is essential to ensure the project's legality and to protect the interests of prospective buyers.

Encumbrances:

50. I note the Encumbrance Certificates ("EC") issued in respect of the Subject Property for the period 01.04.1930 to 31.03.2004 and from 01.04.2004 to 02-05-2024 reflects the above said transactions and no other transactions are reflecting except the above. However, it is advisable to obtain the EC for the missing period from 02-05-2024 to till date.

Litigations:

I have been informed that there is no litigation filed/ pending in respect of the Property.

CONCLUSION

In view of the above discussions and clarifications/additional documents required I am of the opinion that the family members of Sri. N. Prakash and Sri. P.V. Govinda Raju are the absolute owners of property bearing *khata* No. 5290, corresponding to Survey Nos. 46/12, 46/13, 46/16, and 46/17, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore and M/s SSVR Constructions, A partnership firm registered under the provision of partnership act, represented by its Managing Partner Smt.N.Rajyalakshmi have got developmental rights by virtue of the Joint Development Agreement and having right to Sell the Developer's share of built up area by virtue of the General Power of Attorney executed by the said owners with respect to property bearing *khata* No. 5290, corresponding to Survey Nos. 46/12, 46/13, 46/16, and 46/17, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

Manju J S

