



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

**UPDATED WORKING DRAFT REPORT –  
LAND DUE DILIGENCE REPORT**

**IN RELATION TO:**

**Lands in Survey No.61/2 situated at Choodasandra Village, Sarjapura Hobli, Anekal  
Taluk, Bangalore Urban District.**

**November 21, 2024**

**To**

**MACROTECH DEVELOPERS LIMITED**

**From:**

**Malini Raju**

**AZB & PARTNERS**

**Bengaluru**

**PRIVILEGED & CONFIDENTIAL**

□ **MUMBAI:** AZB House. Peninsula Corporate Park. Ganpatrao Kadam Marg, Lower Parel • Mumbai 400013 • India TEL +91 22 6639 6880 | FAX +91 22 6639 6888 | EMAIL: mumbai@azbpartners.com

□ **DELHI:** AZB House • Plot No. A8 • Sector 4 • Noida 201301 • India TEL +91 120 4179999 | FAX +91 120 4179900 | EMAIL: delhi@azbpartners.com

□ **BANGALORE:** Level 5, 37 Cunningham, Cunningham Road, Bangalore-560052 • India TEL +91 80 4240 0500 | FAX +91 80 2221 3947 | EMAIL: bangalore@azbpartners.com

□ **PUNE:** IT Tower • 12 A • Kalyani Nagar • Pune 411006 • India TEL +91 20 4004 5870 | FAX +91 20 4004 6241 | EMAIL: pune@azbpartners.com

□ **CHENNAI:** Amble Side • 2nd floor • 8 Khader Nawaz Khan Road • Nungambakkam • Chennai 600006 • India TEL +91 44 4356 1453 | FAX +91 44 4356 1853 | EMAIL: chennai@azbpartners.com



## **FOREWORD**

1. We are acting as legal advisors to Macrotech Developers Limited (“**Client**”) in connection with conducting a land due diligence with respect to a portion of land in Survey No.61/2 situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time and up to 21.11.2024 (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
  - (i) We have relied on the information and the contents mentioned in the Available Documents;
  - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
  - (iii) We have not carried out any physical inspection of the property;
  - (iv) We have only examined issues pertaining to ownership of the Client and key approvals from legal perspective as listed in the Report and have not examined issues pertaining to (i) approvals from statutory/ regulatory authorities for construction, development and/ or occupation of the property from a technical perspective (*this aspect generally forms part of technical due diligence which is to*



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

*be separately undertaken by the Client); (ii) business, regulatory and financial issues of the present or previous owners of the property; (iii) other matters that do not directly affect ownership of the property; and (iv) the details of the built-up area has been obtained from the occupancy certificate and the other approvals referred to in this report. The technical due diligence should confirm these details.*

6. Unless otherwise stated in this Report, this Report is based on the assumptions that:
  - (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
  - (ii) all signatures and seals on any documents submitted to us are genuine;
  - (iii) there have been no amendments or changes to the documents examined by us; and
  - (iv) the legal capacities of all natural persons are as they purport it to be.
7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

**MALINI  
RAJU**

Digitally signed  
by MALINI RAJU  
Date: 2024.11.21  
12:42:04 +05'30'

**Dated – November 21, 2024**  
**AZB & PARTNERS**



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

## LAND DUE DILIGENCE REPORT

We have in this Land Due Diligence Report dealt with the converted land bearing Survey No.61/2 measuring 5 Acres 27 ½ Guntas (excluding 1 Gunta of B kharab land) situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District (“**Survey No.61/2**”).

### **Flow of title:**

1. We note from the Order dated 05/03/1961 in Case No. 3/59-60 before the Special Deputy Commissioner for Inams Abolition, filed by S.K. Venkatarangaiah alias S.K. Venkatarangaiah Iyengar against the Inamdhara. The said Order denotes that S.K. Venkatarangaiah has been registered as an occupant under Section 9 of the Act, with respect to land in Survey No. 61 measuring 5 Acres 29 Guntas (excluding 1 Gunta of B kharab land) situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District (“**Survey No.61**”).
2. We have perused a copy of the index of lands extract which inter-alia bears out that S.K. Venkatarangaiah Iyengar was registered as owner and kathedar as per the record of rights bearing RR No.77 in relation to Survey No.61 measuring 5 Acres 28 Guntas excluding 1 Gunta of kharab land.
3. From the Endorsement dated 01/04/1961 issued by the Special Deputy Commissioner for Inams Abolition, Bangalore, we note that S.K. Venkatarangaiah Iyengar has been reflected as the owner/holder of certain properties including with the Survey No. 61 as per the Order in Case No. 3/59-60.
4. We have perused a copy of the Karda Nakalu of Survey No. 61 which bears out that the name of S.K. Venkatarangaiah Iyengar was recorded as kardar/owner.
5. We have perused copies of the RTC extracts issued for the period 1969-70 to 1979-80 which bears out that total extent is 5 Acres 28 Guntas (excluding 1 Gunta of kharab land) in relation to Survey No.61 and the name of S.K. Venkatarangaiah Iyengar was recorded as owner and cultivator.
6. We have perused a copy of the release deed dated 03/07/1978 registered as Document No. 770 in Book-I, volume 1282 at Pages 198 to 200 in the office of the sub-registrar Anekal which bears out that S.K. Venkatarangaiah Iyengar released and relinquished all his right, title and interest over Survey No. 61 in favour of his son S.V. Srinath.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

7. We have perused a copy of the index of lands extract issued on 23.12.1982 by Village Accountant, which bears out that the name of S.V. Srinath son of S.K. Venkatarangaiah Iyengar was recorded as owner and kathedar in terms of the record of rights bearing RR No. 225 with regard to Survey No.61 measuring 5 Acres 28 Guntas excluding 1 Gunta of kharab land.
8. We have perused copies of the RTC extracts issued for the period 1980-81 which bears out that land in Survey No.61 measures 5 Acres 28 Guntas and the name of S.V. Srinath is recorded as the owner and cultivator.
9. We have perused a copy of the sale deed dated 20/02/1980 registered as Document No. 1054/1979-80 in Book-I, Volume -1302 at Pages 89 to 92 on the office of the Sub-Registrar Anekal, which bears out that S.V.Srinath conveyed the Survey No. 61 in favour of H.Munireddy son of Obala Reddy K.N. The registration of the said sale deed is borne out in the encumbrance certificate issued for the period 01/04/1961 to 31/03/1980 with respect to Survey No.61.
10. We have perused a copy of the index of lands extract issued on 23.12.1982 by Village Accountant, in relation to Survey No.61 measuring 5 acres 28 guntas excluding 1 Gunta of kharab which inter-alia bears out that H. Munireddy son of Obala Reddy K.N was registered as owner and kathedar as per the record of rights in RR No. 238.
11. We have perused copies of the RTC extracts issued for the period 1981-82 to 2010-11 which bears out that Survey No.61 measures 5 Acres 28 Guntas in relation to Survey No.61, the name of H. Munireddy son of Obala Reddy K.N is recorded as owner and cultivator in terms of RR No.238. The said RR No.238 also refers to MR No. 2/1981-82. It is pertinent to point out that we have not been provided with copy of MR No. 2/1981-82 and we are given to understand that the same is not available and an endorsement of the is detailed below.
12. We have perused a copy of the endorsement dated 26/02/1999 in No.RRT/Extract/CR:286/1988-89 issued by the Special Tahsildar, Anekal Taluk, Anekal which bears the non-availability of the mutation register extract in MR No. 2/1981-82 in relation to Survey No.61.
13. We have perused a copy of the Sale Deed dated 29/01/2011 registered as Document No.SRJ-04062/2011-12 in Book-I stored in CD No. SRJD57 in the office of the Senior Sub-Registrar Sarjapur, which bears out that H. Munireddy (being the adopted son of Munivenkatappa) conveyed a portion of Survey No. 61 measuring  $\frac{1}{2}$  Gunta out of 5 Acres 28 Guntas to Yellappa.M son of late Muniyappa. Further, we note that the remaining portion of Survey No.61 measuring 5 Acres 27  $\frac{1}{2}$



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

Guntas is retained by H. Munireddy. The registration details of the said sale deed is borne out in the encumbrance certificate issued for the period 01/04/2004 to 23/05/2023 with respect to Survey No.61.

14. We have perused a copy the mutation register extract in MR No.31/2010-11 which bears out that originally land in Survey No.61 measuring 5 Acres 28 Guntas was registered in the name of H. Munireddy. Subsequently, in terms of the sale deed the name of H.Munireddy is recorded as owner and kathedar for an extent of 5 Acres 27 ½ Guntas and the name of Yellappa.M is registered as owner and kathedar for an extent ½ Gunta. (*it appears that the column of original/transferred in the said extract is inadvertently recorded wrongly and the same is not a concern*).
15. We have perused copies of the RTC extracts issued for the period 2011-12 to 2022-23 which bears out H. Munireddy is registered as owner for an extent of 5 Acres 27 ½ Guntas (as per RR No.238 and MR No. 31/2010-11) and the name of Yellappa.M son of late Muniyappa for an extent of ½ (0.08) Guntas as the owner (as per MR No.31/2010-11).
16. We have perused a copy of the (first) Relinquishment deed dated 12/06/2014 registered as Document No. ANK-1-01055/2014-15 in Book-I stored in CD No. ANKD372 in the office of the Sub-Registrar Anekal Bangalore, which bears out that H.Munireddy (being the adopted son of Munivenkatappa) conveyed the portion of Survey No. 61 measuring 437.50 square feet for formation of road (formation of 40 feet road) in favour of the Governor of Karnataka, represented by the Panchayat Development Officer. The registration details of the said Relinquishment deed is borne out in the encumbrance certificate issued for the period 01.04.2004 to 23/05/2023 with respect to Survey No.61.
17. We have perused a copy of the (second) Relinquishment deed dated 09/06/2014 is registered as Document No. ANK-1-00985/2014-15 in Book-I stored in CD No. ANKD372 in the office of the Sub-Registrar Anekal Bangalore which bears out that (i) M. Yellappa son of Muniyappa along with his children namely (ii) Y.Narayana, (iii) Y.Venkatesh, (iv) Govidaraj and (iv) Y.Shanth relinquished a portion of Survey No. 61 measuring 544.50 square feet for formation of road (formation of 40 feet road) in favour of the Governor of Karnataka, represented by the Panchayat Development Officer. The registration details of the said Relinquishment deed is borne out in the mutation encumbrance certificate issued for the period 01/04/2004 to 23/05/2023 with respect to Survey No.61.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

18. We have perused copies of Phodi order/ hissa survey Tippani dated 28/05/2024 which bears out that land in Survey No. 61 measures 5 Acres 28 Guntas excluding 1 Gunta of kharab land, and the said Survey No.61 has been bifurcated/ phodied into two portions as Survey No.61/1 and Survey No.61/2. An extent of 5 Acres 27 ½ Guntas excluding 1 gunta of kharab land, was registered in the name of H.Muni Reddy and was assigned with new Survey No. 61/2 situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District (“**Survey No.61/2**”) and the new Survey No.61/1 measuring ½ gunta, was assigned in the name of Yellappa.
19. We have perused a copy of the Mutation Register extract in MR No.T12/2023-24 which bears out that H. Muni Reddy was registered as the kathedar for Survey No. 61/2.
20. We have perused copy of the RTC extract issued for the period 2023-24 bears out that Survey No.61/2 measures 5 Acres 27 ½ Guntas excluding 1 Gunta of kharab land was registered in the name of H.Muni Reddy as the owner and cultivator. The said extract also records the entry of MR No.T12/2023-24.
21. We have perused a copy of the Official Memorandum (Conversion Order) dated 02/07/2024 bearing No. 680302, which bears out that an extent of 5 Acres 27 ½ Guntas in Survey No. 61/2 is converted from agricultural to non-agricultural residential layout purposes. We have also perused a copy of the conversion sketch.
22. We have perused a copy of the rectified Official Memorandum (Conversion Order) dated 19.08.2024 bearing No. 680302, which bears out that the eastern and western boundaries of the Official Memorandum (Conversion Order) 02/07/2024 has been rectified.
23. We have perused a copy of the sale deed dated 22.08.2024 registered as Document No. SRJ-1-104472/2024-25 in Book-I, in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi which bears out that H. Munireddy conveyed Survey No. 61/2 in favour of M/s. Icon Kabini LLP. The registration of the said sale deed is borne out in the encumbrance certificate issued for the period 29.05.2024 to 21.11.2024 with respect to Survey Nos.61/2.
24. We have perused a copy of the Joint Development Agreement dated 23.08.2024 registered as document No.SRJ-1-04499/2024-25 in Book-I, in the office of the sub-registrar, Basavanagudi (Sarjapura), which bears out that (1) M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni (“**Owner**”) and (2) Macrotech Developers Limited (“**Developer**”) entered into a agreement for development of the Survey No. 61/2 along



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

with Survey Nos.60/1 and 60/2 into multistoried residential Apartment complex. The said Joint Development Agreement *inter-alia* which bears out the following:

- The Developer agreed to construct entire project at its cost and the Developer shall share the sale proceed received on sale of apartments in the project in the ratio of 31.36% for the Owner and remaining 68.64% for the Developer.
- The Developer has paid Rs.200,00,00,000/- to the Owner.
- The Developer is entitled to avail any loans and financial facilities for development of the Schedule Property. The Owner shall not be liable for borrowings or repayments and it shall be the sole responsibility of the Developer to discharge their obligations.
- The registration of the said Joint Development Agreement is borne out in the encumbrance certificate issued for the period 29.05.2024 to 21.11.2024 with respect to the land bearing Survey No. 61/2.

25. We have perused a copy of the General Power of Attorney dated 23.08.2024 registered as document No.SRJ-4-00401/2024-25, in the office of the sub-registrar, Basavanagudi (Sarjapura), which bears out that M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni authorised and empowered Macrotech Developers Limited to enter into agreement of sale, to execute the sale deeds, to present the sale deeds before the concerned sub-registrar, mortgage, exchange and also to raise, borrow funds from banks, bankers, financial institutions, NBFC's by creating mortgage/hypothecation to the extent with respect to the Survey No. 61/2 along with Survey Nos.60/1 and 60/2.

26. We have perused a copy of the Special Power of Attorney dated 23.08.20024 registered as Document No. SRJ-4-00402/2024-25 in Book No.IV, in the office of the sub-registrar, Basavanagudi (Sarjapura), which bears out that M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni, empowered and appointed Macrotech Developers Limited as its attorney to execute, present and to register the memorandum of deposit of the title documents and to do certain acts and deeds as per the Joint Development Agreement with respect to the Survey No. 61/2 along with Survey Nos.60/1 and 60/2.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

27. We have perused a copy of the Village map of Choodasandra which records that Survey No.61, is bounded on the east by Survey Nos. 62 and 45, on the west by Survey Nos. 60, 59, 58, on the north by Road and on the South by Survey No. 56.
28. We have perused a copy of the Karnataka Revision Settlement with respect to Survey No. 61 which bears out that total extent of Survey No. 61 is 5 Acres 29 Guntas including 1 Gunta of 'B' Kharab land.
29. We have perused a copy of the Endorsement dated 01/06/2023 bearing No.RK/2022-23, issued by the office of the Tahshildar, Anekal Taluk, Anekal, which bears out that Index of Land and preliminary records in relation to Survey No.61 is mutilated and therefore not available.
30. We have perused a copy of the endorsement dated 15/05/2024 in No. RD0038028274360 issued by the Special Tahsildar, Anekal Taluk, Anekal which bears out that there were no tenancy claims registered under Forms 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No.61.
31. We have perused a copy of the endorsement dated 13/05/2024 in No.P.T.C.L/AS/256/2024-25 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that Survey No.61 measuring 5 Acres 29 Guntas does not come under the provisions of The Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
32. We have perused a copy of the endorsement dated 09.05.2024 in No.KHB/SLAO-61/2024-25 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore which bears out that there were no acquisitions by the said authority for formation of any layout, with respect to Survey No.61 measuring 5 Acres 29 Guntas.
33. We have perused a copy of the encumbrance certificate issued for the period from 01/04/1980 to 31/03/2004 which bears out nil encumbrances in relation to Survey No. 61.
34. We have perused a copy of the encumbrance certificate issued for the period from 01/04/2004 to 23/05/2023 and 24/05/2023 to 28/05/2024 bears out all the relevant transactions detailed above and otherwise bear out nil encumbrances with respect to Survey No.61.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

35. We have issued a public notice on 15/05/2024 in the English daily newspaper, the 'Times of India', Bangalore edition and the Kannada daily newspaper, 'Vijaya Karnataka', Bangalore edition calling for objections, if any in relation to Survey No.61. Further, we have not received any objections from any third parties to the said public notices.

Housiey.com



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

## CONCLUSION

Based on review of the documents detailed above and subject to our observations, we hereby conclude that:

- (1) M/s. Icon Kabini LLP, is the owner of the converted land bearing Survey No. 61/2 measuring 5 Acres 26 ½ Guntas out of 5 Acres 27 ½ Guntas situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- (2) Macrotech Developers Limited, has the development rights over the converted land in Survey No. 61/2 measuring 5 Acres 26 ½ Guntas out of 5 Acres 27 ½ Guntas under the Joint Development Agreement dated 23.08.2024 registered as document No.SRJ-1-04499/2024-25.

**MALINI** Digitally signed  
by MALINI RAJU  
**RAJU**  
Date: 2024.11.21  
12:42:24 +05'30'

Dated – November 21, 2024

AZB & PARTNERS



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

**SCHEDULE**

All that piece and parcel of the converted land bearing Survey No. 61/2 measuring 5 Acres 27 ½ Gunas (excluding 1 gunta of 'B' Kharab land) situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

- East by : Land bearing Survey Nos. 62 and 61/1.
- West by : Land bearing Survey Nos. 57, 58, 59, 60/1 and 60/2 .
- North by : Road. and
- South by : Land bearing Survey Nos. 56, 57 and 61/1.

Housiey.com



**Annexure- A**

**List of documents to be Reviewed:**

<b>Sl. No.</b>	<b>Description of the documents</b>
1.	Order dated 05/03/1961 in Case No. 3/59-60 before the Special Deputy Commissioner for Inams Abolition.
2.	Endorsement dated 01/04/1961 issued by the Special Deputy Commissioner for Inams Abolition, Bangalore.
3.	RTC extracts issued for the period 1969-70 to 1988-1994-95 to 2010-11, 2011-12 to 2022-23 of Survey No. 61.
4.	Release deed dated 03/07/1978 registered as Document No. 770 in Book-I, volume 1282 at Pages 198 to 200 in the office of the sub-registrar Anekal.
5.	Index of lands extract in relation to Survey No.61.
6.	Sale deed dated 20/02/1980 registered as Document No. 1054/1979-80in Book-I, Volume -1302 at Pages 89 to 92 on the office of the Sub-Registrar Anekal, executed by Srinath in favour of M. Muni Reddy.
7.	Endorsement dated 26/02/1989 in No.RRT/Extract/CR:286/1988-89 issued by the Special Tahsildar, Anekal Taluk, Anekal.
8.	Sale Deed dated 29/01/2011 registered as Document No.SRJ-04062/2011-12 in Book-I stored in CD No. SRJD57 in the office of the Senior Sub-Registrar Sarjapur.
9.	Mutation register extract bearing MR No. 31/2010-11
10.	Relinquishment deed dated 12/06/2014 registered as Document No. ANK-1-01055/2014-15 in Book-I stored in CD No. ANKD372 in the office of the Sub-Registrar Anekal Bangalore, executed by Muni Reddy in favour of P.D.O. Shanthipura Panchayat
11.	Relinquishment deed dated 09/06/2014 registered as Document No. ANK-1-00985/2014-15 in Book-I stored in CD No. ANKD372 in the office of the



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

	Sub-Registrar Anekal Bangalore executed by Yellappa and family in favour of P.D.O, Shanthiputa Panchaya.
12.	Sale deed dated 22.08.2024 registered as Document No. SRJ-1-104472/2024-25 in book-I registered in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi.
13.	Joint Development Agreement dated 23.08.2024 registered as document No. SRJ-1-04499/2024-25 in Book-I before the sub-registrar, Basavanagudi (Sarjapura) entered between (1) M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni and (2) Macrotech Developers Limited.
14.	General power of attorney dated 23.08.2024 registered as document No. SRJ-4-00401/2024-25, in the office of the sub-registrar, Basavanagudi (Sarjapura) executed by (1) M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni in favour of Macrotech Developers Limited.
15.	Special Power of Attorney dated 23.08.20024 registered as Document No. SRJ-4-00402/2024-25 in Book No. IV, in the office of the sub-registrar, Basavanagudi (Sarjapura) executed by (1) M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni in favour of Macrotech Developers Limited.
16.	Encumbrance certificate issued for the period 29.05.2024 to 21.11.2024 with respect to Survey Nos. 60/1, 60/2 and 61/2.
17.	Village map Choodasandra Village.
18.	Karda Nakalu of Survey No. 61.
19.	Karnataka Revision Settlement akarband issued in respect of Survey No. 61.
20.	Phoddi order/ hissa survey Tippni dated 28/05/2024.
21.	Mutation Register extract bearing MR No. T12/2023-24.
22.	Official Memorandum (Conversion Order) dated 02.07.2024 bearing No. 680302.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

23.	Rectified Official Memorandum (Conversion Order) dated 19/08/2024 bearing No. 680302.
24.	RTC extracts issued for the period 2023-24 in relation to Survey No.61/2
25.	Endorsement dated 01/06/2023 bearing No.RK/2022-23, issued by the office of the Tahshildar, Anekal Taluk, Anekal.
26.	Encumbrance certificate issued for the period from period 01/04/1961 to 31/03/1980, and from 01/04/1980 to 31/03/2004.
27.	Encumbrance certificate issued for the period 01/04/2004 to 23/05/2023.
28.	Encumbrance certificate issued for the period from 01/04/2004 to 23/05/2023 and 24/05/2023 to 28/05/2024.
29.	Public notice on 15/05/2024 in the English daily newspaper, the 'Times of India', Bangalore edition and the Kannada daily newspaper, 'Vijaya Karnataka', Bangalore edition calling for objections.
30.	Hissa Tippani, Kharab Uttar, Pakka Book
31.	Tippani Extract
32.	Record of Rights bearing RR No. 77, 225, 238



**Annexure- B**

**List of Original documents reviewed by us:**

<b>Sl. No.</b>	<b>Description of the documents</b>	<b>Original/Certified Copy/Photocopy</b>
1.	Order dated 05/03/1961 in Case No. 3/59-60 before the Special Deputy Commissioner for Inams Abolition.	Photocopy
2.	Endorsement dated 01/04/1961 issued by the Special Deputy Commissioner for Inams Abolition, Bangalore.	Photocopy
3.	RTC extracts issued for the period 1969-70 to 1988-1994-95 to 2010-11, 2011-12 to 2022-23 of Survey No. 61.	Certified Copy
4.	Release deed dated 03/07/1978 registered as Document No. 770 in Book-I, volume 1282 at Pages 198 to 200 in the office of the sub-registrar Anekal.	Certified Copy
5.	Index of lands extract in relation to Survey No.61.	Certified Copy
6.	Sale deed dated 20/02/1980 registered as Document No. 1054/1979-80 in Book-I, Volume -1302 at Pages 89 to 92 on the office of the Sub-Registrar Anekal, executed by Srinath in favour of M. Muni Reddy.	Original
7.	Endorsement dated 26/02/1989 in No.RRT/Extract/CR:286/1988-89 issued by the Special Tahsildar, Anekal Taluk, Anekal.	Photocopy
8.	Sale Deed dated 29/01/2011 registered as Document No.SRJ-04062/2011-12 in Book-I stored in CD No. SRJD57 in the office of the Senior Sub-Registrar Sarjapur.	Photocopy
9.	Mutation register extract bearing MR No. 31/2010-11	Certified copy
10.	Relinquishment deed dated 12/06/2014 registered as Document No. ANK-1-01055/2014-15 in Book-I stored in CD No. ANKD372 in the office of the Sub-Registrar Anekal Bangalore, executed by Muni Reddy in favour of P.D.O. Shanthipura Panchayat	Photocopy



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

11.	Relinquishment deed dated 09/06/2014 registered as Document No. ANK-1-00985/2014-15 in Book-I stored in CD No. ANKD372 in the office of the Sub-Registrar Anekal Bangalore executed by Yellappa and family in favour of P.D.O, Shanthiputa Panchaya.	Photocopy
12.	Plaint and written statement in case bearing OS No.4248/2012 filed before the city civil and session Judge at Bangalore .	Photocopy
13.	Village map Choodasandra Village.	Photocopy
14.	Karda Nakalu of Survey No. 61.	Photocopy
15.	Mutation Register extract bearing MR No. T12/2023-24.	Photocopy
16.	Official Memorandum (Conversion Order) dated 02.07.2024 bearing No. 680302.	Photocopy
17.	Rectified Official Memorandum (Conversion Order) dated 19/08/2024 bearing No. 680302.	Photocopy
18.	Endorsement dated 01/06/2023 bearing No.RK/____/2022-23, issued by the office of the Tahshildar, Anekal Taluk, Anekal.	Certified Copy
19.	Encumbrance certificate issued for the period from period 01/04/1961 to 31/03/1980, 01/04/1980 to 31/03/2004.	Certified Copy
20.	Encumbrance certificate issued for the period 01/04/2004 to 23/05/2023.	Online Certified Copy
21.	Public notices both dated 06.06.2020 issued by Roopa Shetty, Advocate, Lex Situs, in Vijaya Karnataka and Times of India newspapers calling for any claims and objections with respect to Survey No.61/2.	Original
22.	Hissa Tippani, Kharab Uttar, Pakka Book.	Photocopy
23.	Tippani Extract.	Certified copy
24.	Sale deed dated 22.08.2024 registered as Document No. SRJ-1-104472/2024-25 in book-I registered in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi.	Photocopy



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

25.	Joint Development Agreement dated 23.08.2024 registered as document No.SRJ-1-04499/2024-25 in Book-I before the sub-registrar, Basavanagudi (Sarjapura) entered between (1) M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni and (2) Macrotech Developers Limited.	Photocopy
26.	General power of attorney dated 23.08.2024 registered as document No.SRJ-4-00401/2024-25, before the sub-registrar, Basavanagudi (Sarjapura) executed by (1) M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni in favour of Macrotech Developers Limited.	Photocopy
27.	Special Power of Attorney dated 23.08.2024 registered as Document No. SRJ-4-00402/2024-25 in Book No. IV before the sub-registrar, Basavanagudi (Sarjapura) executed by (1) M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni in favour of Macrotech Developers Limited.	Photocopy
28.	Encumbrance certificate issued for the period 29.05.2024 to 21.11.2024 with respect to Survey Nos.60/1, 60/2 and 61/2.	Photocopy



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

**LAND DUE DILIGENCE REPORT**

**IN RELATION TO:**

**Lands in Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas both situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.**

**November 21, 2024**

To

**MACROTECH DEVELOPERS LIMITED**

From:

Malini Raju

**AZB & PARTNERS**

**Bengaluru**

**PRIVILEGED & CONFIDENTIAL**

□ **MUMBAI:** AZB House. Peninsula Corporate Park. Ganpatrao Kadam Marg, Lower Parel • Mumbai 400013 • India TEL +91 22 6639 6880 | FAX +91 22 6639 6888 | EMAIL: mumbai@azbpartners.com

□ **DELHI:** AZB House • Plot No. A8 • Sector 4 • Noida 201301 • India TEL +91 120 4179999 | FAX +91 120 4179900 | EMAIL: delhi@azbpartners.com

□ **BANGALORE:** Level 5, 37 Cunningham, Cunningham Road, Bangalore-560052 • India TEL +91 80 4240 0500 | FAX +91 80 2221 3947 | EMAIL: bangalore@azbpartners.com

□ **PUNE:** IT Tower • 12 A • Kalyani Nagar • Pune 411006 • India TEL +91 20 4004 5870 | FAX +91 20 4004 6241 | EMAIL: pune@azbpartners.com

□ **CHENNAI:** Amble Side • 2nd floor • 8 Khader Nawaz Khan Road • Nungambakkam • Chennai 600006 • India TEL +91 44 4356 1453 | FAX +91 44 4356 1853 | EMAIL: chennai@azbpartners.com



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

## **FOREWORD**

1. We are acting as legal advisors to Macrotech Developers Limited (“**Client**”) in connection with conducting a land due diligence with respect to a portion of land in Survey Nos.60/1 and 60/2 both situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time and up to 21.11.2024 (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
  - (i) We have relied on the information and the contents mentioned in the Available Documents;
  - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
  - (iii) We have not carried out any physical inspection of the property;
  - (iv) We have only examined issues pertaining to ownership of the Client and key approvals from legal perspective as listed in the Report and have not examined issues pertaining to (i) approvals from statutory/ regulatory authorities for construction, development and/ or occupation of the property from a technical perspective (*this aspect generally forms part of technical due diligence which is to*



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

*be separately undertaken by the Client); (ii) business, regulatory and financial issues of the present or previous owners of the property; (iii) other matters that do not directly affect ownership of the property; and (iv) the details of the built-up area has been obtained from the occupancy certificate and the other approvals referred to in this report. The technical due diligence should confirm these details.*

6. Unless otherwise stated in this Report, this Report is based on the assumptions that:

- (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
- (ii) all signatures and seals on any documents submitted to us are genuine;
- (iii) there have been no amendments or changes to the documents examined by us; and
- (iv) the legal capacities of all natural persons are as they purport it to be.

7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

**MALINI  
RAJU**

Digitally signed by MALINI RAJU  
DN: C=IN, O=PERSONAL, T=4672,  
OID:2.5.4.65=fcf82c1a9200465996da6231965e  
0d5d,  
Phone=f6687eb3f0aed824f901d30d5e467daa9  
d2603a40e8f8eda347b182a7ac2ee54,  
PostalCode=560079, S=Karnataka,  
SERIALNUMBER=f7b247c57267ee1f158e3b90d  
2e7491741f158c7b0975e36fab4953fa6b73a963,  
CN=MALINI RAJU  
Reason: I am the author of this document  
Location:  
Date: 2024-11-21 15:10:33

**Malini Raju  
AZB & Partners  
Bengaluru**



## **LAND DUE DILIGENCE REPORT**

We have in this land due diligence report dealt with the land bearing Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas both situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District (“**Schedule Property**”).

### **A. Flow of title for the land bearing Survey No.60/1 measuring 1 acre 26 guntas:**

1. On review of the documents provided to us we note that, the subject property being the land bearing Survey No.60/1 measuring 1 acre 26 guntas was initially owned by Annayyappa son of Munivenkatappa.
2. We have perused a copy of the moola tippani/karda extract dated 30.10.1957 which bears out that, Thoti Munivenkatappa as the karda of the land bearing Survey No.60.
3. We have perused a copy of the hissa tippani extract, atlas extract and RR balabhadra nakalu issued for Survey No.60, which bears out that the land bearing Survey No.60 measuring 3 acres 29 guntas was sub divided into 2 portions being Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas. The said extract also bears out that (1) Annayyappa son of Munivenkatappa as the owner of Survey No.60/1 measuring 1 acre 26 guntas and (2) Chikkapappa son of Munivenkatappa as the owner of Survey No.60/2 measuring 2 acres 3 guntas.
4. We have perused a copy of the record of rights register bearing RR No.75 which bears out that Annaiah son of Munivenkatappa as the owner of the land bearing Survey No.60/1.
5. We have perused a copy of the index of lands extract in relation to Survey No.60/1 measuring 1 acre 26 guntas which bears out that Annayyappa son of Munivenkatappa (as per RR No.75) as the owner of the land bearing Survey No.60/1.
6. We have perused a copy of the Inam Order dated 05.03.1961 in case No.43 & 82/1959 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore which bears out that Annaiah (also spelt as ‘Annayyappa’) son of Munivenkatappa Thoti has filed the said case No.43 & 82/1959 against the Inamdar of K.G. Choodasandra Village under Section 9 of the Mysore (Personal and Miscellaneous), Inam Abolition Act, 1954 (“**Inam Abolition Act**”) seeking occupancy rights of certain land parcels of K.G. Choodasandra Village including the land bearing Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 33 guntas. In terms of the said order, we note that Annaiah was



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

registered as an 'occupant' of the land bearing Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 33 guntas.

7. We have perused a copy of the endorsement dated 21.04.1961 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore which bears out that Annaiah son of Munivenkatappa was registered as the occupant of Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 33 guntas based on the aforesaid Inam Order in case No.43 & 82/1959.
8. We have perused a copy of the mutation register extract bearing MR No.125/1965-66 which bears out that Annaiah son of Munivenkatappa was registered as an 'occupant' under Section 9 of the Inam Abolition Act in relation to the land bearing Survey No.60/1 measuring 1 acre 26 guntas.

*We have not been provided with the copy of the Register VIII extract/ Form-8 issued pursuant to the Inam Order in case No.43 & 82/1959. However, we have relied on the details of the non-availability endorsement dated 03.07.2009 as detailed below.*

9. We have perused a copy of the endorsement dated 03.07.2009 in No.R.K:CR:1218/2009-10 issued by the Shirastedar Anekal Taluk, Anekal which bears out the, non-availability of the Form-8 extract issued with respect to the land bearing Survey No.60/1 and Survey No.60/2.
10. We have perused a copy of the endorsement dated 07.07.2009 in No.R.K:CR:1221/2009-10 issued by the Tahsildar Anekal Taluk, Anekal which bears out the, non-availability of the preliminary extracts issued with respect to the land bearing Survey No.60/1 and Survey No.60/2.
11. The recitals of the plaint in original suit bearing O.S. No.237/2016 detailed below which records Munivenkatappa had six children namely, Annayyappa, Dasappa, Chinappa @ Chikappa, Munikaverappa, Chikkappa and Nagamma.

*Note: We have not been provided with the updated genealogical tree of late Munivenkatappa and we have been informed that the copy of the same is not available. Therefore, we have relied on the details of the copy of the plaint in original suit bearing O.S. No.237/2016.*



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

12. We have perused a copy of the genealogical tree of late Annayyappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk which bears out the following:

- Annayyappa has two wives namely, Papamma and Pillamma.
- The said Annayyappa and his first wife Papamma died leaving behind three children namely, Venkataswamy, Muniyamma and Narayanappa.
- The said Venkataswamy and his wife Lakshmamma died issueless.
- Muniyamma is married to Maddurappa (late).
- The said Narayanappa is married to Papamma and they have seven children namely, Lalithamma (married and dead), Chaluva Raju, Muniyellappa, Bharatamma (married), Shivamma (married), Manjula (married) and Kalpana (married).
- The said Chaluva Raju is married to Shailaja and they have a son namely, Shreyas.
- Pillamma (second wife of late Annayyappa) have a daughter namely, Savithramma. The said Savithramma is married to Chikkayellappa and they have four children namely Nalinakshi (married), Sumalatha (married), Ashalatha and Divakara.

*We have not been provided with the copy of the death certificate of late Lalithamma daughter of Narayanappa and we have been informed that the copy of the same is not available. Therefore, we have relied on the details of the aforesaid genealogical tree of late Annayyappa.*

*Note: We have not been provided with the copy of the death certificates of late Annaiah son of Munivenkatappa and his son Venkataswamy and we have been informed that the copy of the same are not available. Therefore, we have relied on the details of the aforesaid genealogical tree of late Annayyappa.*

13. We have perused a copy of the genealogical tree of late Maddurappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk which bears out the following:

- Maddurappa died leaving behind his wife Muniyamma and eight children namely, Sarojamma, Anusuyamma, Ravi, Dayananda, Murthy, Jyothi (married), Ashok and Prakash.
- The said Sarojamma is married to Munivenkatappa.

14. We have perused an *illegible* copy of the sale deed dated 13.07.1966, registered as document No.1161/1966-67, in Book No.1, Page Nos.49 and 50, Volume No.1034, before the sub-registrar Anekal which bears out that M. Venkataswamy and Narayanaswamy sons



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

Annaiah conveyed the land bearing Survey No.60/1 measuring 1 acre 26 guntas in favour of Kakappa son of Muniyappa. The registration details of the said sale deed is borne out in the encumbrance certificate issued for the period 01.04.1960 to 31.03.1990 with respect to the land bearing Survey No.60/1.

15. We have perused a copy of the genealogical tree of late M. Kakanna @ M. Kakappa dated 04.02.2012 issued by the Revenue Inspector, Shantinagar (Urban) Circle, Bangalore North (Additional) Taluk which bears out the following:

- M. Kakanna @ M. Kakappa died leaving behind his wife Muniyamma and two children namely, K. Rajanna and K. Kalavathi (married).
- The said K. Rajanna is married to Kaveri and they have three children namely, R. Kishore, R. Kiran and R. Sowmya.

*We have perused a copy of the genealogical tree of late M. Kakanna @ M. Kakappa dated 04.02.2012, and the names of K. Kalavathi's children i.e., Arun and Harshita who were made necessary parties to confirmation deed dated 17.09.2012 are not reflected. It is recommended to obtain the updated genealogical tree of M. Kakanna @ M. Kakappa showing the names of Arun and Harshita.*

The recitals of the confirmation deed dated 17.09.2012 registered as document No.CMP-1-3783/2012-13, bears out that, Kakappa son of Muniyappa died leaving behind his legal heirs namely, Muniyamma wife of late M. Kakanna, K. Rajanna, R. Sowmya, R. Kiran, R. Kishore, (R. Kiran and R. Kishore being minors represented by their father and natural guardian K. Rajanna) children of K. Rajanna, K. Kalavathi daughter of late M. Kakanna, Arun and Harshita (Arun and Harshita being minors represented by their mother and natural guardian K. Kalavathi).

Although the land bearing Survey No.60/1 measuring 1 acre 26 guntas was acquired by Kakappa son of Muniyappa, the family members of Muniyappa, Munivenkatappa and Munikaverappa sold the Survey No.60/1 measuring 1 acre 26 guntas in favour of A.G. Raghupathi son of late A. Gopal vide sale deed dated 09.07.2009 registered as document No.SRJ-1-00638/2009-10 as detailed below. Therefore, the legal heirs of late Kakappa filed an Original Suit bearing O.S. No.448/2012 against the subsequent purchaser namely, N. Krishnappa and K. Santhosh before the Court of the civil judge.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

Thereafter, N. Krishnappa and K. Santhosh agreed to give an amount of Rs.20,00,000/- in favour of the legal heirs of late Kakappa as sale consideration and the legal heirs of late Kakappa son of Muniyappa have executed a confirmation deed dated 17.09. registered as document No.1213/2012-13 as detailed below.

16. We have perused copies of the RTC extracts issued for the period from 1969-70 to 1992-93 which reflects the total extent as 1 acre 26 guntas in relation to Survey No.60/1 and Annayyappa as the owner and Annayyappa, Ramareddy, Narayanappa son of Annayyappa as the cultivators.

*We have not been provided with the copy of the RTC extract issued for the period 1993-94 with respect to Survey No.60/1 and we have been informed that that the copy of the same is not available.*

17. We have perused a copy of the inheritance certificate in IHC No.2/1990-91 which bears out the following:
  - Annayyappa died leaving behind his son namely, Narayanappa. The said Narayanappa confirmed that he does not have any objection for the transfer of the katha over the land bearing Survey No.60/1 measuring 1 acre 26 guntas in favour of his paternal uncle's children namely, Muniyappa, Munivenkatappa and Munikaverappa (sons of Chikkappa).
  - Thereafter, the khata with respect to the land bearing Survey No.60/1 measuring 1 acre 26 guntas has been jointly transferred and registered to the names of Muniyappa, Munivenkatappa and Munikaverappa sons of Chikkappa.
  - The IHC No.2/1990-91 further records, Narayanappa son of Annayyappa had no objection for transfer of khata to the names of Muniyappa, Munivenkatappa and Munikaverappa sons of Chikkappa with respect to the land bearing Survey No.60/1 measuring 1 acre 26 guntas.

*It may be noted that Narayanappa has alone released all his right, title and interest over the land bearing Survey No.60/1 measuring 1 acre 26 guntas in favour of Muniyappa, Munivenkatappa and Munikaverappa sons of Chikkappa. and none of the family members of Annayyappa have given their consent for change of khata to the names of Muniyappa, Munivenkatappa and Munikaverappa sons of Chikkappa vide*



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

*IHC No.2/1990-91. However, all the family members of late Annayyappa released all their rights, title and interest over the land bearing Survey No.60/1 in favour of the subsequent purchaser namely, A.G. Raghupathi son of late A. Gopal vide sale deed 09.07.2009 and confirmation deeds.*

18. We have perused a copy of the general power of attorney dated 19.10.1995 registered as document No.842/1995-96, Book No.IV, Page Nos.124 and 125, Volume No.17, before the sub-registrar, Bangalore South Taluk, which bears out that Muniyappa, Munivenkatappa and Munikaverappa sons of Chikkappa authorized and empowered Ahmad Baig son of Hyder Baig to sell, to receive sale consideration, execute sale agreement, to lease/mortgage or otherwise alienate and represent before the sub-registrar with respect to the land bearing Survey No.60/1 measuring 1 acre 26 guntas. The said Ahmad Baig son of Hyder Baig has also joined the sale deed dated 09.07.2009 registered as document No.SRJ-1-00638/2009-10 as vendor.
19. We have perused a copy of the genealogical tree of late Chikkappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk which bears out the following:
  - Chikkappa died leaving behind his wife Venkatamma and four children namely, Muniyappa, Munivenkatappa, Muniyellamma and Muni Kaverappa.
  - The said Muniyappa is married to Shantamma and they have four children namely, Shobha (married), Narayanaswamy, Radha (married) and Shivappa.
  - The said Munivenkatappa has two wives namely, Sarojamma and Kupuramma.
  - The said Munivenkatappa and his second wife Kupuramma have four children namely, Sumalata, Chandrashekhar, Nethra and Shweta.
  - The said Muniyellamma is married to Muniyellappa.
  - The said Muni Kaverappa is married to Yellamma and they have two children namely, Rohith and Navya.
20. We have perused copies of the RTC extracts issued for the period from 1994-95 to 2008-09 which reflects the total extent as 1 acre 26 guntas in relation to Survey No.60/1 and Muniyappa, Munivenkatappa and Munikaverappa son of Chikkanna (as per IHC No.2/1990-91) as the owners and cultivators.
21. The recitals of the sale deed dated 09.07.2009, *inter-alia* bears out that, the daughters of Narayanappa, legal representatives of Chikkappa were not made parties to the sale deed dated 23.09.2002 executed in favour of Ahmad Baig (with respect to Survey No.60/2).



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

Thereafter, the daughters of Narayanappa, legal representatives of Chikkapapa had questioned the sale deed executed in favour of Ahmad Baig. The matter has been amicably settled between themselves and all the family members of late Annayya who were not made parties to the sale deed dated 23.09.2002 executed in favour of Ahmad Baig have joined as parties to the sale deed dated 09.07.2009 executed in favour of A.G. Raghupathi son of late A. Gopal as detailed below.

*We are given to understand the recitals of sale deed dated 09.07.2009 registered as document No.SRJ-1-00638/2009-10, erroneously records the details of the adjacent land i.e., Survey No.60/2 instead of Survey No.60/1. However, the Schedule is correctly records as Survey No.60/2.*

22. We have perused a copy of the sale deed dated 09.07.2009 registered as document No.SRJ-1-00638/2009-10, stored at CD No.SRJD24, before the Sub-Registrar, Sarjapura which bears out that, (1) Venkatamma wife of late Chikkapapa, (2) Muniyappa son of late Chikkapapa, (3) Radha daughter of Muniyappa, (4) Munivenkatappa son of late Chikkapapa, (5) Chandrashekara son of Munivenkatappa, (6) Nethra daughter of Munivenkatappa, (7) Chandini daughter of Munivenkatappa (being represented by her father and natural guardian Munivenkatappa), (8) Munikaverappa son of late Chikkapapa, (9) Rohith son of Munikaverappa, (10) Navya daughter of Munikaverappa (parties Nos. 9 and 10 being represented by her father and natural guardian Munikaverappa), (11) Muniyellamma daughter of late Chikkapapa, (12) Narayanappa son of late Annayyappa, (13) Cheluva Raja on of Narayanappa, (14) Muniyellappa son of Narayanappa, (15) Bharathi @ Bharathamma daughter of Narayanappa, (16) Shivamma daughter of Narayanappa, (17) Manjula daughter of Narayanappa, (18) Kalpana daughter of Narayanappa (parties No.12 to 18 are represented by their power of attorney holder Ramakrishna), (19) Muniyamma daughter of late Annayyappa and wife of Marrurappa, (20) Sarojamma daughter of Maddurappa, (21) Ravi son of late Maddurappa, (22) Jyothi daughter of late Maddurappa, (23) M. Ashok son of late Maddurappa, (24) Pillamma wife of late Annayyappa, (25) Savithramma daughter of Pillamma, (26) Nalinakshi daughter of Chikka Yellappa, (26) Sumalatha daughter of Chikka Yellappa, (27) Divakar son of Chikka Yellappa, (28) Ahmad Baig son of Hyder baig and (29) Ismail Baig son of Ahmad Baig conveyed the land bearing Survey No.60/1 measuring 1 acre 26 guntas in favour of A.G. Raghupathi son of late A. Gopal. The registration details of the said sale deed is borne out in the encumbrance certificates issued for the period 01.04.2009 to 06.09.2010 and 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/1.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

*Note: We have not been provided with the copy of the general power of attorney executed by Narayanappa son of late Annayyappa and others in favour of Ramakrishna. We have been informed that the copy of the same is not available. However, Narayanappa son of late Annayyappa and his family members in their individual capacity have executed confirmation deeds in favour of A.G. Raghupathi and A.G. Venugopal with respect to Survey Nos.60/1 and Survey No.60/2 and have relied on the said document.*

23. We have perused a copy of the mutation register extract bearing MR No.6/2009-10 which bears out that, pursuant to the sale deed dated 09.07.2009 registered as document No.SRJ-1-00638/2009-10, the khata with respect to the land bearing Survey No.60/1 measuring 1 acre 26 guntas was transferred to the name of A.G. Raghupathi son of late A. Gopal.

The family members of late Annayyappa and late Chikkappa who were not made parties to the aforesaid sale deed dated 09.07.2009 registered as document No.SRJ-1-00638/2009-10, have executed the following confirmation deeds in favour of A.G. Raghupathi son of late A. Gopal with respect to the land bearing Survey No.60/1 measuring 1 acre 26 guntas.

24. We have perused a copy of the confirmation deed dated 13.07.2009 registered as document No.SRJ-1-00660/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, which bears out that, (1) Shobha daughter of Muniyappa, (2) Narayanaswamy son of Muniyappa and (3) Shivakumar @ Shivappa son of Muniyappa released all their right, title and interest with respect to the land bearing Survey No.60/1 measuring 26 guntas in favour of A.G. Raghupathi son of late A. Gopal. The registration details of the said confirmation deed is borne out in the encumbrance certificates issued for the period 01.04.2009 to 06.09.2010 and 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/1.
25. We have perused a copy of the confirmation deed dated 15.07.2009 registered as document No.SRJ-1-00710/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, which bears out that, (1) Sumalatha daughter of Munivenkatappa, (2) Swetha daughter of Munivenkatappa and (3) Ashalatha daughter of Chikka Yellappa, released all their right, title and interest with respect to the land bearing Survey No.60/1 measuring 26 guntas in favour of A.G. Raghupathi son of late A. Gopal. The registration details of the said confirmation deed is borne out in the encumbrance certificates issued for the period 01.04.2009 to 06.09.2010 and 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/1.
26. We have perused a copy of the confirmation deed dated 17.07.2009 registered as document No.SRJ-1-00688/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura,



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

which bears out that, (1) Anasuyamma daughter of late Maddurappa, (2) Dayananda son of late Maddurappa, (3) Murthy son of late Maddurappa, (4) M. Prakash son of late Maddurappa released all their right, title and interest with respect to the land bearing Survey No.60/1 measuring 26 guntas in favour of A.G. Raghupathi son of late A. Gopal. The registration details of the said confirmation deed is borne out in the encumbrance certificates issued for the period 01.04.2009 to 06.09.2010 and 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/1.

27. We have perused a copy of the confirmation deed dated 17.07.2009 registered as document No. SRJ-1-00707-2009/10, before the sub-registrar, Sarjapura, which bears out that, (1) Narayanappa son of late Annayyappa, (2) Cheluva Raja on of Narayanappa, (3) Muniyellappa son of Narayanappa, (4) Bharathi @ Bharathamma daughter of Narayanappa, (5) Shivamma daughter of Narayanappa, (6) Manjula daughter of Narayanappa, (7) Kalpana daughter of Narayanappa and (8) Pradeep son of Ramesh and late Lalithamma released all their right, title and interest with respect to the land bearing Survey No.60/1 measuring 26 guntas in favour of A.G. Venugopal son of late A. Gopal. The registration details of the said confirmation deed is borne out in the encumbrance certificates issued for the period 01.04.2009 to 06.09.2010 and 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/1.

We have perused copy of the genealogical tree of late Annayyappa, in the said genealogical tree the name of late Lalithamma's son namely, Pradeep son of Ramesh who was made necessary party to the aforesaid confirmation deed dated 17.09.2012 is not reflected. It is recommended to obtain the updated genealogical tree of late Annayyappa showing the name of his great grandson Pradeep son of Ramesh.

The aforesaid confirmation deed further bears out that, Narayanappa son of late Annayyappa and his family members as stated above were represented by their power of attorney holder Ramakrishna at the time of executing the sale deed dated 09.07.2009 registered as document No.SRJ-1-00638/2009-10. Therefore, Narayanappa son of late Annayyappa and his family members have executed the said sale deed in their personal capacity.

**Note:** It may be noted that Narayanappa son of late Annayyappa and others have executed the aforesaid confirmation deed dated 17.07.2009 in favour of A.G. Venugopal son of late A. Gopal instead of A.G. Raghupathi son of late A. Gopal (purchaser of sale deed dated 09.07.2009 registered as document No.SRJ-1-00638/2009-10). However, we have provided



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

with a copy of the joint deed of declaration dated 24.07.2024 by A.G. Raghupathi and A.G. Venugopal as detailed below.

28. We have perused a copy of the confirmation deed dated 15.03.2011 registered as document No.SRJ-1-04932/2010-11, stored at CD No.SRJD63, before the sub-registrar, Sarjapura, which bears out that, R. Praveen Kumar son of Ramesh released all his right, title and interest with respect to the land bearing Survey No.60/1 measuring 26 guntas in favour of A.G. Raghupathi son of late A. Gopal. The registration details of the said confirmation deed is borne out in the encumbrance certificate issued for the period 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/1.
29. We have perused a copy of the confirmation deed dated 16.07.2011 registered as document No.SRJ-1-01722/2011-12, stored at CD No.SRJD73, before the sub-registrar, Sarjapura, which bears out that, Yesamma @ Lakshmamma wife of late Venkataswamy released all her right, title and interest with respect to the land bearing Survey No.60/1 measuring 26 guntas in favour of A.G. Raghupathi son of late A. Gopal. The registration details of the said confirmation deed is borne out in the encumbrance certificates issued for the period 01.04.2011 to 16.07.2011 and 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/1.
30. We have perused a copy of the official memorandum dated 25.05.2010 in No.ALN (A) (S) SR 306/2009-10 which bears out that the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore has converted the land bearing Survey No.60/1 measuring 1 acre 26 guntas from agricultural user to non-agricultural residential user.
31. We have also perused a copy of the conversion sketch issued by the Taluk Surveyor, Anekal Taluk, which shows the converted portion that is., 1 acre 26 guntas in Survey No.60/1.
32. We have perused a copy of the mutation register extract bearing MR No.32/2009-10 which bears out that the land bearing Survey No.60/1 measuring 1 acre 26 guntas was converted from agricultural user to non-agricultural residential user vide official memorandum dated 25.05.2010 in No.ALN (A) (S) SR 306/2009-10 and subsequently, the khata with respect to Survey No.60/1 measuring 1 acre 26 guntas has been changed to the name of A.G. Raghupathi son of late A. Gopal.
33. We have perused copies of the RTC extracts issued for the period from 2010-11 to 2021-22 and 2023-24 which reflects the total extent as 1 acre 26 guntas in relation to Survey No.60/1 and A.G. Raghupathi son of late A. Gopal (as per MR No.32/2009-10) as the



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

owners and Muniyappa, Munivenkatappa, Munikaverappa and A.G. Raghupathi son of late A. Gopal as cultivators.

34. *We have not been provided with the copy of the RTC extract issued for the period 2022-23 with respect to Survey No.60/1 and we have been informed that the copy of the same is not available.*
35. We have perused a copy of the sale deed dated 13.06.2011 registered as document No.SRJ-1-01100/2011-12, stored at CD No.SRJD70, before the sub-registrar Sarjapura, which bears out that, A.G. Raghupathi son of late A. Gopal conveyed the land bearing Survey No.60/1 measuring 1 acre 26 guntas in favour of N. Krishnappa son of late K.R. Narayana Reddy and K. Santosh son of N. Krishnappa. The registration details of the said sale deed is borne out in the encumbrance certificate issued for the period 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/1.

*We are given to understand the recitals of the sale deed dated 13.06.2011 erroneously records the details of confirmation deed dated 17.07.2009 registered as document No.708/2009-10 executed by Narayanappa and others (which is relating to the land bearing Survey No.60/2).*

36. We have perused a copy of the agreement for sale dated 10.05.2012 registered as document No. CMP-1-00669/2012-13, CD No.CMPD48, before the Senior Sub-Registrar, Chamarajapete, which bears out that (1) K. Rajanna son of late M. Kakanna and his children namely, Sowmya, Kiran, Kishore all being minors represented by their father and natural guardian K. Rajanna and (2) K. Kalavathi daughter of late M. Kakanna and her children namely, Arun and Harshitha both being minors represented by their mother and natural guardian K. Kalavathi agreed to convey the land bearing Survey No.60/1 measuring 1 acre 26 guntas in favour of Vajrappa son of Ramappa Vajrappa son of Yellappa. The registration details of the said agreement to sell (without possession) is borne out in the encumbrance certificate issued for the period 01.04.2012 to 19.12.2019 with respect to the land bearing Survey No.60/1.
37. We have perused a copy of the rectification deed dated 11.06.2012 registered as document No.CMP-1-1264/2012-13, stored at CD No.CMPD50, before the sub-registrar, Chamrajapete, executed by (1) K. Rajanna son of late M. Kakanna, R. Sowmya, R. Kiran, R. Kishore, (all children of K. Rajanna being minors represented by him), (2) K. Kalavathi daughter of late M. Kakanna, Arun and Harshita (Arun and Harshita being minors represented by their mother and natural guardian K. Kalavathi) in favour of Vajrappa son



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

of Ramappa which bears out that the age and address of the vendors were inadvertently mentioned as Aadur instead of Choodasandra, in order to rectify the said mistake, the parties have executed the said rectification deed dated 11.06.2012. The rectification deed further bears out that, all the other terms and conditions of the agreement to sell dated 10.05.2012 remain unchanged. The registration details of the said rectification deed is borne out in the encumbrance certificate issued for the period 01.04.2012 to 19.12.2019 with respect to the land bearing Survey No.60/1.

38. We have perused a copy of the consent deed dated 11.06.2012 registered as document No.CMP-1-1266/2012-13, stored at CD No.CMPD51, before the sub-registrar, Chamrajapete, which bears out that Muniyamma wife of late M. Kakanna has confirmed the agreement to sell dated 10.05.2012 registered as document No. CMP-1-00669/2012-13 executed in favour of Vajrappa son of Ramappa. The registration details of the said consent deed is borne out in the encumbrance certificate issued for the period 01.04.2012 to 19.12.2019 with respect to the land bearing Survey No.60/1.

*Note: It may be noted that Muniyamma wife of late M. Kakanna was not made as party to the cancellation of agreement for sale dated 17.09.2012. However, the said M. Kakanna is a party to the confirmation deed dated 17.09.2012 referred to below. Therefore, we do not see any concern.*

39. We have perused a copy of the cancellation of agreement for sale dated 17.09.2012 registered as document No.CMP-1-3772/2012-13, stored at CD No.CMPD62, before the sub-registrar, Chamrajapete which bears out that Vajrappa son of Ramappa and (1) K. Rajanna son of late M. Kakanna, R. Sowmya, R. Kiran, R. Kishore, (R. Kiran and R. Kishore being minors represented by their father and natural guardian K. Rajanna) children of K. Rajanna, (2) K. Kalavathi daughter of late M. Kakanna, Arun and Harshita (Arun and Harshita being minors represented by their mother and natural guardian K. Kalavathi) have cancelled the agreement to sell dated 10.05.2012 registered as document No. CMP-1-00669/2012-13. The said cancellation of agreement for sale further records, K. Rajanna son of late M. Kakanna and others has refunded the advance amount of Rs.52,00,000/- to Vajrappa son of Ramappa. The registration details of the said cancellation of agreement for sale is borne out in the encumbrance certificate issued for the period 01.04.2012 to 19.12.2019 with respect to the land bearing Survey No.60/1.
40. We have perused a copy of the confirmation deed dated 17.09.2012 registered as document No.CMP-1-3783/2012-13, stored at CD No.CMPD62, before the sub-registrar,



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

Chamrajapete which bears out that (1) Muniyamma wife of late M. Kakanna, (2) K. Rajanna son of late M. Kakanna, R. Sowmya, R. Kiran, R. Kishore, (R. Kiran and R. Kishore being minors represented by their father and natural guardian K. Rajanna) children of K. Rajanna, (3) K. Kalavathi daughter of late M. Kakanna, Arun and Harshita (Arun and Harshita being minors represented by their mother and natural guardian K. Kalavathi) confirmed the sale deed dated 13.06.2011 registered as document No.SRJ-1-01100/2011-12 and released all their rights title and interest over the land bearing Survey No.60/1 measuring 1 acre 26 guntas in favour of N. Krishnappa son of late Narayana Reddy and K. Santosh son of N. Krishnappa. The registration details of the said confirmation deed is borne out in the encumbrance certificates issued for the period 01.04.2012 to 19.12.2019 and 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/1.

41. We have perused a copy of the rectification deed dated 09.07.2020 registered as document No.BSK-1-01859/2020-21, stored at CD No.BSKD844, Senior Sub-Registrar, Banashankari which bears out that there was a discrepancy in the eastern boundary of the Schedule mentioned in the aforesaid sale deed dated 13.06.2011 registered as document No.SRJ-1-01100/2011-12 with respect to Survey No.60/1 and in order to correct the same, A.G. Raghupathi son of late A. Gopal have executed this rectification deed in favour of N. Krishnappa son of late K.R. Narayana Reddy and K. Santosh son of N. Krishnappa. The said rectification deed further bears out that all the other terms and conditions of the sale deed dated 13.06.2011 shall remain unchanged. The registration details of the said rectification deed is borne out in the encumbrance certificate issued for the period 01.04.2004 to 26.10.2021 with respect to Survey No.60/1.

**B. Flow of title for the land bearing Survey No.60/2 measuring 2 acres 3 guntas:**

42. On review of the documents provided to us we note that, the subject property being the land bearing Survey No.60/2 measuring 2 acres 3 guntas was initially owned by Chikkapappa son of Munivenkatappa.
43. We have perused a copy of the moola tippani/karda extract dated 30.10.1957 which bears out that, Thoti Munivenkatappa as the karda of the land bearing Survey No.60.
44. We have perused a copy of the hissa tippani extract, atlas extract and RR balabhadra nakalu issued for Survey No.60, which bears out that the land bearing Survey No.60 measuring 3 acres 29 guntas was sub divided into 2 portions being Survey No.60/1



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas. The said extract also bears out that (1) Annayyappa son of Munivenkatappa as the owner of Survey No.60/1 measuring 1 acre 26 guntas and (2) Chikkapappa son of Munivenkatappa as the owner of Survey No.60/2 measuring 2 acres 3 guntas (the names of original grantees are recorded).

45. We have perused a copy of the record of rights register bearing RR No.76 which bears out that Chikkapappa son of Munivenkatappa as the owner of the land bearing Survey No.60/2.
46. We have perused a copy of the index of lands extract in relation to Survey No.60/2 measuring 2 acres 3 guntas which bears out that Chikkapappa son of Munivenkatappa (as per RR No.76) as the erstwhile owner and Narayanappa son of Annaiah (as per RR No.257) as the subsequent owner of the land bearing Survey No.60/2.
47. We have perused a copy of the Inam Order dated 05.03.1961 in case No.43 & 82/1959 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore which bears out that Annaiah (also spelt as 'Annayyappa') son of Munivenkatappa Thoti has filed the said case No.43 & 82/1959 against the Inamdar of K.G. Choodasandra Village under Section 9 of the Mysore (Personal and Miscellaneous), Inam Abolition Act, 1954 ("**Inam Abolition Act**") seeking occupancy rights of certain land parcels of K.G. Choodasandra Village including the land bearing Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 33 guntas. In terms of the said order, we note that Annaiah was registered as an 'occupant' of the land bearing Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 33 guntas.
48. We have perused a copy of the endorsement dated 21.04.1961 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore which bears out that Annaiah son of Munivenkatappa was registered as the occupant of Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 33 guntas based on the aforesaid Inam Order in case No.43 & 82/1959.
49. We have perused a copy of the Inam Order dated 05.03.1961 in case No.44 & 95/1959-60 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore which bears out that Chikkapappa son of Munivenkatappa Thoti has filed the said case No.44 & 95/1959-60 against the Inamdar of K.G. Choodasandra Village under Section 9 of the Inam Abolition Act, 1954 seeking occupancy rights of certain land parcels of K.G. Choodasandra Village including the land bearing Survey No.60/2 measuring 1 acre 10 guntas. In terms of



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

the said order, we note that Chikkapappa son of Munivenkatappa was registered as an 'occupant' of the land bearing Survey No.60/2 measuring 1 acre 10 guntas.

*Note: We have not been provided with the copy of the endorsement issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore pursuant to the Inam Order dated 05.03.1961 in case No.44 & 95/1959-60 and we have been informed that the copy of the same is not available. Therefore, we have relied on the details of the Inam Order dated 05.03.1961.*

50. We have perused a copy of the mutation register extract bearing MR No.126/1965-66 which bears out that Chikkapappa son of Munivenkatappa was registered as an 'occupant' under Section 9 of the Inam Abolition Act in relation to the land bearing Survey No.60/2 measuring 33 guntas.

*Note: It may be noted that Annaiah son of Munivenkatappa was registered as the occupant of the land bearing Survey No.60/2 in case No.43 & 82/1959. However, the khata with respect to Survey No.60/2 measuring 33 guntas was transferred to the name of Chikkapappa son of Munivenkatappa. We, however, note that the legal heirs of Annaiah and Chikkapappa have conveyed the Survey No.60/2 measuring 2 acres 3 guntas in favour of A.G. Venugopal son of late A. Gopal.*

*We have not been provided with the copy of the Register VIII extract/ Form-8 issued pursuant to the Inam Order in case No.43 & 82/1959. However, we have relied on the details of the non-availability endorsement dated 03.07.2009 as detailed below.*

51. We have perused a copy of the endorsement dated 03.07.2009 in No.R.K:CR:1218/2009-10 issued by the Shirastedar Anekal Taluk, Anekal which bears out the, non-availability of the Form-8 extract issued with respect to the land bearing Survey No.60/1 and Survey No.60/2.
52. We have perused a copy of the endorsement dated 07.07.2009 in No.R.K:CR:1221/2009-10 issued by the Tahsildar Anekal Taluk, Anekal which bears out the, non-availability of the preliminary extracts issued with respect to the land bearing Survey No.60/1 and Survey No.60/2.
53. We have perused a copy of the genealogical tree of late Annayyappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk which bears out the following:



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

- Annayyappa had two wives namely, Papamma and Pillamma.
- The said Annayyappa and his first wife Papamma died leaving behind three children namely, Venkataswamy, Muniyamma and Narayanappa.
- The said Venkataswamy and his wife Lakshmamma died issueless.
- Muniyamma is married to Maddurappa (late).
- The said Narayanappa is married to Papamma and they have seven children namely, Lalithamma (married and dead), Chaluva Raju, Muniyellappa, Bharatamma (married), Shivamma (married), Manjula (married) and Kalpana (married).
- The said Chaluva Raju is married to Shailaja and they have a son namely, Shreyas.
- Pillamma (second wife of late Annayyappa) have a daughter namely, Savithramma. The said Savithramma is married to Chikkayellappa and they have four children namely Nalinakshi (married), Sumalatha (married), Ashalatha and Divakara.

*We have not been provided with the copy of the death certificate of late Lalithamma daughter of Narayanappa and we have been informed that the copy of the same is not available. Therefore, we have relied on the details of the aforesaid genealogical tree of late Annayyappa.*

54. We have perused a copy of the genealogical tree of late Maddurappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk which bears out the following:

- Maddurappa died leaving behind his wife Muniyamma and eight children namely, Sarojamma, Anusuyamma, Ravi, Dayananda, Murthy, Jyothi (married), Ashok and Prakash.
- The said Sarojamma is married to Munivenkatappa.

55. We have perused a copy of the genealogical tree of late Chikkapapa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk which bears out the following:

- Chikkapapa died leaving behind his wife Venkatamma and four children namely, Muniyappa, Munivenkatappa, Muniyellamma and Muni Kaverappa.
- The said Muniyappa is married to Shantamma and they have four children namely, Shobha (married), Narayanaswamy, Radha (married) and Shivappa.
- The said Munivenkatappa has two wives namely, Sarojamma and Kupuramma.
- The said Munivenkatappa and his second wife Kupuramma have four children namely, Sumalata, Chandrashekhar, Nethra and Shweta.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

- The said Muniyellamma is married to Muniyellappa.
- The said Muni Kaverappa is married to Yellamma and they have two children namely, Rohith and Navya.

56. We have perused copies of the RTC extracts issued for the period from 1969-70 to 1983-84 which reflects the total extent as 2 acres 3 guntas in relation to Survey No.60/2 and Chikkappa as the owner and cultivator.

57. We have perused a copy of the inheritance certificate in IHC No.4/1985-86 and RR No.257 which bears out that after the death of Chikkappa, the khata with respect to Survey No.60/2 measuring 2 acres 3 guntas was transferred in the name of Narayanappa son of Annaiah. However, all the children of late Chikkappa and Narayanappa son of Annaiah have signed the sale deed, referred to below.

58. We have perused copies of the RTC extracts issued for the period from 1984-85 to 1993-94 which reflects the total extent as 2 acres 3 guntas in relation to Survey No.60/2 and Chikkappa as the erstwhile owner and Narayanappa son of Annaiah (as per RR No.257) as the subsequent owner and cultivator.

*We have not been provided with the copy of the record of rights register bearing RR No.257. However, we have relied on the details of the endorsement dated 25.06.2009 as detailed below.*

59. We have perused a copy of the endorsement dated 25.06.2009 in No.RK: CR: \_\_\_/2009-10 issued by the Shirastedar on behalf of Tahsildar, Anekal Taluk, which bears the non-availability of the index of lands extract and record of rights register in relation to Survey No.60/1 and Survey No.60/2.

60. We have perused copies of the RTC extracts issued for the period from 1994-95 to 2001-02 which reflects the total extent as 2 acres 3 guntas in relation to Survey No.60/2 and Narayanappa son of Annaiah (as per RR No.257) as the owner and cultivator.

61. We have perused a copy of the sale deed dated 23.09.2002 registered as document No.5777/2009-10, Book No.1, page Nos.6-10, before the Sub-Registrar, Anekal, which bears out that (1) Narayanappa son of late Annaiah, (2) N. Cheluvaraju son of Narayanappa and (3) N. Muniyellappa son of Narayanappa conveyed the land bearing Survey No.60/2 measuring 2 acres 3 guntas in favour of Ahmad Baig son of Hyder Baig. The registration details of the said sale deed is borne out in the encumbrance certificates



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

issued for the period 01.04.1959 to 31.03.2004, 01.04.1995 to 25.06.2003 and 01.04.1990 to 31.03.2004 with respect to the land bearing Survey No.60/2.

62. We have perused a copy of the mutation register extract bearing MR No.11/2002-03 which bears out that, pursuant to the sale deed dated 23.09.2002 registered as document No.5777/2009-10, the khata with respect to the land bearing Survey No.60/2 measuring 2 acres 3 guntas was transferred to the name of Ahmad Baig son of Hyder Baig.
63. We have perused copies of the RTC extracts issued for the period from 2001-02 to 2009-10 which reflects the total extent as 2 acres 3 guntas in relation to Survey No.60/2 and Ahmad Baig (as per MR No.11/2002-03) as the owner and Narayanappa as the cultivator.
64. The recitals of the sale deed dated 09.07.2009, *inter-alia* bears out that, the daughters of Narayanappa, legal representatives of Chikkapapa were not made parties to the sale deed dated 23.09.2002 executed in favour of Ahmad Baig. Thereafter, the daughters of Narayanappa, legal representatives of Chikkapapa had questioned the sale deed executed in favour of Ahmad Baig. The matter has been amicably settled between themselves and all the family members of late Annayya who were not made parties to the sale deed dated 23.09.2002 executed in favour of Ahmad Baig have joined as parties to the sale deed dated 09.07.2009 executed in favour of A.G. Venugopal son of late A. Gopal as detailed below.
65. We have perused a copy of the sale deed dated 09.07.2009 registered as document No.SRJ-1-00641/2009-10, stored at CD No.SRJD24, before the Sub-Registrar, Sarjapura which bears out that, (1) Venkatamma wife of late Chikkapapa, (2) Muniyappa son of late Chikkapapa, (3) Radha daughter of Muniyappa, (4) Munivenkatappa son of late Chikkapapa, (5) Chandrashekara son of Munivenkatappa, (6) Nethra daughter of Munivenkatappa, (7) Chandini daughter of Munivenkatappa (being represented by her father and natural guardian Munivenkatappa), (8) Munikaverappa son of late Chikkapapa, (9) Rohith son of Munikaverappa, (10) Navya daughter of Munikaverappa (parties Nos. 9 and 10 being represented by her father and natural guardian Munikaverappa), (11) Muniyellamma daughter of late Chikkapapa, (12) Narayanappa son of late Annayyappa, (13) Cheluva Raja son of Narayanappa, (14) Muniyellappa son of Narayanappa, (15) Bharathi @ Bharathamma daughter of Narayanappa, (16) Shivamma daughter of Narayanappa, (17) Manjula daughter of Narayanappa, (18) Kalpana daughter of Narayanappa (parties No.12 to 18 are represented by their power of attorney holder Ramakrishna), (19) Muniyamma daughter of late Annayyappa and wife of Marrurappa, (20) Sarojamma daughter of Maddurappa, (21) Ravi son of late Maddurappa, (22) Jyothi



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

daughter of late Maddurappa, (23) M. Ashok son of late Maddurappa, (24) Pillamma wife of late Annayyappa, (25) Savithramma daughter of Pillamma, (26) Nalinakshi daughter of Chikka Yellappa, (26) Sumalatha daughter of Chikka Yellappa, (27) Divakar son of Chikka Yellappa, (28) Ahmad Baig son of Hyder Baig and (29) Ismail Baig son of Ahmad Baig conveyed the land bearing Survey No.60/2 measuring 2 acres 3 guntas in favour of A.G. Venugopal son of late A. Gopal. The registration details of the said sale deed is borne out in the encumbrance certificates issued for the period 01.04.2004 to 18.05.2012, 01.04.2009 to 06.09.2010 and 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/2.

*Note: We have not been provided with the copy of the general power of attorney executed by Narayanappa son of late Annayyappa and others in favour of Ramakrishna. We have been informed that the copy of the same is not available. However, Narayanappa son of late Annayyappa and his family members in their individual capacity have executed confirmation deeds in favour of A.G. Raghupathi and A.G. Venugopal with respect to Survey Nos.60/1 and Survey No.60/2.*

66. We have perused a copy of the mutation register extract bearing MR No.5/2009-10 which bears out that, pursuant to the sale deed dated 09.07.2009 registered as document No.SRJ-1-00641/2009-10, the khata with respect to the land bearing Survey No.60/2 measuring 2 acres 3 guntas was transferred to the name A.G. Venugopal son of late A. Gopal.

The family members of late Annayyappa and late Chikkappa who were not made parties to the aforesaid sale deed dated 09.07.2009 registered as document No.SRJ-1-00641/2009-10, have executed the following confirmation deeds in favour of A.G. Venugopal son of late A. Gopal with respect to the land bearing Survey No.60/2 measuring 2 acres 3 guntas.

67. We have perused a copy of the confirmation deed dated 13.07.2009 registered as document No.SRJ-1-00658/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, which bears out that, (1) Shobha daughter of Muniyappa, (2) Narayanaswamy son of Muniyappa and (3) Shivakumar @ Shivappa son of Muniyappa released all their right, title and interest with respect to the land bearing Survey No.60/2 measuring 2 acres 3 guntas in favour of A.G. Venugopal son of late A. Gopal. The registration details of the said confirmation deed is borne out in the encumbrance certificates issued for the period 01.04.2004 to 18.05.2012, 01.04.2009 to 06.09.2010 and 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/2.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

68. We have perused a copy of the confirmation deed dated 15.07.2009 registered as document No.SRJ-1-00687/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, which bears out that, (1) Sumalatha daughter of Munivenkatappa, (2) Swetha daughter of Munivenkatappa and (3) Ashalatha daughter of Chikka Yellappa, released all their right, title and interest with respect to the land bearing Survey No.60/2 measuring 2 acres 3 guntas in favour of A.G. Venugopal son of late A. Gopal. The registration details of the said confirmation deed is borne out in the encumbrance certificates issued for the period 01.04.2004 to 18.05.2012, 01.04.2009 to 06.09.2010 and 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/2.
69. We have perused a copy of the confirmation deed dated 17.07.2009 registered as document No.SRJ-1-00709/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, which bears out that, (1) Anasuyamma daughter of late Maddurappa, (2) Dayananda son of late Maddurappa, (3) Murthy son of late Maddurappa, (4) M. Prakash son of late Maddurappa released all their right, title and interest with respect to the land bearing Survey No.60/2 measuring 2 acres 3 guntas in favour of A.G. Venugopal son of late A. Gopal. The registration details of the said confirmation deed is borne out in the encumbrance certificates issued for the period 01.04.2004 to 18.05.2012 01.04.2009 to 06.09.2010 and 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/2.
70. We have perused a copy of the confirmation deed dated 17.07.2009 registered as document No. SRJ-1-00708-2009/10, before the sub-registrar, Sarjapura, which bears out that, (1) Narayanappa son of late Annayyappa, (2) Cheluva Raja on of Narayanappa, (3) Muniyellappa son of Narayanappa, (4) Bharathi @ Bharathamma daughter of Narayanappa, (5) Shivamma daughter of Narayanappa, (6) Manjula daughter of Narayanappa, (7) Kalpana daughter of Narayanappa and (8) Pradeep son of Ramesh and late Lalithamma released all their right, title and interest with respect to the land bearing Survey No.60/2 measuring 2 acres 3 guntas in favour of A.G. Raghupathi son of late A. Gopal. The registration details of the said confirmation deed is borne out in the encumbrance certificates issued for the period 01.04.2004 to 18.05.2012 01.04.2009 to 06.09.2010 and 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/2.

We have perused copy of the genealogical tree of late Annayyappa, in the said genealogical tree the name of late Lalithamma's children namely, Pradeep son of Ramesh (who was made necessary party to the aforesaid confirmation deed dated 17.09.2012) and Praveen Kumar son of Ramesh (who was made necessary party to the confirmation deed dated 15.03.2011) are not reflected. It is recommended to obtain the updated genealogical tree of



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

late Annayyappa showing the names of his great grandsons namely, Pradeep and Praveen sons of Ramesh.

71. The aforesaid confirmation deed further bears out that, Narayanappa son of late Annayyappa and his family members as stated above were represented by their power of attorney holder Ramakrishna at the time of executing the sale deed dated 09.07.2009 registered as document No.SRJ-1-00641/2009-10. Therefore, Narayanappa son of late Annayyappa and his family members have executed the said sale deed in their personal capacity.
72. *Note: It may be noted that Narayanappa son of late Annayyappa and others have executed the aforesaid confirmation deed dated 17.07.2009 in favour of A.G. Raghupathi son of late A. Gopal instead of A.G. Venugopal son of late A. Gopal (purchaser of sale deed dated 09.07.2009 registered as document No.SRJ-1-00641/2009-10). However, we have provided with a copy of the joint deed of declaration dated 24.07.2024 by A.G. Raghupathi and A.G. Venugopal as detailed below.*
73. We have perused a copy of the confirmation deed dated 15.03.2011 registered as document No.SRJ-1-04931/2010-11, stored at CD No.SRJD63, before the sub-registrar, Sarjapura, which bears out that, R. Praveen Kumar son of Ramesh released all his right, title and interest with respect to the land bearing Survey No.60/2 measuring 2 acres 3 guntas in favour of A.G. Venugopal son of late A. Gopal. The registration details of the said confirmation deed is borne out in the encumbrance certificates issued for the period 01.04.2004 to 18.05.2012 and 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/2.
74. We have perused a copy of the confirmation deed dated 16.07.2011 registered as document No.SRJ-1-01721/2011-12, stored at CD No.SRJD73, before the sub-registrar, Sarjapura, which bears out that, Yesamma @ Lakshmamma wife of late Venkataswamy released all her right, title and interest with respect to the land bearing Survey No.60/2 measuring 2 acres 3 guntas in favour of A.G. Venugopal son of late A. Gopal. The registration details of the said confirmation deed is borne out in the encumbrance certificates issued for the period 01.04.2004 to 18.05.2012, 01.04.2011 to 16.07.2011 and 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/2.
75. We have perused a copy of the official memorandum dated 25.05.2010 in No.ALN (A) (S) SR 307/2009-10 which bears out that the Special Deputy Commissioner (Revenue),



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

Bangalore District, Bangalore has converted the land bearing Survey No.60/2 measuring 2 acres 3 guntas from agricultural user to non-agricultural residential user.

76. We have also perused a copy of the conversion sketch issued by the Taluk Surveyor, Anekal Taluk, which shows the converted portion that is., 2 acres 3 guntas in Survey No.60/2. The said conversion sketch further bears out that an extent of 5 guntas of high-tension wire is passing through the land bearing Survey No.60/2.
77. We have perused a copy of the mutation register extract bearing MR No.33/2009-10 which bears out that the land bearing Survey No.60/2 measuring 2 acres 3 guntas was converted from agricultural user to non-agricultural residential user vide official memorandum dated 25.05.2010 in No.ALN (A) (S) SR 307/2009-10 and subsequently, the khata with respect to Survey No.60/2 measuring 2 acres 3 guntas has been changed to the name of A.G. Venugopal son of late A. Gopal.
78. We have perused copies of the RTC extracts issued for the period from 2010-11 to 2023-24 which reflects the total extent as 2 acres 3 guntas in relation to Survey No.60/2 and A.G. Venugopal son of late A. Gopal (as per MR No.33/2009-10) as the owner and cultivator.
79. We have perused a copy of the sale deed dated 13.06.2011 registered as document No.SRJ-1-01102/2011-12, stored at CD No.SRJD70, before the sub-registrar Sarjapura, which bears out that, A.G. Venugopal son of late A. Gopal conveyed the land bearing Survey No.60/2 measuring 2 acres 3 guntas in favour of N. Krishnappa son of late K.R. Narayana Reddy and K. Santosh son of N. Krishnappa. The registration details of the said sale deed is borne out in the encumbrance certificates issued for the period 01.04.2004 to 18.05.2012 and 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/2.

*We are given to understand the recitals of the sale deed dated 13.06.2011 erroneously records the details of confirmation deed dated 17.07.2009 registered as document No.707/2009-10 executed by Narayanappa and others (which is relating to the land bearing Survey No.60/1).*

80. We have perused a copy of the rectification deed dated 09.07.2020 registered as document No.BSK-1-01857/2020-21, stored at CD No.BSKD844, Senior Sub-Registrar, Banashankari which bears out that there was a discrepancy in the eastern boundary of the Schedule mentioned in the aforesaid sale deed dated 13.06.2011 registered as document No.SRJ-1-01102/2011-12 with respect to Survey No.60/2 and in order to correct the same, A.G. Venugopal son of late A. Gopal have executed this rectification deed in favour of N.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

Krishnappa son of late K.R. Narayana Reddy and K. Santosh son of N. Krishnappa. The said rectification deed further bears out that all the other terms and conditions of the sale deed dated 13.06.2011 shall remain unchanged. The registration details of the said rectification deed is borne out in the encumbrance certificate issued for the period 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/2.

81. We have perused a copy of the Village map of Choodasandra which bears out that Survey No.60 finds place in the village and the shape of Survey No.60 tally with tippani.

**C. Common documents for Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas:**

**Litigation:**

82. We have perused a copy of the plaint in original suit bearing O.S. No.237/2016 filed before the Court of the Civil Judge Senior Division, Anekal which bears out that Ramesh son of late Nagamma and grandson of late Munivenkatappa had filed the said partition suit against (2) Yesamma wife of late Venkataswamy and daughter of late Annayappa, (2) Muniyamma wife of late Maddurappa and daughter of late Annayappa, (3) Ravi son of late Muniyamma, (4) Anasuyamma daughter of Muniyamma, (5) Jyothi daughter of Muniyamma, (6) Dayananda son of Muniyamma, (7) Murthy son of Muniyamma, (8) M. Prakash son of Muniyamma, (9) M. Ashok son of Muniyamma, (10) Narayanappa son late Annayappa, (11) Pradeep son of late Lalithamma and grandson of Narayanappa, (12) R. Praveen Kumar son of late Lalithamma and grandson of Narayanappa, (13) N. Cheluvaraja son of Narayanappa, (14) Muniyellappa son of Narayanappa, (15) Bharathi @ Bharathamma daughter of Narayanappa, (16) Shivamma daughter of Narayanappa, (17) Manjula daughter of Narayanappa, (18) Kalpana daughter of Narayanappa, (19) Pillamma wife of late Annayappa, (20) Savithramma wife of Chikka Yellappa and daughter of Pillamma, (21) Nalinakshi daughter of Chikka Yellappa and grand daughter of Pillamma, (22) Ashalatha daughter of Chikka Yellappa and grand daughter of Pillamma, (23) Sumalatha daughter of Chikka Yellappa and grand daughter of Pillamma, (24) Divakar son of Chikka Yellappa and grand daughter of Pillamma, (25) Muniyamma daughter of late Dasappa, (26) Kantharaju son of late Madduramma, (27) Jyothamma daughter of late Madduramma, (28) Jagadish son of late Madduramma, (29) Papamma daughter of late Dasappa, (30) Yellappa son of late Dasappa, (31) Ammayamma daughter of late Dasappa, (32) Venkatamma wife of Sampangi and grand daughter of late Munivenkatappa, (33) Ramachandra son of late



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

Sampangi, (34) Subash Chandra son of late Sampangi and grand daughter of late Munivenkatappa, (35) Raghunath son of late Sampangi, (36) Rashmi daughter of late Sampangi and grand daughter of late Munivenkatappa, (37) Papamma daughter of late Chinnappa, (38) Parvathamma daughter of late Chinnappa, (39) Gopal son of late Chinnappa, (40) Munivenkatappa son of late Chinnappa, (41) Sharadamma daughter of late Munivenkatappa, (42) Paparaju son of late Munivenkatappa, (43) Parthasarathi son of late Munivenkatappa, (44) Krishnaswamy son of late Munivenkatappa, (45) Munivenkatappa son of late Munikaverappa, (46) Chandrappa son of late Munikaverappa, (47) Shivanna son of late Munikaverappa, (48) Muniyappa son of late Chikapapa, (49) Shobha daughter of Muniyappa, (50) Narayanaswamy son of Muniyappa, (51) Radha daughter of Muniyappa, (52) Shivakumar @ Shivappa son of Muniyappa, (53) Munivenkatappa son of late Chikapapa, (54) Suma wife of Chandra and daughter of Munivenkatappa, (55) Chandra Shekar son of Munivenkatappa, (56) Nethra son of Munivenkatappa, (57) Swetha daughter of Munivenkatappa, (58) Chandini daughter of Munivenkatappa, (59) Muniyellamma daughter of late Chikapapa, (60) Munikaverappa son of late Chikapapa, (61) Rohith son of Munivenkatappa, (62) Navya daughter of Munikaverappa, (63) Ahmad Baig son of Hyder Baig, (64) Isamail Baig son of Ahmen Baig, (65) A.G. Raghupathi son of late A. Gopal, (66) A.G. Venugopal son of A. Gopal, (67) N. Krishnappa son of late K.R. Narayana Reddy, (68) K. Santhosh son of N. Krishnappa, (69) Thayamma daughter of late Nagamma, (70) Amaravathi daughter of late Nagamma and grand-daughter of late Munivenkatappa, (71) Alumelamma daughter of Nagamma and grand-daughter of late Munivenkatappa, inter alia seeking;

- Partition and separate possession of joint family properties including Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas for 1/24th share of the plaintiff.
- To declare the following sale deeds as null and void (a) sale deed dated 09.07.2009 registered as document No.SRJ-1-00638/2009-10 executed in favour of A.G. Raghupathi son of late A. Gopal, (b) sale deed dated 13.06.2011 registered as document No.SRJ-1-01100/2011-12 executed in favour of N. Krishnappa son of late K.R. Narayana Reddy and K. Santosh son of N. Krishnappa, (c) sale deed dated 23.09.2002 registered as document No.5777/2009-10 executed in favour of Ahmad Baig son of Hyder Baig and (d) sale deed dated 09.07.2009 registered as document No.SRJ-1-00641/2009-10 executed in favour of A.G. Venugopal son of late A. Gopal.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

83. We have perused a copy of the Order sheet containing the final order dated 15.02.2020 and memo for withdrawal dated 15.02.2020 by Plaintiff Ramesh in original suit bearing O.S. No.237/2016 which bears out that at the intervention of well-wishers the suit was withdrawn by Ramesh and therefore, the said suit was dismissed on 15.02.2020 by the Court of the Senior Civil Judge and JMFC, Anekal.
  
84. We have perused a copy of the Joint Development Agreement dated 29.09.2020 registered as document No.BSK-1-02233/2020-21, before the sub-registrar, Banashankari, which bears out that (1) N. Krishnappa son of late K.R. Narayana Reddy and (2) K. Santosh son of N. Krishnappa and M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni undertakes to develop the land bearing Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas i.e., (“**Schedule Property**”) into multistoried residential Apartment. The registration details of the said joint development agreement is borne out in the encumbrance certificate issued for the period 01.04.2004 to 26.10.2021 with respect to the land bearing Survey Nos.60/1 and Survey No.60/2.

The said Joint Development Agreement *inter-alia* which bears out the following:

- The Developer agreed to construct entire project at its cost and the Developer shall share the sale proceed received on sale of apartments in the project in the ratio of 35% for the Owners and 65% for the Developer.
  
- N. Krishnappa son of late K.R. Narayana Reddy shall be entitled to 50% out of 35% of the sale proceeds belonging to the Owners.
  
- K. Santosh son of N. Krishnappa shall be entitled to 50% out of 35% of the sale proceeds belonging to the Owners.
  
- The Developer has paid Rs.4,50,00,000/- to the Owners.
  
- The Developer shall entitle to take loans and financial facilities for development of the Schedule Property against the security of the Developer’s Share in the Project . The Owner shall not be liable for borrowings or repayments and it shall be the sole responsibility of the Developer to discharge their obligations.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

85. We have perused a copy of the general power of attorney dated 29.09.2020 registered as document No.BSK-4-00075/2020-21, before the sub-registrar, Banashankari, which bears out that (1) N. Krishnappa son of late K.R. Narayana Reddy and (2) K. Santosh son of N. Krishnappa empowered M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni to enter in to agreement of sale, to execute the sale deed, to present the sale deeds before the concerned sub-registrar, , mortgage, exchange and also to raise, borrow funds from banks, bankers, financial institutions, NBFC's by creating mortgage/hypothecation to the extent with respect to Developers Constructed Area/Developer's share of constructed area/built up area as mentioned in the joint development agreement or such proportionate undivided share, right, title, interest and ownership in the Schedule Property and to do all necessary acts and deeds with respect to Developer's Constructed Area.
  
86. We have perused a copy of the joint deed of declaration dated 24.07.2024 registered as document No.SRJ-1-03688/2024-25, before the sub-registrar, Sarjapura executed by A.G. Raghupathi son of late A. Gopalappa and A.G. Venugopal son of late Annkanna Gopal which bears out that during the execution of Confirmation deeds both dated 17.07.2009, registered as Doc.Nos.SRJ-1-00707-2009-10 and Doc.Nos.SRJ-1-00708-2009-10 executed by Narayanappa and his children and Pradeep S/o late Ramesh, the names of executants were unintentionally interchanged therefore, in order to rectify the said mistake A.G. Raghupathi son of late A. Gopalappa and A.G. Venugopal son of late Annkanna Gopal have executed the said joint deed of declaration with respect to Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas. The registration details of the said joint deed of declaration is borne out in the encumbrance certificate issued for the period 24.07.2024 to 26.07.2024 with respect to Survey Nos.60/1 and 60/2.
  
87. We have perused a copy of the sale deed dated 22.08.2024 registered as Document No. SRJ-1-04473/2024-25 in book-I registered in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi which bears out that (1) N. Krishnappa son of late K.R. Narayana Reddy and (2) K. Santosh son of N. Krishnappa conveyed the Schedule Property in favour of M/s. Icon Kabini LLP. Further, by virtue of the above sale deed, the Joint Development Agreement registered as Document No.BSK-1-02233/2020-21, and the general power of attorney registered as document No.BSK-4-00075/2020-21, both dated 29.09.2020, have been cancelled. The registration details of the said sale deed is borne out in the encumbrance certificate issued for the period 29.05.2024 to 21.11.2024 with respect to Survey Nos.60/1 and 60/2.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

88. We have perused a copy of the Joint Development Agreement dated 23.08.2024 registered as document No.SRJ-1-04499/2024-25 in Book-I before the sub-registrar, Basavanagudi (Sarjapura), which bears out that M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni (“Owner”) and Macrotech Developers Limited (“Developer”) undertakes to develop the Schedule Property along with Survey No. 61/2 into multistoried residential Apartment complex. The registration details of the said joint development agreement is borne out in the encumbrance certificate issued for the period 29.05.2024 to 21.11.2024 with respect to the land bearing Survey Nos.60/1 and Survey No.60/2.

The said Joint Development Agreement *inter-alia* which bears out the following:

- The Developer agreed to construct entire project at its cost and the Developer shall share the sale proceed received on sale of apartments in the project in the ratio of 31.36% for the Owner and 68.64% for the Developer.
- The Developer has paid Rs.200,00,00,000/- to the Owner.
- The Developer shall entitle to take loans and financial facilities for development of the Schedule Property. The Owner shall not be liable for borrowings or repayments and it shall be the sole responsibility of the Developer to discharge their obligations.

We have perused a copy of the general power of attorney dated 23.08.2024 registered as document No.SRJ-4-00401/2024-25, before the sub-registrar, Basavanagudi (Sarjapura), which bears out that M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni empowered Macrotech Developers Limited to enter in to agreement of sale, to execute the sale deed, to present the sale deeds before the concerned sub-registrar, , mortgage, exchange and also to raise, borrow funds from banks, bankers, financial institutions, NBFC’s by creating mortgage/hypothecation to the extent with respect to Schedule Property along with Survey No. 61/2.

89. By and under a Special Power of Attorney dated 23.08.20024 we note that M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni has appointed Macrotech Developers Limited as its attorney to execute, present and to register the memorandum of deposit of the title documents, in terms of the Joint



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

Development Agreement with respect to the Schedule Property along with Survey No. 61/2. The said Special Power of Attorney is registered as Document No. SRJ-4-00402/2024-25 in book No. IV before the sub-registrar, Basavanagudi (Sarjapura),

**Building Approvals:**

90. We have perused a copy of the Sanctioned Plan and sanction letter both dated 09.01.2024 in No.Na.Ma/A.sa/AA-AA-1/Ta.Sa-2/Pu/48/2023-24 which bears out that the Bangalore Development Authority on behalf of Commissioner has accorded to construct Residential Apartment building @ Survey No.60/1 and Survey No.60/2 which comprises of Tower A – Ground floor +19Upper Floor and Tower B having 2 Basement+Ground+24 Upper Floor in favour of M/s.Icon Kabini LLP. The said plan is valid for a period from 09.01.2024 to 08.01.2026.
91. We have perused a copy of the RERA Registration Certificate (Form-C) dated 20.03.2024 in No.PRM/ KA/RERA/1251/310/PR/280324/006763 which bears out the project named Icon Central Park is being developing the lands in Survey Nos.60/1 and Survey No.60/2. The said project registration shall be valid till 31.05.2029.

**No-objection Certificates (“NOC”) obtained for construction of Building:**

92. We have perused a copy of the NOC dated 22.10.2020 which bears out that the Bharat Sanchar Nigam Limited had no objection for proposed residential building in favour of M/s.Icon Kabini LLP@ Survey No.60/1 and Survey No.60/2.
93. We have perused a copy of the NOC dated 20.11.2020 which bears out that the Airports Authority of India, Bangalore, had no objection for proposed residential building in favour of M/s.Icon Kabini LLP@ Survey No.60/1 and Survey No.60/2. The said NOC is valid till 18.11.2028.
94. We have perused a copy of the NOC dated 01.12.2020 in No.EEE/CDP/AEE (O)/AE (T)/2020-21/7334-35 which bears out that the Executive Engineer, Electric O and M, Division, Bangalore, Electric Supply Company Limited (“**BESCOM**”) had no objection for proposed residential building in favour of M/s.Icon Kabini LLP@ Survey No.60/1 and Survey No.60/2. The said NOC is valid for a period of 2 years from the date of issue of this letter i.e., 01.12.2020.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

95. We have perused a copy of the NOC dated 06.04.2021 bearing No. SEIAA 133 CON 2022 issued by the State Level Environment Impact Assessment Authority-Karnataka in favour of M/s.Icon Kabini LLP for construction of Residential Apartment building @ Survey No.60/1 and Survey No.60/2 on a plot area of 14,060.0 Sqm and the total built up area is 49,773.43 Sqm. The proposed building consists of 550 No's of residential units with Tower A and Tower B having B+G+14UF.
96. We have perused a copy of the revised NOC dated 12.12.2023 bearing No. KSFES/GBC (1)/443 docket No. KSFES/NOC/029/2023 issued by the Office of the Director General of Police Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services ("Fire Department") no objection has been granted for construction of Residential Apartment building @ Survey No.60/1 and Survey No.60/2.
97. We have perused a copy of the NOC dated 04.03.2023 in No.SVP/NOC/2023-24 issued by the Village Panchayath, Shantipura, Anekal Taluk which bears out that the Panchayath Development officer, Shantipura would provide the NOC for supply of drinking water to the proposed Residential Apartment building to be constructed at Survey No.60/1 and Survey No.60/2 by M/s.Icon Kabini LLP after paying the due amount to the Village Panchayath.

**D. Survey documents, endorsements, and encumbrance certificates with respect to Survey No.60/1:**

98. We have perused a copy of the Karnataka revision settlement akarband extract which bears out that Survey No.60/1 measured 1 acre 26 guntas without any kharab land.
99. We have perused a copy of the endorsement dated 25.06.2009 in No.RK: \_\_\_/2009-10 issued by the Shirastedar on behalf of Tahsildar, Anekal Taluk, which bears the non-availability of the index of lands extract and record of rights register in relation to Survey No.60/1 and Survey No.60/2.
100. We have perused a copy of the receipt patta (form No.11) issued by the Village Accountant, Choodasandra Village, for the period 1991-92 which bears out that Annayyappa son of Thoti Munivenkatappa as the pattedar/owner of the land bearing Survey No.60/1 measuring 1 acre 26 guntas.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

101. We have perused a copy of the endorsement dated 26.06.2009 in No.L.R.F.C.R.209/2009-10 issued by the Special Tahsildar, Anekal Taluk, Anekal which bears out that there were no tenancy claims registered under Forms 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No.60/1 and Survey No.60/2.
102. We have perused a copy of the endorsement dated 07.09.2010 in No.P.T.C.L/CR/28/2010-11 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that Survey No.60/1 measuring 1 acre 26 guntas does not come under the provisions of The Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
103. We have perused a copy of the endorsement dated 15.02.2020 in No.Bangalore/SLAO-2/3990/2019-20 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No.60/1 measuring 1 acre 26 guntas.
104. We have perused a copy of the endorsement dated 19.06.2020 in No.BDA/SLAO-114/2020-21 issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore which bears out that there were no acquisitions by the said authority for formation of any layout, Peripheral ring road with respect to Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas.
105. We have perused copies of the encumbrance certificates issued for the period 01.04.1960 to 31.03.1967, 01.04.1967 to 31.03.1990, 01.04.1990 to 31.03.2004, 01.04.2004 to 12.12.2007, 01.04.2007 to 04.07.2009 and 25.10.2021 to 05.02.2024 which bears out 'nil encumbrances with respect to the land bearing Survey No.60/1.

*Note: It is advisable to obtain the encumbrance certificates from 06.02.2024 till date with respect to Survey No.60/1.*

**E. Survey documents, endorsements, khata certificate and encumbrance certificates with respect to Survey No.60/2:**

106. We have perused a copy of the Karnataka revision settlement akarband extract which bears out that Survey No.60/2 measured 2 acres 3 guntas without any kharab land.
107. We have perused a copy of the endorsement dated 04.09.2002 in No.L.R.F.C.R.150/2002-03 issued by the Special Tahsildar, Anekal Taluk, Anekal which bears out that there were



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

no tenancy claims registered under Form 7 of the Karnataka Land Reforms Act, 1961 with respect to Survey No.60/2.

108. We have perused a copy of the endorsement dated 26.06.2009 in No.L.R.F.C.R.209/2009-10 issued by the Special Tahsildar, Anekal Taluk, Anekal which bears out that there were no tenancy claims registered under Forms 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No.60/1 and Survey No.60/2.
109. We have perused a copy of the endorsement dated 07.09.2010 in No.P.T.C.L/CR/29/2010-11 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that Survey No.60/2 measuring 2 acres 3 guntas does not come under the provisions of The Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
110. We have perused a copy of the endorsement dated 15.02.2020 in No.Bangalore/SLAO-2/3991/2019-20 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No.60/2 measuring 2 acres 3 guntas.
111. We have perused a copy of the Panchayat Khata in Form 11B dated 27.05.2020, issued by the Panchayat Development Officer, Choodasandra village panchayat, Anekal Taluk which indicates that Survey No.60/1 measuring 6677.31 Sq. Mtrs. stands in the name of N. Krishnappa and K. Santhosh and the same has been allotted with khata No. 314/60/1.
112. We have perused a copy of the Panchayat Khata in Form 11B dated 27.05.2020, issued by the Panchayat Development Officer, Choodasandra village panchayat, Anekal Taluk which indicates that Survey No.60/2 measuring 8397.22 Sq. Mtrs. stands in the name of N. Krishnappa and K. Santhosh and the same has been allotted with khata No. 313/60/2.
113. We have perused a copy of the property tax receipt dated 23.03.2020 in No.1195081 issued by the Panchayat Development Officer Shantipura Grampanchayath that N. Krishnappa and K. Santhosh have paid the property taxes for the year 2011-12 to 2018-19 with respect to the khata No. 313/60/2.
114. We have perused copies of the encumbrance certificates issued for the period 01.04.1960 to 31.03.1967, 01.04.1960 to 31.03.1990, 01.04.1967 to 31.03.1990, 01.04.2004 to 13.12.2007, 01.04.2007 to 04.07.2009, 01.04.2012 to 19.12.2019, 25.10.2021 to



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

05.02.2024 which bears out ‘nil encumbrances with respect to the land bearing Survey No.60/2.

***Note:** It is advisable to obtain the encumbrance certificates from 06.02.2024 till date with respect to Survey No.60/2.*

115. We have perused a copy of the public notices both dated 06.06.2020 issued by Roopa Shetty, Advocate, Lex Situs, in Vijaya Karnataka and Times of India newspapers calling for any claims and objections with respect to Subject Property.

***Note:** We have not been provided with the copy of the NOC by Roopa Shetty, Advocate, Lex Situs and we have been informed that the copy of the same is not available.*

116. We have issued a public notice on 15.05.2024 in the English daily newspaper, the ‘Times of India’, Bangalore edition and the Kannada daily newspaper, ‘Vijaya Karnataka’, Bangalore edition calling for objections, if any in relation to Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 gunta. As on date, we have not received any objections from any third parties to the said public notices.

***Note:** We are given to understand that the property taxes and the katha in the name of Icon Developers and Promoters would be obtained prior to the plan sanction.*



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

**CONCLUSION**

Based on review of the documents detailed above and subject to our observations, we hereby conclude that:

- M/s. Icon Kabini LLP, is the absolute owner of converted land in Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas, both situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- Macrotech Developers Limited, has the development rights over the converted land in Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas under the Joint Development Agreement dated Joint Development Agreement dated 23.08.2024 registered as document No.SRJ-1-04499/2024-25.

**MALINI  
RAJU**

Digitally signed by MALINI RAJU  
DN: C=IN, O=PERSONAL, T=4672,  
OID:2.5.4.65=fcf62c1a9200465996da6231965e0d  
S=4  
Phone=fe687eb30aeed824f901d33d5e467daa9d2  
603a40e8feda347b182a7ac2e54,  
PostalCode=560079, S=Karnataka,  
SERIALNUMBER=f7b247c57267ef158e3b90d2e  
7491741f58c7b0975e36fab4953fa6bf73a963,  
CN=MALINI RAJU  
Reason: I am the author of this document  
Location:  
Date: 2024-11-21 15:10:11

Malini Raju  
AZB & Partners  
Bengaluru



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

**SCHEDULE**

**1. Survey No.60/1 measuring 1 acre 26 guntas:**

All that piece and parcel of the residentially converted land in Survey No.60/1 measuring 1 acre 26 guntas, situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by : Land bearing Survey No. 61/2.  
West by : 60 feet Road.  
North by : Road.  
South by : Property bearing Survey No.60/2.

**2. Survey No.60/2 measuring 2 acres 3 guntas:**

All that piece and parcel of the residentially converted land in Survey No.60/2 measuring 2 acres 3 guntas, situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by : Land bearing Survey No. 61/2.  
West by : 60 feet Road.  
North by : Property bearing Survey No.60/1.  
South by : Property bearing Survey Nos.59.



**ANNEXURE-A**

**Documents reviewed by us:**

Sl. No.	Description of the documents
<b>Survey No.60/1 measuring 1 acre 26 guntas</b>	
1.	Moola tippani/karda extract dated 30.10.1957 with respect to land bearing Survey No.60.
2.	Hissa tippani extract, atlas extract and RR balabhagada nakalu issued for Survey No.60.
3.	Record of rights register bearing RR No.75.
4.	Index of lands extract in relation to Survey No.60/1.
5.	Inam Order dated 05.03.1961 in case No.43 & 82/1959 issued by the Special Deputy Commissioner for Abolition of Inams.
6.	Endorsement dated 21.04.1961 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore in case No.43 & 82/1959.
7.	Mutation register extract bearing MR No.125/1965-66.
8.	Endorsement dated 03.07.2009 in No.R.K:CR:1218/2009-10 issued by the Shirastedar Anekal Taluk, Anekal recording non-availability of the Form-8 extract issued with respect to the land bearing Survey No.60/1 and Survey No.60/2.
9.	Endorsement dated 07.07.2009 in No.R.K:CR:1221/2009-10 issued by the Tahsildar Anekal Taluk, Anekal recording the, non-availability of the preliminary extracts issued with respect to the land bearing Survey No.60/1 and Survey No.60/2.
10.	Genealogical tree of late Annayyappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.
11.	Genealogical tree of late Maddurappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

12.	Sale deed dated 13.07.1966, registered as document No.1161/1966-67, in Book No.1, Page Nos.49 and 50, Volume No.1034, before the sub-registrar Anekal executed by M. Venkataswamy and Narayanaswamy sons Annaiah in favour of Kakappa son of Muniyappa.
13.	Genealogical tree of late M. Kakanna @ M. Kakappa dated 04.02.2012 issued by the Revenue Inspector, Shantinagar (Urban) Circle, Bangalore North (Additional) Taluk.
14.	RTC extracts issued for the period from 1969-70 to 1992-93, 1994-95 to 2008-09, 2010-11 to 2021-22 and 2023-24 in relation to Survey No.60/1.
15.	Inheritance certificate in IHC No.2/1990-91.
16.	General power of attorney dated 19.10.1995 registered as document No.842/1995-96, Book No.IV, Page Nos.124 and 125, Volume No.17, before the sub-registrar, Bangalore South Taluk, executed by Muniyappa, Munivenkatappa and Munikaverappa sons of Chikkappa in favour of Ahmad Baig son of Hyder Baig.
17.	Genealogical tree of late Chikkappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.
18.	Sale deed dated 09.07.2009 registered as document No.SRJ-1-00638/2009-10, stored at CD No.SRJD24, before the Sub-Registrar, Sarjapura executed by Venkatamma wife of late Chikkappa and others in favour of A.G. Raghupathi son of late A. Gopal.
19.	Mutation register extract bearing MR No.6/2009-10.
20.	Confirmation deed dated 13.07.2009 registered as document No.SRJ-1-00660/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, executed by Shobha daughter of Muniyappa and others in favour of A.G. Raghupathi son of late A. Gopal.
21.	Confirmation deed dated 15.07.2009 registered as document No.SRJ-1-00710/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, executed by Sumalatha daughter of Munivenkatappa and others in favour of A.G. Raghupathi son of late A. Gopal.
22.	Confirmation deed dated 17.07.2009 registered as document No.SRJ-1-00688/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, executed by



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

	Anasuyamma daughter of late Maddurappa and others in favour of A.G. Raghupathi son of late A. Gopal.
23.	Confirmation deed dated 17.07.2009 registered as document No. SRJ-1-00707-2009/10, before the sub-registrar, Sarjapura, executed by Narayanappa son of late Annayyappa and others in favour of A.G. Venugopal son of late A. Gopal.
24.	Confirmation deed dated 15.03.2011 registered as document No. SRJ-1-04932/2010-11, stored at CD No. SRJD63, before the sub-registrar, Sarjapura, executed by R. Praveen Kumar son of Ramesh in favour of A.G. Raghupathi son of late A. Gopal.
25.	Confirmation deed dated 16.07.2011 registered as document No. SRJ-1-01722/2011-12, stored at CD No. SRJD73, before the sub-registrar, Sarjapura, executed by Yesamma @ Lakshmamma wife of late Venkataswamy in favour of A.G. Raghupathi son of late A. Gopal.
26.	Official memorandum dated 25.05.2010 in No. ALN (A) (S) SR 306/2009-10 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore with respect to Survey No. 60/1.
27.	Conversion sketch issued by the Taluk Surveyor, Anekal Taluk with respect to Survey No. 60/1.
28.	Mutation register extract bearing MR No. 32/2009-10.
29.	Sale deed dated 13.06.2011 registered as document No. SRJ-1-01100/2011-12, stored at CD No. SRJD70, before the sub-registrar Sarjapura, executed by A.G. Raghupathi son of late A. Gopal in favour of N. Krishnappa son of late K.R. Narayana Reddy and K. Santosh son of N. Krishnappa.
30.	Rectification deed dated 11.06.2012 registered as document No. CMP-1-1264/2012-13, stored at CD No. CMPD50, before the sub-registrar, Chamrajapete, executed by K. Rajanna son of late M. Kakanna and others in favour of Vajrappa son of Ramappa.
31.	Consent deed dated 11.06.2012 registered as document No. CMP-1-1266/2012-13, stored at CD No. CMPD51, before the sub-registrar, Chamrajapete, executed by Muniyamma wife of late M. Kakanna in favour of Vajrappa son of Ramappa.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

32.	Confirmation deed dated 17.07.2009 registered as document No. SRJ-1-00707-2009/10, before the sub-registrar, Sarjapura, executed by Narayanappa son of late Annayyappa and others in favour of A.G. Venugopal son of late A. Gopal.
33.	Confirmation deed dated 15.03.2011 registered as document No. SRJ-1-04932/2010-11, stored at CD No. SRJD63, before the sub-registrar, Sarjapura, executed by R. Praveen Kumar son of Ramesh in favour of A.G. Raghupathi son of late A. Gopal.
34.	Confirmation deed dated 16.07.2011 registered as document No. SRJ-1-01722/2011-12, stored at CD No. SRJD73, before the sub-registrar, Sarjapura, executed by Yesamma @ Lakshmamma wife of late Venkataswamy in favour of A.G. Raghupathi son of late A. Gopal.
35.	Official memorandum dated 25.05.2010 in No. ALN (A) (S) SR 306/2009-10 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore with respect to Survey No. 60/1.
36.	Conversion sketch issued by the Taluk Surveyor, Anekal Taluk with respect to Survey No. 60/1.
37.	Mutation register extract bearing MR No. 32/2009-10.
38.	Sale deed dated 13.06.2011 registered as document No. SRJ-1-01100/2011-12, stored at CD No. SRJD70, before the sub-registrar Sarjapura, executed by A.G. Raghupathi son of late A. Gopal in favour of N. Krishnappa son of late K.R. Narayana Reddy and K. Santosh son of N. Krishnappa.
39.	Agreement for sale dated 10.05.2012 registered as document No. CMP-1-00669/2012-13, CD No. CMPD48, before the Senior Sub-Registrar, Chamarajapete, executed by K. Rajanna son of late M. Kakanna and his children in favour of Vajrappa son of Ramappa Vajrappa son of Yellappa.
40.	Encumbrance certificate issued for the period 01.04.2012 to 19.12.2019 with respect to the land bearing Survey No. 60/1.
41.	Rectification deed dated 11.06.2012 registered as document No. CMP-1-1264/2012-13, stored at CD No. CMPD50, before the sub-registrar, Chamarajapete, executed by K. Rajanna son of late M. Kakanna and others in favour of Vajrappa son of Ramappa.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

42.	Consent deed dated 11.06.2012 registered as document No.CMP-1-1266/2012-13, stored at CD No.CMPD51, before the sub-registrar, Chamrajapete, executed by Muniyamma wife of late M. Kakanna in favour of Vajrappa son of Ramappa.
43.	Cancellation of agreement for sale dated 17.09.2012 registered as document No.CMP-1-3772/2012-13, stored at CD No.CMPD62, before the sub-registrar, Chamrajapete executed by and between Vajrappa son of Ramappa and K. Rajanna son of late M. Kakanna and others.
44.	Confirmation deed dated 17.09.2012 registered as document No.CMP-1-3783/2012-13, stored at CD No.CMPD62, before the sub-registrar, Chamrajapete executed by Muniyamma wife of late M. Kakanna and others in favour of N. Krishnappa son of late Narayana Reddy and K. Santosh son of N. Krishnappa.
45.	Rectification deed dated 09.07.2020 registered as document No.BSK-1-01859/2020-21, stored at CD No.BSKD844, Senior Sub-Registrar, Banashankari A.G. Raghupathi son of late A. Gopal in favour of N. Krishnappa son of late K.R. Narayana Reddy and K. Santosh son of N. Krishnappa.

**Survey No.60/2 measuring 2 acres 3 guntas**

46.	Moola tippani/karda extract dated 30.10.1957 with respect to land bearing Survey No.60.
47.	Hissa tippani extract, atlas extract and RR balabhagada nakalu issued for Survey No.60.
48.	Record of rights register bearing RR No.76.
49.	Index of lands extract in relation to Survey No.60/2.
50.	Inam Order dated 05.03.1961 in case No.43 & 82/1959 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore
51.	Endorsement dated 21.04.1961 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore in case No.43 & 82/1959.
52.	Inam Order dated 05.03.1961 in case No.44 & 95/1959-60 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

53.	Mutation register extract bearing MR No.126/1965-66.
54.	Endorsement dated 03.07.2009 in No.R.K:CR:1218/2009-10 issued by the Shirastedar Anekal Taluk, Anekal recording the non-availability of the Form-8 extract issued with respect to the land bearing Survey No.60/1 and Survey No.60/2.
55.	Endorsement dated 07.07.2009 in No.R.K:CR:1221/2009-10 issued by the Tahsildar Anekal Taluk, Anekal recording the non-availability of the preliminary extracts issued with respect to the land bearing Survey No.60/1 and Survey No.60/2.
56.	Genealogical tree of late Annayyappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.
57.	Genealogical tree of late Maddurappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.
58.	Genealogical tree of late Chikkappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.
59.	RTC extracts issued for the period from 1969-70 to 1983-84, 1984-85 to 1993-94, 1994-95 to 2001-02, 2001-02 to 2009-10 and 2010-11 to 2023-24 in relation to Survey No.60/2
60.	Inheritance certificate in IHC No.4/1985-86.
61.	Record of rights bearing RR No.257.
62.	Endorsement dated 25.06.2009 in No.RK: CR: /2009-10 issued by the Shirastedar on behalf of Tahsildar, Anekal Taluk, recording the non-availability of the index of lands extract and record of rights register in relation to Survey No.60/1 and Survey No.60/2.
63.	Sale deed dated 23.09.2002 registered as document No.5777/2009-10, Book No.1, page Nos.6-10, before the Sub-Registrar, Anekal, executed by Narayanappa son of late Annaiah and others in favour of Ahmad Baig son of Hyder Baig.
64.	Genealogical tree of late Annayyappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

65.	Genealogical tree of late Maddurappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.
66.	Genealogical tree of late Chikkappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.
67.	RTC extracts issued for the period from 1969-70 to 1983-84, 1984-85 to 1993-94, 1994-95 to 2001-02, 2001-02 to 2009-10 and 2010-11 to 2023-24 in relation to Survey No.60/2
68.	Inheritance certificate in IHC No.4/1985-86.
69.	Record of rights bearing RR No.257.
70.	Endorsement dated 25.06.2009 in No.RK: CR:/2009-10 issued by the Shirastedar on behalf of Tahsildar, Anekal Taluk, recording the non-availability of the index of lands extract and record of rights register in relation to Survey No.60/1 and Survey No.60/2.
71.	Sale deed dated 23.09.2002 registered as document No.5777/2009-10, Book No.1, page Nos.6-10, before the Sub-Registrar, Anekal, executed by Narayanappa son of late Annaiah and others in favour of Ahmad Baig son of Hyder Baig.
72.	Mutation register extract bearing MR No.11/2002-03.
73.	Sale deed dated 09.07.2009 registered as document No.SRJ-1-00641/2009-10, stored at CD No.SRJD24, before the Sub-Registrar, Sarjapura executed by Venkatamma wife of late Chikkappa and others in favour of A.G. Venugopal son of late A. Gopal.
74.	Mutation register extract bearing MR No.5/2009-10.
75.	Confirmation deed dated 13.07.2009 registered as document No.SRJ-1-00658/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, executed by Shobha daughter of Muniyappa and others in favour of A.G. Venugopal son of late A. Gopal.
76.	Confirmation deed dated 15.07.2009 registered as document No.SRJ-1-00687/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, executed by Sumalatha daughter of Munivenkatappa and others in favour of A.G. Venugopal son of late A. Gopal.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

77.	Confirmation deed dated 17.07.2009 registered as document No.SRJ-1-00709/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, executed by Anasuyamma daughter of late Maddurappa and others in favour of A.G. Venugopal son of late A. Gopal.
78.	Confirmation deed dated 17.07.2009 registered as document No. SRJ-1-00708-2009/10, before the sub-registrar, Sarjapura, executed by Narayanappa son of late Annayyappa and others in favour of A.G. Raghupathi son of late A. Gopal.
79.	Confirmation deed dated 15.03.2011 registered as document No.SRJ-1-04931/2010-11, stored at CD No.SRJD63, before the sub-registrar, Sarjapura, executed by R. Praveen Kumar son of Ramesh in favour of A.G. Venugopal son of late A. Gopal.
80.	Confirmation deed dated 16.07.2011 registered as document No.SRJ-1-01721/2011-12, stored at CD No.SRJD73, before the sub-registrar, Sarjapura, executed by Yesamma @ Lakshmamma wife of late Venkataswamy in favour of A.G. Venugopal son of late A. Gopal.
81.	Official memorandum dated 25.05.2010 in No.ALN (A) (S) SR 307/2009-10 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore with respect to Survey No.60/2.
82.	Conversion sketch issued by the Taluk Surveyor, Anekal Taluk with respect to Survey No.60/2.
83.	Mutation register extract bearing MR No.33/2009-10.
84.	Sale deed dated 13.06.2011 registered as document No.SRJ-1-01102/2011-12, stored at CD No.SRJD70, before the sub-registrar Sarjapura, executed by A.G. Venugopal son of late A. Gopal in favour of N. Krishnappa son of late K.R. Narayana Reddy and K. Santosh son of N. Krishnappa.
85.	Rectification deed dated 09.07.2020 registered as document No.BSK-1-01857/2020-21, stored at CD No.BSKD844, Senior Sub-Registrar, Banashankari A.G. Venugopal son of late A. Gopal in favour of N. Krishnappa son of late K.R. Narayana Reddy and K. Santosh son of N. Krishnappa.



**Common documents for Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas**

86.	Plaint in original suit bearing O.S. No.237/2016 filed before the Court of the Civil Judge Senior Division, Anekal.
87.	Order sheet in original suit bearing O.S. No.237/2016 filed before the Court of the Senior Civil Judge and JMFC, Anekal.
88.	Memo for withdrawal dated 15.02.2020 by Ramesh in original suit bearing O.S. No.237/2016 before the Court of the Senior Civil Judge and JMFC, Anekal.
89.	Joint Development Agreement dated 29.09.2020 registered as document No.BSK-1-02233/2020-21, before the sub-registrar, Banashankari, which bears out that executed by and between (1) N. Krishnappa son of late K.R. Narayana Reddy and (2) K. Santosh son of N. Krishnappa and M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni.
90.	General power of attorney dated 29.09.2020 registered as document No.BSK-4-00075/2020-21, before the sub-registrar, Banashankari, executed by (1) N. Krishnappa son of late K.R. Narayana Reddy and (2) K. Santosh son of N. Krishnappa in favour of M/s. Icon Kabini LLP.
91.	Joint deed of declaration dated 24.07.2024 registered as document No.SRJ-1-03688/2024-25, before the sub-registrar, Sarjapura executed by A.G. Raghupathi son of late A. Gopalappa and A.G. Venugopal son of late Annkanna Gopal with respect to Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas.
92.	Sale deed dated 22.08.2024 registered as Document No. SRJ-1-04473/2024-25 in book-I registered in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi.
93.	Joint Development Agreement dated 23.08.2024 registered as document No.SRJ-1-04499/2024-25 in Book-I before the sub-registrar, Basavanagudi (Sarjapura),
94.	General power of attorney dated 23.08.2024 registered as document No.SRJ-4-00401/2024-25, before the sub-registrar, Basavanagudi (Sarjapura),



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

95.	Special Power of Attorney dated 23.08.20024 registered as Document No. SRJ-4-00402/2024-25 in book No. IV before the sub-registrar, Basavanagudi (Sarjapura),
96.	Encumbrance certificate issued for the period 24.07.2024 to 26.07.2024 with respect to Survey Nos.60/1 and 60/2.
97.	Encumbrance certificate issued for the period 29.05.2024 to 21.11.2024 with respect to Survey Nos.60/1, 60/2 and 61/2.
98.	Sanctioned Plan and sanction letter both dated 09.01.2024 in No.Na.Ma/A.sa/AA-AA-1/Ta.Sa-2/Pu/48/2023-24 issued by Bangalore Development Authority on behalf of Commissioner.
99.	RERA Registration Certificate (Form-C) dated 20.03.2024 in No.PRM/KA/RERA/1251/310/PR/280324/006763 with respect to Survey Nos.60/1 and Survey No.60/2.
100.	NOC dated 22.10.2020 issued by the Bharat Sanchar Nigam Limited.
101.	NOC dated 20.11.2020 issued by the Airports Authority of India, Bangalore.
102.	NOC dated 01.12.2020 in No.EEE/CDP/AEE (O)/AE (T)/2020-21/7334-35 issued by the Executive Engineer, Electric O and M, Division, Bangalore, Electric Supply Company Limited.
103.	NOC dated 06.04.2021 bearing No. SEIAA 133 CON 2022 issued by the State Level Environment Impact Assessment Authority-Karnataka.
104.	Revised NOC dated 12.12.2023 bearing No. KSFES/GBC (1)/443 docket No. KSFES/NOC/029/2023 issued by the Office of the Director General of Police Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services.
105.	NOC dated 04.03.2023 in No.SVP/NOC/2023-24 issued by the Village Panchayath, Shantipura, Anekal Taluk.
<b>Survey Documents, endorsements and encumbrance certificates with respect to Survey No.60/1</b>	



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

106.	Karnataka revision settlement akarband extract with respect to Survey No.60/1.
107.	Receipt patta (form No.11) issued by the Village Accountant, Choodasandra Village, for the period 1991-92 with respect to Survey No.60/1.
108.	Endorsement dated 26.06.2009 in No.L.R.F.C.R.209/2009-10 issued by the Special Tahsildar, Anekal Taluk, Anekal under Forms 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No.60/1 and Survey No.60/2.
109.	Endorsement dated 07.09.2010 in No.P.T.C.L/CR/28/2010-11 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore under the provisions of The Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
110.	Endorsement dated 15.02.2020 in No.Bangalore/SLAO-2/3990/2019-20 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore with respect to Survey No.60/1 measuring 1 acre 26 guntas.
111.	Endorsement dated 19.06.2020 in No.BDA/SLAO-114/2020-21 issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore with respect to Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas.
112.	Encumbrance certificates issued for the period 01.04.1960 to 31.03.1967, 01.04.1967 to 31.03.1990, 01.04.1990 to 31.03.2004, 01.04.2004 to 12.12.2007, 01.04.2007 to 04.07.2009 and 25.10.2021 to 05.02.2024 with respect to the land bearing Survey No.60/1.
113.	Encumbrance certificate issued for the period 01.04.1960 to 31.03.1990 with respect to the land bearing Survey No.60/1.
114.	Encumbrance certificate issued for the period 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/1.
115.	Encumbrance certificate issued for the period 01.04.2009 to 06.09.2010 with respect to the land bearing Survey No.60/1.
116.	Encumbrance certificate issued for the period 01.04.2011 to 16.07.2011 with respect to the land bearing Survey No.60/1.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

117.	Encumbrance certificate issued for the period 01.04.2012 to 19.12.2019 with respect to the land bearing Survey No.60/1.
------	---

**Survey Documents, endorsements and encumbrance certificates with respect to Survey No.60/2**

118.	Karnataka revision settlement akarband extract with respect to Survey No.60/2.
119.	Endorsement dated 04.09.2002 in No.L.R.F.C.R.150/2002-03 issued by the Special Tahsildar, Anekal Taluk, Anekal under Form 7 of the Karnataka Land Reforms Act, 1961 with respect to Survey No.60/2.
120.	Endorsement dated 26.06.2009 in No.L.R.F.C.R.209/2009-10 issued by the Special Tahsildar, Anekal Taluk, Anekal under Forms 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No.60/1 and Survey No.60/2.
121.	Endorsement dated 07.09.2010 in No.P.T.C.L/CR/29/2010-11 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore under the provisions of The Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
122.	Endorsement dated 15.02.2020 in No.Bangalore/SLAO-2/3991/2019-20 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore with respect to Survey No.60/2.
123.	Panchayat Khata in Form 11B dated 27.05.2020, issued by the Panchayat Development Officer, Choodasandra village panchayat, Anekal Taluk with respect to Survey No.60/1.
124.	Panchayat Khata in Form 11B dated 27.05.2020, issued by the Panchayat Development Officer, Choodasandra village panchayat, Anekal Taluk with respect to Survey No.60/2.
125.	Property tax receipt dated 23.03.2020 in No.1195081 issued by the Panchayat Development Officer Shantipura Grampanchayath for the year 2011-12 to 2018-19 with respect to the khata No. 313/60/2.
126.	Village map of Choodasandra.



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

127.	Encumbrance certificates issued for the period 01.04.1960 to 31.03.1967, 01.04.1960 to 31.03.1990, 01.04.1967 to 31.03.1990, 01.04.2004 to 13.12.2007, 01.04.2007 to 04.07.2009, 01.04.2012 to 19.12.2019, 25.10.2021 to 05.02.2024 with respect to the land bearing Survey No.60/2.
128.	Encumbrance certificate issued for the period 01.04.1959 to 31.03.2004 with respect to the land bearing Survey No.60/2.
129.	Encumbrance certificate issued for the period 01.04.1995 to 25.06.2003 with respect to the land bearing Survey No.60/2.
130.	Encumbrance certificate issued for the period 01.04.1990 to 31.03.2004 with respect to the land bearing Survey No.60/2.
131.	Encumbrance certificate issued for the period 01.04.2004 to 18.05.2012 with respect to the land bearing Survey No.60/2.
132.	Encumbrance certificate issued for the period 01.04.2009 to 06.09.2010 with respect to the land bearing Survey No.60/2.
133.	Encumbrance certificate issued for the period 01.04.2011 to 16.07.2011 with respect to the land bearing Survey No.60/2.
134.	Encumbrance certificate issued for the period 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/2.
135.	Public notices both dated 06.06.2020 issued by Roopa Shetty, Advocate, Lex Situs, in Vijaya Karnataka and Times of India newspapers calling for any claims and objections with respect to Survey Nos.60/1 and 60/2.
136.	Public notice dated 15.05.2024 in the English daily newspaper, the 'Times of India', Bangalore edition and the Kannada daily newspaper, 'Vijaya Karnataka', Bangalore edition in relation to Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas.



**ANNEXURE-B**

**List of Original Documents verified:**

Sl. No.	Description of the documents	Original/Certi fied Copy/Photoco py
<b><u>Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas</u></b> <b><u>- Central Prak -I.</u></b>		
<b>Survey No.60/1 measuring 1 acre 26 guntas:</b>		
1.	Moola tippani/karda extract dated 30.10.1957 with respect to land bearing Survey No.60.	Photocopy
2.	Hissa tippani extract, atlas extract and RR balabhagada nakalu issued for Survey No.60. karabu Nakul	Photocopy
3.	Record of rights register bearing RR No.75.	Certified Copy
4.	Index of lands extract in relation to Survey No.60/1.	Photocopy Survey No. Not legible
5.	Inam Order dated 05.03.1961 in case No.43 & 82/1959 issued by the Special Deputy Commissioner for Abolition of Inams.	Photocopy
6.	Endorsement dated 21.04.1961 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore in case No.43 & 82/1959.	Certified Copy
7.	Mutation register extract bearing MR No.125/1965-66.	Certified Copy
8.	Endorsement dated 03.07.2009 in No.R.K:CR:1218/2009-10 issued by the Shirastedar Anekal Taluk, Anekal recording non-availability of the Form-8 extract issued with respect to the land bearing Survey No.60/1 and Survey No.60/2.	Original
9.	Endorsement dated 07.07.2009 in No.R.K:CR:1221/2009-10 issued by the Tahsildar Anekal Taluk, Anekal recording the, non-	Original



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

	availability of the preliminary extracts issued with respect to the land bearing Survey No.60/1 and Survey No.60/2.	
10.	Genealogical tree of late Annayyappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.	Original
11.	Genealogical tree of late Maddurappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.	Original
12.	Sale deed dated 13.07.1966, registered as document No.1161/1966-67, in Book No.1, Page Nos.49 and 50, Volume No.1034, before the sub-registrar Anekal executed by M. Venkataswamy and Narayanaswamy sons Annaiah in favour of Kakappa son of Muniyappa.	Certified Copy
13.	Genealogical tree of late M. Kakanna @ M. Kakappa dated 04.02.2012 issued by the Revenue Inspector, Shantinagar (Urban) Circle, Bangalore North (Additional) Taluk.	Original
14.	RTC extracts issued for the period from 1969-70 to 1989-90, 1992-93 to 2008-09, 2010-11 to 2018-19 in relation to Survey No.60/1.	Certified Copy
15.	Inheritance certificate in IHC No.2/1990-91.	Certified Copy
16.	General power of attorney dated 19.10.1995 registered as document No.842/1995-96, Book No.IV, Page Nos.124 and 125, Volume No.17, before the sub-registrar, Bangalore South Taluk, executed by Muniyappa, Munivenkatappa and Munikaverappa sons of Chikkappa in favour of Ahmad Baig son of Hyder Baig.	Original
17.	Genealogical tree of late Chikkappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.	Original
18.	Sale deed dated 09.07.2009 registered as document No.SRJ-1-00638/2009-10, stored at CD No.SRJD24, before the Sub-Registrar, Sarjapura executed by Venkatamma wife of late Chikkappa and others in favour of A.G. Raghupathi son of late A. Gopal.	Original
19. .	Mutation register extract bearing MR No.6/2009-10.	Original



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

20.	Confirmation deed dated 13.07.2009 registered as document No.SRJ-1-00660/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, executed by Shobha daughter of Muniyappa and others in favour of A.G. Raghupathi son of late A. Gopal.	Original
21.	Confirmation deed dated 15.07.2009 registered as document No.SRJ-1-00688/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, executed by Sumalatha daughter of Munivenkatappa and others in favour of A.G. Raghupathi son of late A. Gopal.	Original Date not mention
22.	Confirmation deed dated 17.07.2009 registered as document No.SRJ-1-00710/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, executed by Anasuyamma daughter of late Maddurappa and others in favour of A.G. Raghupathi son of late A. Gopal.	Original Date not mention
23.	Confirmation deed dated 17.07.2009 registered as document No. SRJ-1-00707-2009/10, before the sub-registrar, Sarjapura, executed by Narayanappa son of late Annayyappa and others in favour of A.G. Venugopal son of late A. Gopal.	Original
24.	Confirmation deed dated 15.03.2011 registered as document No.SRJ-1-04932/2010-11, stored at CD No.SRJD63, before the sub-registrar, Sarjapura, executed by R. Praveen Kumar son of Ramesh in favour of A.G. Raghupathi son of late A. Gopal.	Original
25.	Confirmation deed dated 16.07.2011 registered as document No.SRJ-1-01722/2011-12, stored at CD No.SRJD73, before the sub-registrar, Sarjapura, executed by Yesamma @ Lakshmamma wife of late Venkataswamy in favour of A.G. Raghupathi son of late A. Gopal.	Original
26.	Official memorandum dated 25.05.2010 in No.ALN (A) (S) SR 306/2009-10 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore with respect to Survey No.60/1.	Original



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

27.	Conversion sketch issued by the Taluk Surveyor, Anekal Taluk with respect to Survey No.60/1.	Original
28.	Mutation register extract bearing MR No.32/2009-10.	Original
29.	Sale deed dated 13.06.2011 registered as document No.SRJ-1-01100/2011-12, stored at CD No.SRJD70, before the sub-registrar Sarjapura, executed by A.G. Raghupathi son of late A. Gopal in favour of N. Krishnappa son of late K.R. Narayana Reddy and K. Santosh son of N. Krishnappa.	Original
30.	Rectification deed dated 11.06.2012 registered as document No.CMP-1-1264/2012-13, stored at CD No.CMPD50, before the sub-registrar, Chamrajapete, executed by K. Rajanna son of late M. Kakanna and others in favour of Vajrappa son of Ramappa.	Certified Copy
31.	Consent deed dated 11.06.2012 registered as document No.CMP-1-1266/2012-13, stored at CD No.CMPD51, before the sub-registrar, Chamrajapete, executed by Muniyamma wife of late M. Kakanna in favour of Vajrappa son of Ramappa.	Certified Copy
32.	Cancellation of agreement for sale dated 17.09.2012 registered as document No.CMP-1-3772/2012-13, stored at CD No.CMPD62, before the sub-registrar, Chamrajapete executed by and between Vajrappa son of Ramappa and K. Rajanna son of late M. Kakanna and others.	Original
33.	Confirmation deed dated 17.09.2012 registered as document No.CMP-1-3783/2012-13, stored at CD No.CMPD62, before the sub-registrar, Chamrajapete executed by Muniyamma wife of late M. Kakanna and others in favour of N. Krishnappa son of late Narayana Reddy and K. Santosh son of N. Krishnappa.	Original
<b>Survey No.60/2 measuring 2 acres 3 guntas</b>		
34.	Moola tippani/karda extract dated 30.10.1957 with respect to land bearing Survey No.60.	Photocopy
35.	Hissa tippani extract, atlas extract and RR balabhagada nakalu issued for Survey No.60.	Photocopy



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

36.	Record of rights register bearing RR No.76.	Original
37.	Index of lands extract in relation to Survey No.60/2.	Original
38.	Inam Order dated 05..03.1961 in case No.43 & 82/1959-60 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore	Photocopy
39.	Endorsement dated 21.04.1961 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore in case No.43 & 82/1959.	
40.	Inam Order dated 03.11.1960 in case No.44 & 95/1959-60 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore.	Photocopy
41.	Mutation register extract bearing MR No.126/1965-66.	Original
42.	Endorsement dated 03.07.2009 in No.R.K:CR:1218/2009-10 issued by the Shirastedar Anekal Taluk, Anekal recording the non-availability of the Form-8 extract issued with respect to the land bearing Survey No.60/1 and Survey No.60/2.	Original
43.	Endorsement dated 07.07.2009 in No.R.K:CR:1221/2009-10 issued by the Tahsildar Anekal Taluk, Anekal recording the non-availability of the preliminary extracts issued with respect to the land bearing Survey No.60/1 and Survey No.60/2.	Original
44.	Genealogical tree of late Annayyappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.	Original Seen in survey No 60/1
45.	Genealogical tree of late Maddurappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.	Original Seen in survey No 60/1
46.	Genealogical tree of late Chikkappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.	Original Seen in survey No 60/1



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

47.	RTC extracts issued for the period from 1969-70 to 1983-84, 1984-85 to 1990-91, 1994-95 to 2001-02, 2001-02 to 2009-10 and 2010-11 to 2023-24 in relation to Survey No.60/2	Certified Copy
48.	Inheritance certificate in IHC No.4/1985-86.	Certified Copy
49.	Record of rights bearing RR No.257.	Photocopy
50.	Endorsement dated 25.06.2009 in No.RK: CR: ___/2009-10 issued by the Shirastedar on behalf of Tahsildar, Anekal Taluk, recording the non-availability of the index of lands extract and record of rights register in relation to Survey No.60/1 and Survey No.60/2.	Certified Copy
51.	Sale deed dated 23.09.2002 registered as document No.5777/2009-10, Book No.1, page Nos.6-10, before the Sub-Registrar, Anekal, executed by Narayanappa son of late Annaiah and others in favour of Ahmad Baig son of Hyder Baig.	Original
52.	Genealogical tree of late Annayyappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.	Original Seen in survey No 60/1
53.	Genealogical tree of late Maddurappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.	Original Seen in survey No 60/1
54.	Genealogical tree of late Chikkappa issued by the Village Accountant, Kudlu Circle, Sarjapura Hobli, Anekal Taluk.	Original Seen in survey No 60/1
55.	Mutation register extract bearing MR No.11/2002-03.	Original
56.	Sale deed dated 09.07.2009 registered as document No.SRJ-1-00641/2009-10, stored at CD No.SRJD24, before the Sub-Registrar, Sarjapura executed by Venkatamma wife of late Chikkappa and others in favour of A.G. Venugopal son of late A. Gopal.	Original
57.	Mutation register extract bearing MR No.5/2009-10.	Original
58.	Confirmation deed dated 13.07.2009 registered as document No.SRJ-1-00658/2009-10, stored at CD No.SRJD25, before the	Original



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

	sub-registrar, Sarjapura, executed by Shobha daughter of Muniyappa and others in favour of A.G. Venugopal son of late A. Gopal.	
59.	Confirmation deed dated 15.07.2009 registered as document No.SRJ-1-00687/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, executed by Sumalatha daughter of Munivenkatappa and others in favour of A.G. Venugopal son of late A. Gopal.	Original
60.	Confirmation deed dated 17.07.2009 registered as document No.SRJ-1-00709/2009-10, stored at CD No.SRJD25, before the sub-registrar, Sarjapura, executed by Anasuyamma daughter of late Maddurappa and others in favour of A.G. Venugopal son of late A. Gopal.	Original
61.	Confirmation deed dated 17.07.2009 registered as document No. SRJ-1-00708-2009/10, before the sub-registrar, Sarjapura, executed by Narayanappa son of late Annayyappa and others in favour of A.G. Raghupathi son of late A. Gopal.	Original
62.	Confirmation deed dated 15.03.2011 registered as document No.SRJ-1-04931/2010-11, stored at CD No.SRJD63, before the sub-registrar, Sarjapura, executed by R. Praveen Kumar son of Ramesh in favour of A.G. Venugopal son of late A. Gopal.	Original
63.	Confirmation deed dated 16.07.2011 registered as document No.SRJ-1-01721/2011-12, stored at CD No.SRJD73, before the sub-registrar, Sarjapura, executed by Yesamma @ Lakshmamma wife of late Venkataswamy in favour of A.G. Venugopal son of late A. Gopal.	Original
64.	Official memorandum dated 25.05.2010 in No.ALN (A) (S) SR 307/2009-10 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore with respect to Survey No.60/2.	Original
65.	Conversion sketch issued by the Taluk Surveyor, Anekal Taluk with respect to Survey No.60/2.	Original



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

66.	Mutation register extract bearing MR No.33/2009-10.	Original
67.	Sale deed dated 13.06.2011 registered as document No.SRJ-1-01102/2011-12, stored at CD No.SRJD70, before the sub-registrar Sarjapura, executed by A.G. Venugopal son of late A. Gopal in favour of N. Krishnappa son of late K.R. Narayana Reddy and K. Santosh son of N. Krishnappa.	Original
<b>Common documents for Survey No.60/1 measuring 1 acre 26 guntas and Survey No.60/2 measuring 2 acres 3 guntas</b>		
68.	Order sheet in original suit bearing O.S. No.237/2016 filed before the Court of the Senior Civil Judge and JMFC, Anekal.	Certified Copy
69.	Memo for withdrawal dated 15.02.2020 by Ramesh in original suit bearing O.S. No.237/2016 before the Court of the Senior Civil Judge and JMFC, Anekal.	Certified Copy
70.	Joint Development Agreement dated 29.09.2020 registered as document No.BSK-1-02233/2020-21, before the sub-registrar, Banashankari, which bears out that executed by and between (1) N. Krishnappa son of late K.R. Narayana Reddy and (2) K. Santosh son of N. Krishnappa and M/s. Icon Kabini LLP represented by its designated partner and authorized representative Rajasekhar Gowrineni.	Original
71.	General power of attorney dated 29.09.2020 registered as document No. BSK-4-00075/2020-21, before the sub-registrar, Banashankari, executed by (1) N. Krishnappa son of late K.R. Narayana Reddy and (2) K. Santosh son of N. Krishnappa in favour of M/s. Icon Kabini LLP.	Original
72.	Sanctioned Plan and sanction letter both dated 09.01.2024 in No.Na.Ma/A.sa/AA-AA-1/Ta.Sa-2/Pu/48/2023-24 issued by Bangalore Development Authority on behalf of Commissioner.	Photo copy
73.	NOC dated 22.10.2020 issued by the Bharat Sanchar Nigam Limited.	Original



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

74.	NOC dated 20.11.2020 issued by the Airports Authority of India, Bangalore.	Original
75.	NOC dated 01.12.2020 in No.EEE/CDP/AEE (O)/AE (T)/2020-21/7334-35 issued by the Executive Engineer, Electric O and M, Division, Bangalore, Electric Supply Company Limited.	Original
76.	NOC dated 06.04.2021 bearing No. SEIAA 133 CON 2022 issued by the State Level Environment Impact Assessment Authority-Karnataka.	Original
77.	Revised NOC dated 12.12.2023 bearing No. KSFES/GBC (1)/443 docket No. KSFES/NOC/029/2023 issued by the Office of the Director General of Police Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services.	Online Original
78.	NOC dated 04.03.2023 in No.SVP/NOC/2023-24 issued by the Village Panchayath, Shantipura, Anekal Taluk.	Original

**Survey Documents, endorsements and encumbrance certificates with respect to Survey**

**No.60/1**

79.	Karnataka revision settlement akarband extract with respect to Survey No.60/1.	Photocopy
80.	Receipt patta (form No.11) issued by the Village Accountant, Choodasandra Village, for the period 1991-92 with respect to Survey No.60/1.	Original Seen
81.	Endorsement dated 26.06.2009 in No.L.R.F.C.R.209/2009-10 issued by the Special Tahsildar, Anekal Taluk, Anekal under Forms 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No.60/1 and Survey No.60/2.	Original
82.	Endorsement dated 07.09.2010 in No.P.T.C.L/CR/28/2010-11 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore under the provisions of The Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.	Original



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

83.	Endorsement dated 15.02.2020 in No.Bangalore/SLAO-2/3990/2019-20 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore with respect to Survey No.60/1 measuring 1 acre 26 guntas.	Photocopy
84.	Encumbrance certificates issued for the period 01.04.1960 to 31.03.1967, 01.04.1967 to 31.03.1990, 01.04.1990 to 31.03.2004, 01.04.2004 to 12.12.2007, 01.04.2007 to 04.07.2009 with respect to the land bearing Survey No.60/1.	Certified Copy
85.	Encumbrance certificate issued for the period 01.04.1960 to 31.03.1990 with respect to the land bearing Survey No.60/1.	Certified Copy
86.	Encumbrance certificate issued for the period 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/1.	Certified Copy
87.	Encumbrance certificate issued for the period 01.04.2009 to 06.09.2010 with respect to the land bearing Survey No.60/1.	Certified Copy
88.	Encumbrance certificate issued for the period 01.04.2011 to 16.07.2011 with respect to the land bearing Survey No.60/1.	Certified Copy
89.	Encumbrance certificate issued for the period 01.04.2012 to 19.12.2019 with respect to the land bearing Survey No.60/1.	Certified Copy
<b>Survey Documents, endorsements and encumbrance certificates with respect to Survey No.60/2</b>		
90.	Karnataka revision settlement akarband extract with respect to Survey No.60/2.	Photocopy
91.	Endorsement dated 04.09.2002 in No.L.R.F.C.R.150/2002-03 issued by the Special Tahsildar, Anekal Taluk, Anekal under Form 7 of the Karnataka Land Reforms Act, 1961 with respect to Survey No.60/2.	Certified Copy
92.	Endorsement dated 26.06.2009 in No.L.R.F.C.R.209/2009-10 issued by the Special Tahsildar, Anekal Taluk, Anekal under Forms 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No.60/1 and Survey No.60/2.	Original



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

93.	Endorsement dated 07.09.2010 in No.P.T.C.L/CR/29/2010-11 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore under the provisions of The Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.	Original
94.	Endorsement dated 19.06.2020 Doc No.114/2020-21 Issued by BDA	Photocopy
95.	Endorsement dated 15.02.2020 in No.Bangalore/SLAO-2/3991/2019-20 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore with respect to Survey No.60/2.	Original
96.	Panchayat Khata in Form 11B dated 27.05.2020, issued by the Panchayat Development Officer, Choodasandra village panchayat, Anekal Taluk with respect to Survey No.60/2.	Original
97.	Property tax receipt dated 23.03.2020 in No.1195081 issued by the Panchayat Development Officer Shantipura Grampanchayath for the year 2011-12 to 2018-19 with respect to the khata No. 313/60/2.	Original
98.	Village map of Choodasandra	Photocopy
99.	Encumbrance certificates issued for the period 01.04.1960 to 31.03.1967, 01.04.1960 to 31.03.1990, 01.04.1967 to 31.03.1990, 01.04.2004 to 13.12.2007, 01.04.2007 to 04.07.2009, 01.04.2012 to 19.12.2019, 25.10.2021 to 05.02.2024 with respect to the land bearing Survey No.60/2.	Certified Copy
100.	Encumbrance certificate issued for the period 01.04.1959 to 31.03.2004 with respect to the land bearing Survey No.60/2.	Photocopy
101.	Encumbrance certificate issued for the period 01.04.1995 to 25.06.2003 with respect to the land bearing Survey No.60/2.	Certified Copy
102.	Encumbrance certificate issued for the period 01.04.1990 to 31.03.2004 with respect to the land bearing Survey No.60/2.	Certified Copy



**AZB & PARTNERS**  
ADVOCATES & SOLICITORS

103.	Encumbrance certificate issued for the period 01.04.2004 to 18.05.2012 with respect to the land bearing Survey No.60/2.	Certified Copy
104.	Encumbrance certificate issued for the period 01.04.2009 to 06.09.2010 with respect to the land bearing Survey No.60/2.	Certified Copy
105.	Encumbrance certificate issued for the period 01.04.2011 to 16.07.2011 with respect to the land bearing Survey No.60/2.	Certified Copy
106.	Encumbrance certificate issued for the period 01.04.2004 to 26.10.2021 with respect to the land bearing Survey No.60/2.	Certified Copy
107.	Public notices both dated 06.06.2020 issued by Roopa Shetty, Advocate, Lex Situs, in Vijaya Karnataka and Times of India newspapers calling for any claims and objections with respect to Survey Nos.60/1 and 60/2.	Original
108.	Sale deed dated 22.08.2024 registered as Document No. SRJ-1-04473/2024-25 in book-I registered in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi.	Photo copy
109.	Joint Development Agreement dated 23.08.2024 registered as document No.SRJ-1-04499/2024-25 in Book-I before the sub-registrar, Basavanagudi (Sarjapura),	Photo copy
110.	General power of attorney dated 23.08.2024 registered as document No.SRJ-4-00401/2024-25, before the sub-registrar, Basavanagudi (Sarjapura),	Photo copy
111.	Special Power of Attorney dated 23.08.20024 registered as Document No. SRJ-4-00402/2024-25 in book No. IV before the sub-registrar, Basavanagudi (Sarjapura),	Photo copy
112.	Encumbrance certificate issued for the period 29.05.2024 to 21.11.2024 of Survey Nos. 60/1 and 60/2.	Photo copy