



SUNDARASWAMY & RAMDAS ADVOCATES

Partners : S. S. Ramdas, Bharathi Ramdas, Pradeep S. Sawkar, S. R. Kamalacharan

SIPANI DEVELOPERS PRIVATE LIMITED

7th Mile, Arekere Gate,
L & T South City Road,
Bannerghatta Road,
Bangalore - 560 076

16 December 2024

Dear Sir,

SUB: All that piece and parcel of converted land bearing Survey No.122/3, BBMP PID No.26/47/122/3, Old Grama Panchayath Khatha No.3, Assessment No.122/1, situated at Doddabidarakallu Village, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru measuring in all about 87,120 Square Feet (2 Acres approximately).

I. Documents furnished (all photocopies):

Sl.No.	Date	Particulars of Document
1.	28.10.1929	Sale Deed executed by (1) Sri Ramaswamy, (2) Sri Varadarajan and (3) Sri Gopalan all sons of Sri C.V. Rangacharulu since minors represented by their Guardians Sri A Srinivasa Raghavachari, son of Sri A. Krishnaswami Iyengar, appointed as such by the District Judge of Bangalore in Misc. No.82 of 1923-24 on the file of District Judge Mysore in favour of Sri B. Nagappa son of late B. Marappa (registered as Document No.1276/29-30 of Book I, Volume 148, at Pages 249 to 309, in the Office of the Sub-Registrar, Bangalore) (in respect of land measuring 1031 acres 26 guntas in Kayam Gutta Village of Doddabidrakal).
2.	01.02.1936	Deed of Partition entered into amongst (i) Sri B.N. Vijayadeva and (ii) Sri B.N. Bhaskar Reddy, both sons of late Sri B. Nagappa, (iii) Smt. Akkayamma wife of late Sri B. Nagappa and (iv) Smt. B.N. Nagamma daughter of late Sri B. Nagappa (registered as Document No.1945 of 35-36, Book I, Volume 330, at pages 128 to 136 in the office of the Sub registrar Bangalore)
3.	19.09.1938	Sale Deed executed by Sri B.N. Bhaskar Reddy son of late Sri B. Nagappa in favour of Sri Sonti Kamesam son late Sri S.

		Venkataramaiah Pantulu (registered as Document No.1069/38-39 of Book I, Volume 442, at Pages 171 to 187 in the Office of the Sub-Registrar, Bangalore) (in respect of land measuring 1031 acres 26 guntas in Kayam Gutta Village of Doddabidrakal, including Survey No.122 measuring 10 acres 25 guntas).
4.	26.04.1949	Sale Deed executed by Dr. S. Kamesam son of late Sonti Venkataramaiah Pantulu in favour of Sri C. Anandappa son of Sri Chennappa (registered as Document No.6719/48-49, Book I, Volume 1047, at Pages 160 to 166, in the Office of the Sub-Registrar, Bangalore) (in respect of land measuring 1031 acres 26 guntas in Kayam Gutta Village of Doddabidrakal, including Survey No.122 measuring 10 acres 25 guntas).
5.	25.04.1950	Rectification Deed executed by Dr. S. Kamesam, son of late Sri Sonti Venkataramaiah Pantulu in favour of Sri C. Anandappa son of Sri Chennappa (registered as Document No.580/50-51 of Book-I, Volume 1112 at page 205 to 208 in the Office of the Sub-Registrar, Bangalore Taluk)
6.	31.03.1953	Sale Deed executed by Dr. S. Kamesam son of late Sonti Venkataramaiah Pantulugarulu in favour of Sri Mohanlal Kapur son of late Sri Thakurdas Kapur (registered as Document No.7582/52-53, Book I, Volume 1332, at pages 140 to 146 in the Office of the Sub-Registrar, Bangalore Taluk) (in respect of survey Nos.6, 118, 119, 120 122 123 and 124 measuring 79 acres 14 guntas of Doddabidrukallu Village and Survey No.8, measuring 10 acres 23 guntas of Nagasandara Village in all measuring 89 acres 37 guntas).
7.	24.02.1954	Sale Deed executed by Sri Mohanlal Kapur, son of late Sri Thakurdas Kapur in favour of Smt. Malathi Kameshan and Sri Lalitha Kameshan both daughters of late Dr. S. Kamesam (registered as Document No.7265/53-54 of Book I, Volume 1398, at Pages 18 to 24 in the Office of the Sub-Registrar, Bangalore Taluk) (in respect of survey Nos.6, 118, 119, 120 122 123 and 124 measuring 79 acres 14 guntas of Doddabidrukallu Village and Survey No.8, measuring 10 acres 23 guntas of Nagasandara Village in all measuring 89 acres 37 guntas).





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8.	23.09.1954	Sale Deed executed by Smt. Malathi Kameshan and Sri Lalitha Kameshan both daughters of late Dr. S. Kamesam in favour of (1) His Highness Maharaja Mohun Samsher Jung Bahadur Rana, (2) Her Highness Maharani Diksha Kumari (3) Lt. General Sharath Samsher Jung Bahadur Rana and (4) Rani Saraladevi (registered as Document No.3085/54-55, Book I, Volume 1398, at pages 208 to 221 in the Office of the Sub-Registrar Bangalore Taluk) (in respect of survey Nos.6, 118, 119, 120 122 123 and 124 measuring 79 acres 14 guntas of Doddabidrukhal Village and Survey No.8, measuring 10 acres 23 guntas of Nagasandara Village in all measuring 89 acres 37 guntas).
9.	06.04.1962	Release Deed executed by Rani Suprajaya Laxmi, wife of Maharaja Sangram Singh of Somode, in favour of (1) His Highness Maharaja Mohun Samsher Jung Bahaddu Rana of Nepal, (2) Lt. General Sharath Samsher Jung Bahadur Rana & (3) Rani Sarala Devi, wife of late Lt. General Bijoy Shamsher Jung Bahadur Rana (registered as Documents bearing No.141/62-63 of Book I, Volume 2146, Pages 100 to 103 in the Office of the Sub-Registrar, North Bangalore) (in respect of survey Nos.6, 118, 119, 120 122 123 and 124 measuring 79 acres 14 guntas of Doddabidrukhal Village and Survey No.8, measuring 10 acres 23 guntas of Nagasandara Village in all measuring 89 acres 37 guntas).
10.	06.04.1962	Release Deed executed by Rajmata Shagendra Rajya Laxmi, wife of Sri Rao Udai Singh in favour of (1) His Highness Maharaja Mohun Samsher Jung Bahaddur Rana (2) Lt. General Sarada Samsher Jung Bahadur Rana & (3) Rani Sarala Devi, wife of late Lt. General Bijoya Shamsher Jung Bahadur Rana (registered as Documents bearing No.142/62-63 of Book I, Volume 2145, Pages 144 to 150 in the Office of the Sub-Registrar, North Bangalore) (in respect of survey Nos.6, 118, 119, 120 122 123 and 124 measuring 79 acres 14 guntas of Doddabidrukhal Village and Survey No.8, measuring 10 acres 23 guntas of Nagasandara Village in all measuring 89 acres 37 guntas).



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11.	06.04.1962	Release Deed executed by Rani Mahendra Rajya Laxmi, wife of Rana Shivamba Singh in favour of (1) His Highness Maharaja Mohun Samsher Jung Bahaddu Rana (2) Lt. General Sarada Samsher Jung Bahadur Rana & (3) Rani Sarala Devi, wife of late Lt. General Bijoya Shamsheer Jung Bahadur Rana (registered as Documents bearing No.143/62-63 of Book I, Volume 2144, Pages 156 to 160 in the Office of the Sub-Registrar, North Bangalore) (in respect of survey Nos.6, 118, 119, 120 122 123 and 124 measuring 79 acres 14 guntas and Survey No.8, measuring 10 acres 23 guntas of Nagasandara Village in all measuring 89 acres 37 guntas).
12.	06.04.1962	Release Deed executed by Yuvarani Shadrajaya Laxmi, wife of Yuvaraja Girish Chandra Singh in favour of (1) His Highness Maharaja Mohun Samsher Jung Bahaddurana (2) Lt. General Sarada Samsher Jung Bahadur Rana & (3) Rani Sarala Devi, wife of late Lt. General Bijoya Shamsheer Jung Bahadur Rana (registered as Documents bearing No.144/62-63 of Book I, Volume 2143, Pages 177 to 184 in the Office of the Sub-Registrar, North Bangalore) (in respect of survey Nos.6, 118, 119, 120 122 123 and 124 measuring 79 acres 14 guntas of Doddabidrukhal Village and Survey No.8, measuring 10 acres 23 guntas of Nagasandara Village in all measuring 89 acres 37 guntas).
13.	06.04.1962	Release Deed executed by Maharani Lila Rajya Laxmi wife of late Maharaja Drimardau Singh in favour of (1) his Highness Maharaja Mohun Samsher Jung Bahaddurana (2) Lt. General Sarada Samsher Jung Bahadur Rana & (3) Rani Sarala Devi, wife of late Lt. General Bijoya Shamsheer Jung Bahadur Rana (registered as Documents bearing No.145/62-63 of Book I, Volume 2136, Pages 199 to 203 in the Office of the Sub-Registrar, North Bangalore) (in respect of survey Nos.6, 118, 119, 120 122 123 and 124 measuring 79 acres 14 guntas of Doddabidrukhal Village and Survey No.8, measuring 10 acres 23 guntas of Nagasandara Village in all measuring 89 acres 37 guntas).
14.	06.04.1962	Release Deeds executed by Rani Mohabhakta Laxmi, wife Raja Pashupati Pratap Singh in favour of 1) his Highness Maharaja



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		Mohun Samsheer Jung Bahaddurana (2) Lt. General Sarada Samsheer Jung Bahadur Rana & (3) Rani Sarala Devi, wife of late Lt. General Bijoya Samsheer Jung Bahadur Rana (registered as Documents No.146 of Book I, Volume 2146, Pages 103 to 107 203 in the Office of the Sub-Registrar, North Bangalore) (in respect of survey Nos.6, 118, 119, 120 122 123 and 124 measuring 79 acres 14 guntas of Doddabidrukhal Village and Survey No.8, measuring 10 acres 23 guntas of Nagasandara Village in all measuring 89 acres 37 guntas).
15.	23.10.1962	Sale Deed executed by (i) His Highness Maharaja Mohun Samsheer Jung Bahadur Rana (ii) Lt. General Sarada Samsheer Jung Bahadur Rana & (iii) Rani Sarala Devi, represented by their Power of Attorney holder Sri Bhoj Bahadur Neupane in favour of M/s. Prakash Roadlines (P) Ltd., (registered as Document No.8054 of Book-I, Volume 2217 at pages 245 to 250 in the Office of the Sub-Registrar, North Taluk, Bangalore) (in respect of Survey No.122, measuring 2 acres 32 ½ guntas of Doddabidarakal Village).
16.	07.02.2004	Special Power of Attorney executed by Sri Suresh Kumar Manchanda, son of Sri Chanandas Manchanda, Director of M/s. Prakash Roadlines Limited in favour of Sudershan Kumar Manchanda.
17.	24.01.2004	Sale Deed executed by Prakash Roadlines Limited represented by its Chairman and Director Sri Sudershan Kumar Manchanda and Smt. Usha N. Rao, wife of Sri B.K. Narayan Rao as Confirming Party in favour of (i) Sri Ramesh Chand Nahar, son of Late Sri Ratan Chand Nahar (ii) Smt. Shoba Devi Nahar, wife of Sri Ramesh Chand Nahar and (iii) Sri Pavan Chand Nahar, son of Sri Ramesh Chand Nahar (registered as Document No.41237/03-04 stored in C.D. No.164 in the Office of the Central Sub-Registrar, Bangalore North Taluk, Bangalore) (in respect of Survey No.122, measuring 2 acres 18.10 guntas of Doddabidarakal Village).
18.	28.11.2019	Release Deed executed by Sri Ramesh Chand Nahar, son of late Sri Ratan Chand Nahar, Smt. Shradha Sipani and Kum. Varsha Nahar, both daughters of Sri Ramesh Chand Nahar in favour of Sri Pavan Chand Nahar, son of Sri Ramesh Chand Nahar



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		(registered as Document No.VJN-1-08030/2019-20, Stored in C.D. No.VJND451, in the office of the Senior Sub registrar, Vijayanagar, Bengaluru). (in respect of 1/3 undivided share, right, title and interest in Survey No.122/3, 2 acres 18.10 guntas of Doddabidarakal Village).
19.	02.08.2024	Joint Development Agreement entered into between Sri Pavan Chand Nahar, son of Sri Ramesh Chand Nahar and Sri Ramesh Chand Nahar, son of late Sri Ratan Chand Nahar with Sipani Developers Private Limited, represented by its Director Sri Sunil Kumar Sipani (registered as Document No.RJN-1-02228/2024-25, in the office of the Sub registrar, Rajajinagar, Bengaluru).
20.	02.08.2024	Power of Attorney executed by Sri Pavan Chand Nahar, son of Sri Ramesh Chand Nahar and Sri Ramesh Chand Nahar, son of late Sri Ratan Chand Nahar in favour of Sipani Developers Private Limited, represented by its Director Sri Sunil Kumar Sipani (registered as Document No.RJN-4-0204/2024-25, in the office of the Sub registrar, Rajajinagar, Bengaluru).
21.		Record of Rights
22.		RTC for the period 1972-73 to 76-77 and 95-96 to 96-97 in respect of Survey No.122.
23.		RTC for the period 2001 to 2002 to 2015-16 in respect of Survey No.122/3-p1.
24.		Mutation Registrar bearing M.R. No.3/62-63.
25.	22.03.2018	Order passed by the Court of the Assistant Commissioner Bengaluru North Sub Division at Bengaluru in R.A. (BN:294/2016-17
26.	01.09.1965	Official Memorandum bearing No.B.Dis/ ALN SR 1277 130/1963-64, in respect of Survey No.122/3, measuring 2 acres 32 ½ gunta.
27.		Encumbrance Certificate for the periods 01.07.1924 to 31.03.1980 and 01.04.1980 to 31.03.2004 in respect of Survey No.122.
28.		Encumbrance Certificate for the periods 01.04.1950 to 31.03.1989, 01.04.2002 to 31.03.2005 and 01.04.2004 to 04.08.2024 in respect of Survey No.122/3.
29.	01.05.2024	Special Notice issued by Bruhat Bengaluru Mahanagara Palike

30.	04.05.2024	Betterment charges paid receipt
31.	04.08.2024	Khatha Certificate and Extract issued by Bruhat Bengaluru Mahanagara Palike.
32.		Tax paid receipt for the year 2024-25
33.		Death Certificate of Smt. Shoba Devi Nahar
34.		Family tree of Sri Ramesh Chand Nahar
35.		Mula Tippani of Survey No.122.
36.		Hissa Tippani for Survey No.122/3
37.		Akarbandh
38.		Village Map of Doddabidrakallu
39.	23/24.11.2015	Copy of the Preliminary Notification issued under Section 28(1) of Karnataka Industrial Area Development Board Act, 1966 (in respect of 35 square metres in Survey No.122/3)
40.	01.01.2016	Copy of the Notice issued to Sri Ramesh Chand Nahar and others in terms of Section 28(2) of Karnataka Industrial Area Development Board Act, 1966. (in respect of 35 square metres in Survey No.122/3)
41.	24.09.2016	Copy of the Final Notification issued under Section 28(4) of Karnataka Industrial Area Development Board Act, 1966. (in respect of 35 square metres in Survey No.122/3)
42.	25.07.217	Entire copies in Writ Petition No.33654/2017 filed before the High Court of Karnataka by Sri Ramesh Chand Nahar and others against State of Karnataka and Others
43.	17.01.2018	Common Order passed by the High Court of Karnataka in Writ Petition No.33654-33656/2017.
44.		Sketch issued by Surveyor, Bengaluru North Taluk showing the lands acquired by National Highways Authority of India and Bangalore Metro Rail Corporation of India.
45.	09.12.2024	Official Memorandum bearing Application No.22515, issued by Deputy Commissioner, Bengaluru District converting the Subject Property for residential use.

II. Narration of flow of title:

1. It is seen that, originally the land measuring 1,031 acres 26 guntas in several Survey Numbers of Kayam Gutta Village of Doddabidrakallu, Yeshwanthpura Hobli, Bangalore Taluk belonged to Sri A. Ragavacharlu. After the death of Sri A. Ragavacharlu, his only son Sri C.V. Rangacharlu succeeded to the estate of the deceased.

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2. It is seen that, during the lifetime of Sri C.V. Rangacharlu, who had contracted debt, filed an application before the District Judge in Misc. No.82 of 1923-24 on the file of District Judge of Mysore, which was to be binding on his minor sons viz., (i) Sri Ramaswamy, (ii) Sri Varadarajan and (iii) Sri Gopalan to be satisfied. The District Judge of Mysore, appointed Sri A. Srinivasa Raghavachari, son of Sri A. Krishnaswami Iyengar as guardian of (i) Sri Ramaswamy, (ii) Sri Varadarajan and (iii) Sri Gopalan, all sons of Sri C.V. Rangacharlu, since minors and directed the property be sold in public auction to the highest bidder. The properties measuring 1,031 acres 26 guntas in several Survey Numbers of Kayam Gutta Village of Doddabidrakallu, Yeshwanthpura Hobli, Bangalore Taluk was sold by auction in favour of Sri B. Nagappa, son of late Sri B. Marappa under a Sale Deed dated 28/10/1929.
3. It is seen that, after the death of Sri B. Nagappa, son of late Sri B. Marappa his family members viz., (i) Sri B.N. Vijayadeva and (ii) Sri B.N. Bhaskar Reddy, both sons of late Sri B. Nagappa, (iii) Smt. Akkayamma wife of late Sri B. Nagappa and (iv) Smt. B.N. Nagamma daughter of late Sri B. Nagappa have entered into a registered Deed of Partition dated 01/02/1936. Under the said partition, the land measuring 1,031 acres 26 guntas in several Survey Numbers of Kayam Gutta Village of Doddabidrakallu, Yeshwanthpura Hobli, Bangalore Taluk was allotted to the share of Sri B.N. Bhaskar Reddy, son of late Sri B. Nagappa.
4. It is seen that, Sri B.N. Bhaskar Reddy, son of late Sri B. Nagappa has sold the land measuring 1,031 acres 26 guntas in several Survey Numbers in Kayam Gutta Village of Doddabidrakallu, including property in Survey No.122 measuring 10 acres 25 guntas in favour of Sri Sonti Kamesam, son late Sri S. Venkataramaiah Pantulu under a Sale Deed dated 19/09/1938.
5. It is seen that, Dr. S. Kamesam son of late Sonti Venkataramaiah Pantulu has sold the land measuring 1,031 acres 26 guntas in several Survey Numbers in Kayam Gutta Village of Doddabidrakallu, including property in Survey No.122 measuring 10 acres 25 guntas in favour of Sri C. Anandappa, son of Sri Chennappa under a Sale Deed dated 26/04/1949.
6. It is seen that, a Rectification Deed dated 25/04/1950 was executed by Dr. S. Kamesam, son of late Sri Sonti Venkataramaiah Pantulu in favour of Sri C. Anandappa, son of Sri Chennappa clarifying that the lands in Survey Nos.6, 118, 119, 120 122 123 and

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124 measuring 79 acres 14 guntas of Doddabidrula Village and Survey No.8, measuring 10 acres 23 guntas of Nagasandara Village in all measuring 89 acres 37 guntas were not part of the said sale under the Sale Deed dated 26/04/1949. The Purchaser Sri C. Anandappa son of Sri Chennappa was only entitled to collect assessment and the said lands always vested with the Vendor Dr. S. Kamesam.

7. It is seen that, Dr. S. Kamesam, son of late Sonti Venkataramaiah Pantulugarulu has sold the land bearing survey Nos.6, 118, 119, 120 122 123 and 124 measuring 79 acres 14 guntas of Doddabidrakallu Village and Survey No.8, measuring 10 acres 23 guntas of Nagasandara Village in all measuring 89 acres 37 guntas in favour of Sri Mohanlal Kapur, son of late Sri Thakurdas Kapur under a Sale Deed dated 31/03/1953.

8. It is seen that, Sri Mohanlal Kapur, son of late Sri Thakurdas Kapur has re-conveyed the land bearing Survey Nos.6, 118, 119, 120 122 123 and 124 measuring 79 acres 14 guntas of Doddabidrakallu Village and Survey No.8, measuring 10 acres 23 guntas of Nagasandara Village in all measuring 89 acres 37 guntas in favour of Smt. Malathi Kameshan and Smt. Lalitha Kameshan, both daughters of late Dr. S. Kamesam under a Sale Deed dated 24/02/1954.

9. It is seen that, Smt. Malathi Kameshan and Smt. Lalitha Kameshan, both daughters of late Dr. S. Kamesam have sold the land bearing survey Nos.6, 118, 119, 120 122 123 and 124 measuring 79 acres 14 guntas of Doddabidrakallu Village and Survey No.8, measuring 10 acres 23 guntas of Nagasandara Village in all measuring 89 acres 37 guntas in favour of (i) His Highness Maharaja Mohun Samsher Jung Bahadur Rana, (ii) Her Highness Maharani Diksha Kumari (iii) Lt. General Sharath Samsher Jung Bahadur Rana and (iv) Rani Saraladevi under a Sale Deed dated 23/09/1954.

10. It is seen that, after the death of Her Highness Maharani Diksha Kumari on 05/03/1958, her six daughters viz., (i) Rani Suprajaya Laxmi, wife of Maharaja Sangram Singh of Somode, (ii) Rajmata Shagendra Rajya Laxmi, wife of Sri Rao Udai Singh, (iii) Rani Mahendra Rajya Laxmi, wife of Rana Shivamba Singh, (iv) Yuvarani Shadrajaya Laxmi, wife of Yuvaraja Girish Chandra Singh, (v) Maharani Lila Rajya Laxmi, wife of late Maharaja Drimardau Singh, and (vi) Rani Mohabhakta Laxmi, wife Raja Pashupati Pratap Singh have all executed separate Release Deeds, all dated 06/04/1962 in favour of (i) His Highness Maharaja Mohun Samsher Jung Bahadur Rana (ii) Lt. General Sarada Samsher Jung Bahadur Rana & (iii) Rani Sarala Devi, wife of late Lt. General Bijoya Shamsheer Jung Bahadur Rana relinquishing their right, title and interest in the land bearing Survey Nos.6,

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118, 119, 120 122 123 and 124 measuring 79 acres 14 guntas of Doddabidrakallu Village and Survey No.8, measuring 10 acres 23 guntas of Nagasandara Village in all measuring 89 acres 37 guntas.

11. It is seen that, (i) His Highness Maharaja Mohun Samsheer Jung Bahadur Rana (ii) Lt. General Sarada Samsheer Jung Bahadur Rana & (iii) Rani Sarala Devi, wife of late Lt. General Bijoya Samsheer Jung Bahadur Rana, all represented by their Agent/Power of Attorney holder Sri Bhoj Bahadur Neupane have sold the land bearing Survey No.122, measuring 2 acres 32 ½ guntas of Doddabidrakallu Village, Yeshwanthpura Hobli, Bangalore in favour of M/s. Prakash Roadlines (P) Ltd., under a Sale Deed dated 23/10/1962.

12. It is seen that, Sri Suresh Kumar Manchanda, son of Sri Chanandas Manchanda, Director of M/s. Prakash Roadlines Limited has executed a Special Power of Attorney dated 07/02/2004 appointing Sri Sudershan Kumar Manchanda as the Agent on behalf of the said company to sell the land bearing Survey No.122, measuring 2 acres 32 ½ guntas of Doddabidrakallu Village, Yeshwanthpura Hobli, Bangalore in favour of prospective Purchasers.

13. It is seen that, M/s. Prakash Roadlines Limited represented by its Chairman and Director Sri Sudershan Kumar Manchanda and Smt. Usha N. Rao, wife of Sri B.K. Narayan Rao, as Confirming Party have sold the land bearing Survey No.122/3, measuring 2 acres 18.10 guntas of Doddabidrakallu Village in favour of (i) Sri Ramesh Chand Nahar, son of Late Sri Ratan Chand Nahar (ii) Smt. Shoba Devi Nahar, wife of Sri Ramesh Chand Nahar and (iii) Sri Pavan Chand Nahar, son of Sri Ramesh Chand Nahar under a Sale Deed date 24/01/2004 and was put in possession thereof.

14. It is seen that, after the death of Smt. Shoba Devi Nahar on 10/10/2019, her 1/3rd share devolved up on her husband Sri Ramesh Chand Nahar, and children viz., Sri Pavan Chand Nahar, Smt. Shradha Sipani and Kum. Varsha Nahar, in equal shares. Therefore, her husband Sri Ramesh Chand Nahar, son of late Sri Ratan Chand Nahar, Smt. Shradha Sipani and Kum. Varsha Nahar, both daughters of Sri Ramesh Chand Nahar have executed a Release Deed dated 28/11/2019 in favour of Sri Pavan Chand Nahar, son of Sri Ramesh Chand Nahar relinquishing their respective shares in the 1/3rd share in the Subject Property that had devolved upon them from late Smt. Shoba Devi Nahar; Accordingly, Sri Pavan Chand Nahar became the owner of 2/3rd undivided share, right, title and interest in the

Subject Property and Sri Ramesh Chand Nahar has remained the owner of the balance 1/3rd undivided share, right, title and interest in the Subject Property.

15. It is seen that, Sri Pavan Chand Nahar, son of Sri Ramesh Chand Nahar and Sri Ramesh Chand Nahar, late Sri Ratan Chand Nahar have entered into a Joint Development Agreement dated 02/08/2024 with Sipani Developers Private Limited, represented by its Director Sri Sunil Kumar Sipani. Under the said Joint Development Agreement Landowners, will be entitled to 25% Saleable Super Built-Up Area along with 25% undivided share in the Subject Property and the Developer, Sipani Developers Private Limited will be entitled to 75% Saleable Super Built-Up Area along with 75% undivided share in the Subject Property, subject to execution of Allocation Agreement to be entered into between the Landowners and the Developers.

16. It is seen that, simultaneously with the execution of Joint Development Agreement dated 02/08/2024, the landowners Sri Pavan Chand Nahar, son of Sri Ramesh Chand Nahar and Sri Ramesh Chand Nahar, son of late Sri Ratan Chand Nahar have also executed a registered Power of Attorney dated 02/08/2024 authorizing the Developer to develop and sell its 75% Saleable Super Built-Up Area along with 75% undivided share in the Subject Property to third party purchasers.

17. Record of Rights bearing No.1073 in respect of Survey No.122, measuring 2 acres 32 ½ guntas has been produced. It shows that the land in Survey No.122, measuring 2 acres 32 ½ guntas, of Doddabidarakallu was sold by Mohun Samsher Jung Bahadur Rana and others in favour of M/s. Prakash Roadlines (P) Limited.

18. RTCs for the periods 1972-73 to 76-77 and 95-96 to 96-97 in respect of Survey No.122 have been produced to show that, for the period 1972-73 to 76-77 they reflect the name of Sri Mohun Samsher Jung Bahadur Rana and M/s. Prakash Roadlines (P) Limited in Column No.9 as Owner/Occupant and Smt. V Pramila, M/s. Prakash Roadlines (P) Limited and other names are seen in Column No.12 as Cultivators. For the periods 95-96 to 96-97 Sri Raja Mohun Samsher Jung Bahadur Rana, Prakash Roadlines (P) Limited and other names are seen in Column No.9 as Owner /Occupant and the Village Accountant, Bagalugunte Village Panchyath, Bangalore North Taluk has endorsed the conversion for land in Survey No.122, measuring 2 acres 32 ½ guntas.

19. RTCs for the period 2001 to 2002 to 2015-16 in respect of Survey No.122/3-p1 have been produced. For the periods 2001 to 2002 to 2008-09 they reflect the name of M/s.



Prakash Roadlines (P) Limited in Column No.9 as Owner/Occupant. For the periods 2009-10 to 2015-16 they reflect the name of M/s. Prakash Roadlines (P) Limited and in Column No.9 it reflects the name of M/s. Prakash Roadlines (P) Limited as Cultivator.

20. Mutation Registrar bearing M.R. No.3/62-63 has been produced to show that (i) His Highness Maharaja Mohun Samsher Jung Bahaddu Rana (ii) Lt. General Sarada Samsher Jung Bahadur Rana & (iii) Rani Sarala Devi, have sold land bearing Survey No.122, measuring 2 acres 32 ½ guntas in favour of M/s. Prakash Roadlines (P) Ltd.,

21. It is seen that, Sri Ramesh Chand Nahar and others have filed an R.A. (BN)294/2016-17, before the Assistant Commissioner, Bengaluru North Sub-Division at Bengaluru against the Tahsildar, Bengaluru North Taluk and others for rectifying the RTCs in respect Survey No.122/3 of Doddabidrakallu Village, Yeshwanthpura Hobli, Bengaluru North Taluk. The Assistant Commissioner, Bengaluru North Sub-Division at Bengaluru has passed an Order dated 22/03/2018 directing the Tahsildar, Bengaluru North Taluk, Bengaluru to remove the entry 'Hissa No.3-P1' and mention only Hissa No.3 in Column No.2 of the RTC.

22. It is seen that, M/s. Prakash Roadlines Official has applied to the Deputy Commissioner, Bangalore District for conversion of the Subject Property from agricultural use to non-agricultural industrial building purpose and the Deputy Commissioner, Bangalore District has accorded permission for conversion of Subject Property to non-agricultural industrial building purpose vide Official Memorandum bearing No.B.Dis/ALN SR 1277 130/1963-64, (Copy Not Legible) dated 01/09/1965.

23. Encumbrance Certificates for the periods 01/07/1924 to 31/03/1980 and 01/04/1980 to 31/03/2004 in respect of Survey No.122 and Encumbrance Certificates for the periods 01/04/1950 to 31/03/1989, 01/04/2002 to 31/03/2005, 01/04/2004 to 04/08/2024 in respect of Survey No.122/3 have been produced. The Encumbrance Certificates do not reflect all the transactions prior to the year 1953. However, after 1953 the encumbrance certificates reflect all the aforesaid known transactions, and no other adverse transactions are reflected. It is further seen that since 1962, all known transactions are reflected, and no unknown transactions are seen for the past 62 years. Hence, the encumbrance certificates may be accepted and acted upon.

24. It is seen that, Special Notice dated 01/08/2024 issued by Bruhat Bengaluru Mahanagara Palike has been produced to show that, out of the land measuring 2 acres 18.10



guntas and kharab 2 guntas, the land measuring 0 acre 20.10 guntas has been acquired for the purpose of National Highways Authority of India and Bangalore Metro Rail Corporation Limited. It is also seen that after survey and rectification of measurement of the property, it was directed to issue *khatha* for the balance land measuring 2 acres subject to terms and conditions.

25. It is seen that under a receipt dated 04/05/2024, Betterment Charges have been paid to Bruhat Bengaluru Mahanagara Palike. *Khatha* Certificate and Extract issued by Bruhat Bengaluru Mahanagara Palike both dated 01/08/2024 have been produced to show that the names of Sri Ramesh Chand Nahar and Sri Pavan Chand Nahar are reflected in the revenue records of Bruhat Bengaluru Mahanagara Palike, at its owners. It is also seen that Sri Ramesh Chand Nahar and Sri Pavan Chand Nahar have paid up-to-date property taxes i.e., for the year 2024-25.

26. Death Certificate of Smt. Shoba Devi Nahar has been produced and Family tree of Smt. Shoba Devi Nahar has been produced to show that, after her death her share in the Subject Property devolved upon her heirs viz., her husband (i) Sri Ramesh Chand Nahar, her son (ii) Sri Pavan Chand Nahar and her daughters (iii) Smt. Shradha Sipani and (iv) Kum. Varsha Nahar.

27. Mula Tippani for property in Survey No.122 has been produced. Hissa Tippani for the property in Survey No.122 has been produced to show bifurcation of Survey No.122 into 122/1, 122/2 and 122/3. Akarbandh for property in Survey No.122 has been produced, which shows the extent thereof. Village Map of Doddabidrukallu Village has been produced to show that Survey No.122 exists in the Village.

28. Copy of the Preliminary Notification dated 23-24/11/2015 issued under Section 28(1) of Karnataka Industrial Area Development Board Act, 1966 (in respect of 35 square metres in Survey No.122/3), Copy of the Notice 01/01/2016 issued to Sri Ramesh Chand Nahar and others in terms of the Section 28(2) of Karnataka Industrial Area Development Board Act, 1966 (in respect of 35 square metres in Survey No.122/3) and Copy of the Final Notification dated 24/09/2016 issued under Section 28(4) of Karnataka Industrial Area Development Board Act, 1966 (in respect of 35 square metres in Survey No.122/3) have been produced to show that the Notifications issued by the Karnataka Industrial Area Development Board for acquisition of in respect of 35 square metres in Survey No.122/3 and no other Notifications have been produced in respect of other portions of the land in Survey No.122/3 of Doddabidrukallu Village. However, the *khatha* certificate and extract



issued by the BBMP would indicate the available area of land after the aforesaid acquisition.

29. Copies of the papers in Writ Petition No.33654/2017 filed before the High Court of Karnataka by Sri Ramesh Chand Nahar and others against State of Karnataka and Others has been produced seeking to issue a Writ of Mandamus directing the Respondent Authority to act in terms of the final notification under Section 28(4) of the K.I.A.D.B. Act, 1966 dated 24/09/2016 and shall not exceed their jurisdiction by entering the remaining property of the Petitioners. A Common Order dated 17/01/2018 was passed by the High Court of Karnataka in Writ Petition No.33654-33656/2017 stating that, BMRCL shall hand over the extra area to the landowners after survey and denoting the acquired area, acquired area and the area which will be handed over back to the owners.

30. Sketch issued by Surveyor, Bengaluru North Taluk has been produced, that shows that around 15 guntas of land has been acquired by National Highways Authority of India for road widening and 830.70 square metres, 112.00 square metres and 177.19 square metres has been acquired by Bangalore Metro Rail Corporation of India for the purpose of metro rail project. These areas which have been acquired are outside the boundaries of the Subject Property.

31. It is seen that, land bearing Survey No.122/3, situated at Doddabidarakallu Village, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru measuring 2 acres 18.10 guntas has been converted from industrial use to residential use vide Official Memorandum bearing Application No.22515, dated 09/12/2024 issued by Deputy Commissioner, Bengaluru District.

In view of the above, we are the opinion that, the Residential converted land bearing Survey No.122/3, BBMP PID No.26/47/122/3, Old Grama Panchayath *Khatha* No.3, Assessment No.122/1, situated at Doddabidarakallu Village, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru measuring in all about 87,120 square feet (2 Acres approximately) vests absolutely with Sri Ramesh Chand Nahar, son of late Sri Ratan Chand Nahar (2/3rd share) and Sri Pavan Chand Nahar, son of Ramesh Chand Nahar (1/3rd share) and that they have a good and marketable title thereto.

Sri Ramesh Chand Nahar, and Sri Pavan Chand Nahar, having entered into a Joint Development Agreement dated 02/08/2024 with Sipani Developers Private Limited, represented by its Director Sri Sunil Kumar Sipani, will be entitled to hold and own 25%

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Saleable Super Built-Up Area along with 25% undivided share in the Subject Property after the construction of the Apartment Complex. The Developer, Sipani Developers Private Limited will be entitled to hold and own 75% Saleable Super Built-Up Area along with 75% undivided share in the Subject Property, after the construction of the Apartment Complex and subject to execution of Allocation Agreement between the parties. The Developer can sell its share of 75% Saleable Super Built-Up Area along with 75% undivided share in the Subject Property under the Power of Attorney dated 02/08/2024 executed by Sri Ramesh Chand Nahar and Sri Pavan Chand Nahar in favour of the prospective purchasers.

We also advise that you should obtain the following approvals:

1. Apply and obtain plans sanction.
2. Register the proposed project under the rules and regulations of RERA, Karnataka.
3. Obtain E-khatha/E-aasthi for the Subject Property under the new regulations of the BBMP.

SCHEDULE

All that piece and parcel of residentially converted land bearing Survey No.122/3, with Doddabidarekallu Grama Panchayath Khatha No.3, Assessment No.122/1, situated at Doddabidarakallu Village, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru measuring in all about 87,120 square feet (2 Acres approximately) and the entire property is bounded as follows:

On the East : By Property in Survey No.122/3 and Survey No.122/2;
West : By Property bearing Survey No.121;
North : By Bagalugunte Village Border; and
South : By Property of BMRCL and thereafter by National Highway.

Yours faithfully,

(SUNDARASWAMY & RAMDAS)