

April 28<sup>th</sup>, 2025

To,

**M/s. One Bangalore Luxury Projects LLP  
Bangalore.**

Hereunder referred to as 'the Client'

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Report on Title. Please find below Report on Title issued based on the copies of the documents furnished to us.

**REPORT ON TITLE**

**INDEX**

CHAPTER	PARTICULARS	Page Nos.
I	SCHEDULE PROPERTY	02-03
II	COPIES OF DOCUMENTS FURNISHED FOR SCRUTINY	03-22
III	TRACING OF TITLE	22-76
IV	OPINION	76
V	OUR UNDERSTANDING	77
VI	MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED	77
VII	APPLICABLE ASSUMPTIONS AND DISCLAIMERS	78-79
VIII	CONTACT DETAILS	79

**I. SCHEDULE PROPERTY**

All that piece and parcels of the residentially converted land totally measuring **26 Acres 37.75 Guntas (excluding 27.3 Guntas of Kharab land)**, situated at Akkalenahalli - Mallenahalli Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District carved out of the following lands:

Sl. No.	Survey No.	Extent			Boundaries			
		Acres	Guntas	Kharab	East	West	North	South
1)	1 (p)	2	38.5	6	Gramathana	Sy. No. 1/2	Remaining Portion of Survey No. 1(P)	Sy. No. 41
2)	2/2	5	36.25	0	Sy. No. 7(p)	Sy. No. 1(p)	Sy. No. 37/10	Sy. No. 3/1
3)	7 (p)	0	7.75	0	Remaining portion of Sy. No. 7	Sy. No. 2(p)	Sy. No. 37/4	Sy. No. 6
4)	37/1	5	16.5	8.5	Yerthiganahalli Border	Sy. No. 37/4	Yerthiganahalli Border	Remaining portion of Sy. No. 37/1
5)	37/2	3	13	12.75	Sy. No. 37/10	Remaining portion of Sy. No. 37/2	Sy. No. 37/16 & 37/5	Sy. No.1
6)	37/4	2	24.75	0	Sy. No. 37/1	Sy. No. 37/7	Yerthiganahalli Border	Remaining portion of Sy. No. 37/4
7)	37/7	2	21.25	0	Sy. No. 37/4	Sy. No. 37/10	Remaining portion of Sy. No. 37/7	Sy. No. 37/4
8)	37/10	3	39.75	0	Sy. No. 37/7	Sy. No. 37/2	Remaining portion of Sy. No. 37/10	Sy. No. 2/2
<b>TOTAL</b>		<b>26</b>	<b>37.75</b>	<b>27.3</b>				

**Note: Boundaries of the Schedule Property are provided by the client. All the aforesaid properties are collectively hereinafter referred to as "Schedule Property".**

II. COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY	
Serial No.	Description of Documents
1.	Sale Deed dated 26.04.1951, executed by S. Anantharaya and others in favor of M.S. Ramaiah, registered as Document No. 209/1951-52, Book-I, Volume- 596, at pages 225-227, in the Office of Sub-Registrar, Devanahalli
2.	Order in case No. 20/1959-60, passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in the name of M. S. Ramaiah
3.	Endorsement dated 04.04.1963, issued by the Gazetted Assistant to the Special Deputy Commissioner for Abolition of Inams, Bangalore in respect of Survey Nos. 1, 2, 6 and 7 in the name of M. S. Ramaiah
4.	Endorsement dated 29.12.1973, issued by the Gazetted Assistant to the Special Deputy Commissioner for Abolition of Inams, Bangalore
5.	Order dated 23.05.1974, passed by the Karnataka Revenue Tribunal in Appeal No. 75/1974
6.	Order dated 08.09.1976, passed by the Hon'ble High Court of Karnataka at Bangalore in Writ Petition No. 1044/1975
7.	Order dated 06.02.1980, passed by the Hon'ble High Court of Karnataka in Writ Appeal No. 526/1976
8.	Register No. VIII, Serial No. 23, issued by the Office of Tahsildar, Devanahalli Taluk in the name of M.S. Ramaiah
9.	Record of Rights bearing RR No. 127, issued by the Office of Tahsildar, Devanahalli Taluk
10.	Genealogical Tree of M. S. Ramaiah issued by the Village Accountant
11.	Genealogical Tree of M. S. Ramaiah, sworn before the Notary on 20.08.2015 by M. R. Anandaram

12.	Hissa Tippani and Original Pakka Book, issued by the Department of Survey Settlement and Land Records
13.	Partition Deed (Palu Patti) dated 01.04.1970, entered into between (i) M.S. Ramaiah (ii) M.R. Jayaram, (iii) M.R. Sampangiramaiah, (iv) M.R. Prabhavathi, (v) M.R. Janakiram, (vi) M.R. Padmavathi (Parties in Serial Nos. (v) and (vi) being minors represented by their natural guardian and mother Venkatamma), (vii) M.R. Seetharam, (viii) M.R. Raghuram, (ix) M.R. Pattabhiram, (x) M.R. Kodandaram and (xi) M.R. Anandaram (Parties in Serial Nos. (vii) to (xi) being minors represented by their natural guardian and mother Gowramma)
14.	Partition Deed dated 29.06.1974, entered into between (i) M.S. Ramaiah (ii) M.R. Jayaram, (iii) M.R. Sampangiramaiah, (iv) M.R. Prabhavathi, (v) M.R. Janakiram, (vi) M.R. Padmavathi (Parties in Serial Nos. (v) and (vi) being minors represented by their natural guardian and mother Venkatamma), (vii) M.R. Seetharam, (viii) M.R. Raghuram, (ix) M.R. Pattabhiram, (x) M.R. Kodandaram and (xi) M.R. Anandaram (Parties in Serial Nos. (ix) to (xi) being minors represented by their natural guardian and mother Gowramma) registered as document No. 1354/1974-75 of Book-I, Volume- 1137, at pages 104-119, in the office of the Sub-Registrar, Devanahalli
15.	Record of Rights bearing RR Nos. 128 to 159, issued by the Office of Tahsildar, Devanahalli Taluk
16.	Certificate of Death dated 18.02.1998, of M.S. Ramaiah, issued by Bangalore Mahanagara Palike
17.	Memorandum of Confirmation of Oral Family Arrangement Cum Partition dated 18.11.2005, entered into between M.R. Jayaram, M.R. Sampangiramaiah, M.R. Seetharam, M.R. Pattabhiram, M.R. Janakiram, M.R. Kodandaram, M.R. Anandaram, M.R. Prabhavathy and M.R. Padmavathy, registered as Document No. DNH-1-04097-2005-06, and stored in CD No. DNHD68, in the Office of the Sub-Registrar, Devanahalli
18.	Mutation Register Extract bearing MR No. 26/2005-06, issued by Village Accountant
19.	Death Certificate of Gowramma Ramaiah, issued by Chief Registrar of Birth and Death

## Report on Title

20.	Death Certificate of Venkatamma M.S. Ramaiah, issued by Commissioner, Corporation of Bangalore
21.	Development Agreement dated 22.03.2007, executed by M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram in favour of Pingyao Developers & Traders Private Limited represented by its Director Vijay B. Raheja, registered on 26.03.2007, as document No. DNH-1-09727-2006-07, stored in C. D. No. DNHD125, in the Office of the Sub-Registrar, Devanahalli
22.	Power of Attorney dated 22.03.2007, M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram in favour of (i) Vijay. B. Raheja, (ii) Deepak Raheja, (iii) Avani Raheja, (iv) Aditya Raheja and (v) Pingyao Developers & Traders Private Limited, registered as document No. DNH-4-00491-2006-07 stored in C. D. No. DNHD125 in the Office of the Sub-Registrar, Devanahalli
23.	General Power of Attorney dated 22.03.2007, executed by M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram in favour of Avani Raheja, Vijay. B. Raheja, Deepak Raheja and Aditya Raheja, all officers/nominees of Pingyao Developers & Traders Private Limited, registered as document No. DNH-4-00492-2006-07 stored in C. D. No. DNHD125 in the Office of the Sub-Registrar, Devanahalli
24.	Deed of Rectification to Development Agreement dated 22.03.2007, executed on 20.09.2010 by M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram in favour of M/s. B. Raheja Properties Private Limited represented by its Director Deepak Raheja, registered as document No. DNH-1-02611-2010-11, stored in C. D. No. DNHD202 in the Office of the Sub-Registrar, Devanahalli
25.	Deed of Cancellation dated 05.05.2015 executed by M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram in favor of M/s. B. Raheja Properties Private Limited, represented by its Director- Deepak Raheja, registered as document No. DNH-1-00967-2015-16, stored in C. D. No. DNHD541 in the Office of the Sub-Registrar, Devanahalli
26.	Deed of Cancellation of Power of Attorney dated 05.05.2015 executed by M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram in favour of M/s. B. Raheja Properties Private Limited represented by its Director- Deepak

**Report on Title**

	Raheja, registered as document No. DNH-4-00128-2015-16, stored in C. D. No. DNHD541 in the Office of the Sub-Registrar, Devanahalli
27.	Agreement of Limited Liability Partnership dated 20.11.2015 of M.S. Ramaiah Realty LLP entered into between (i) Mathikere Ramaiah Seetharam (@M.R. Seetharam), (ii) Mathikere Ramaiah Pattabhiram (@ M.R. Pattabhiram), (iii) Mathikere Ramaiah Kodandaram (@ M.R. Kodandaram), (iv) Mathikere Ramaiah Anandaram (@ M.R. Anandaram), (v) Shruthy Seetharam, (vi) Bangalore Thyagaraja Meena, (vii) Kamala Anandaram, (viii) Mathikere Seetharam Raksha Ramaiah, (ix) Meghna Raksha Ramaiah, (x) Mathikere Seetharam Sunder Ram and (xi) Mathikere Anandaram Navakoty Ram, registered as document No. DNH-1-11356-2015-16, stored in CD No. DNHD583 in the office of the Senior Sub-Registrar, Devanahalli
28.	Certificate of Incorporation in Form- 16 of M. S. Ramaiah Realty LLP, dated 21.09.2015 issued by the Registrar of Companies, Ministry of Corporate Affairs, Government of India
29.	Agreement for Limited Liability Partnership dated 22.02.2016, entered into between (i) M.S. Ramaiah Realty LLP represented by its Designated Partner- M.R. Seetharam, (ii) Tata Housing Development Company Limited represented by its Authorized Signatory, and (iii) One Bangalore Luxury Projects LLP represented by its Designated Partner Nirav Dalal
30.	Supplementary Agreement (to the Agreement for Limited Liability Partnership dated 22.02.2016), dated 08.11.2016, entered into between (i) M.S. Ramaiah Realty LLP represented by its Designated Partner- M.R. Seetharam, (ii) Tata Housing Development Company Limited represented by its Authorized Signatory, and (iii) One Bangalore Luxury Projects LLP represented by its Designated Partner Nirav Dalal
31.	Development Agreement dated 22.02.2016, entered into between M.S. Ramaiah Realty LLP represented by its Designated Partner- M.R. Seetharam in favour of One Bangalore Luxury Projects LLP represented by its Designated Partner Nirav Dalal along with (a) M.R. Seetharam, (b) M.R. Pattabhiram, (c) M.R. Kodandaram, (d) M.R. Anandaram, (e) M.R. Seetharam (HUF) through its Karta M.R. Seetharam for self and constituted attorney of all of its coparceners (i) M.S. Raksha Ramaiah, (ii) M.S. Sunder Ram, (iii) Shruthy Seetharam, (f) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (g) M.R. Kodandaram (HUF) through its Karta M.R. Seetharam for

	self and constituted attorney of all of its coparceners (i) Reshma Lakshmi Kodandaram, (ii) Akashram Shathakotiram Kodandaram, (iii) Bangalore Thyagaraja Meena and (h) M.R. Anandaram (HUF) through its Karta M.R. Anandaram for self and constituted attorney of all of its coparceners (i) M.A. Navakoty Ram, (ii) Kamala Anandaram as Confirming Parties, which is registered as document No. DNH-1-11358-2015-16 of Book-I, recorded in CD No. DNHD 583 in the office of the Sub-Registrar, Devanahalli
32.	Power of Attorney dated 22.02.2016, executed by M.S. Ramaiah Realty LLP represented by its Designated Partner- M.R. Seetharam along with (a) M.R. Seetharam, (b) M.R. Pattabhiram, (c) M.R. Kodandaram, (d) M.R. Anandaram, (e) M.R. Seetharam (HUF) through its Karta M.R. Seetharam for self and constituted attorney of all of its coparceners (i) M.S. Raksha Ramaiah, (ii) M.S. Sunder Ram, (iii) Shruthy Seetharam, (f) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (g) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram for self and constituted attorney of all of its coparceners (i) Reshma Lakshmi Kodandaram, (ii) Akashram Shathakotiram Kodandaram, (iii) Bangalore Thyagaraja Meena and (h) M.R. Anandaram (HUF) through its Karta M.R. Anandaram for self and constituted attorney of all of its coparceners (i) M.A. Navakoty Ram, (ii) Kamala Anandaram have executed a in favor of One Bangalore Luxury Projects LLP represented by its Designated Partner Nirav Dalal, registered as document No. DNH-4-01032-2015-16, recorded in CD No. DNHD583 in the office of the Sub-Registrar, Devanahalli
33.	Power of Attorney dated 26.10.2015, executed by M. R. Seetharam (HUF) represented by its Kartha M. R. Seetharam for self and as a Kartha of the HUF, alongwith the co-parceners namely- M. S. Raksha Ramaiah and M. S. Sunder Ram in favor of M. R. Seetharam, registered on 29.10.2015, as Document No. YPR-4-00157-2015-16, and stored in CD No. YPRD121, in the Office of Sub-Registrar, Rajajinagar (Yeshwanthpura)
34.	Power of Attorney dated 26.10.2015, executed by M. R. Pattabhiram (HUF) represented by its Kartha M. R. Pattabhiram for self and as a Kartha of the HUF, in favor of M. R. Pattabhiram, registered as Document No. RJN-4-00300-2015-16, and stored in CD No. RJND287, in the Office of Senior Sub-Registrar, Rajajinagar

**Report on Title**

35.	Power of Attorney dated 26.10.2015, executed by M. R. Kodandaram (HUF) represented by its Kartha M. R. Kodandaram for self and as a Kartha of the HUF, in favor of M. R. Kodandaram, registered as Document No. RJN-4-00301-2015-16, and stored in CD No. RJND287, in the Office of Senior Sub-Registrar, Rajajinagar
36.	Power of Attorney dated 26.10.2015, executed by M. R. Anandaram (HUF) represented by its Kartha M. R. Anandaram for self and as a Kartha of the HUF alongwith the co-parcener namely- M. A. Navakoty Ram, in favor of M. R. Anandaram, registered as Document No. RJN-4-00302-2015-16, and stored in CD No. RJND287, in the Office of Senior Sub-Registrar, Rajajinagar
37.	Secondary Supplementary Agreement (to the Agreement for Limited Liability Partnership dated 20.11.2015), dated 09.08.2016, entered into between (i) Mathikere Ramaiah Seetharam (M.R. Seetharam), (ii) Mathikere Ramaiah Pattabhiram (@ M.R. Pattabhiram), (iii) Mathikere Ramaiah Kodandaram (@ M.R. Kodandaram), (iv) Mathikere Ramaiah Anandaram (@ M.R. Anandaram), (v) Mathikere Seetharam Raksha Ramaiah, (vi) Mathikere Seetharam Sunder Ram, and (vii) Mathikere Anandaram Navakoty Ram
38.	Third Supplementary Agreement (to the Agreement for Limited Liability Partnership dated 20.11.2015), dated 30.10.2018, entered into between (i) Mathikere Ramaiah Seetharam (@M.R. Seetharam), (ii) Mathikere Ramaiah Pattabhiram (@ M.R. Pattabhiram), (iii) Mathikere Ramaiah Kodandaram (@ M.R. Kodandaram), (iv) Mathikere Ramaiah Anandaram (@ M.R. Anandaram), (v) Mathikere Seetharam Raksha Ramaiah, (vi) Mathikere Seetharam Sunder Ram, and (vii) Mathikere Anandaram Navakoty Ram
39.	Amendment Development Agreement dated 21.03.2019 ('first amendment to the Principal Agreement dated 22.02.2016), executed between M.S. Ramaiah Realty LLP represented by its Designated Partner M.R. Seetharam along with confirming parties namely (1) M.R. Seetharam,( 2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram, (5) M.R. Seetharam (HUF) through its Karta M.R. Seetharam and other coparceners namely (5a) M.S. Rakasha Ramaiah, (5b) M.S. Sunder Ram, (5c) Shruthy Seetharam [5a, 5b & 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram and other coparceners



	namely (7a) Reshma Lakshmi Kodandaram, (7b) Aksharam Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R. Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a & 8b are represented by their constituted authority M.R. Anandaram] in favor of One Bangalore Luxury Projects LLP represented by its Designated Partner Bhavesh Madeka, registered as Document No. DNH-1-12493-2018-19 and stored in CD No. DNHD733 in the Office of the Sub Registrar, Devanahalli
40.	General Power of Attorney dated 21.03.2019, executed by M.S. Ramaiah Realty LLP represented by its Designated Partner M.R. Seetharam along with confirming parties namely (1) M.R. Seetharam,( 2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram, (5) M.R. Seetharam (HUF) through its Karta M.R. Seetharam and other coparceners namely (5a) M.S. Rakasha Ramaiah. (5b) M.S. Sunder Ram. (5c) Shruthv Seetharam [5a, 5b & 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram and other coparceners namely (7a) Reshma Lakshmi Kodandaram, (7b) Aksharam Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R. Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a & 8b are represented by their constituted authority M.R. Anandaram] in favor of One Bangalore Luxury Projects LLP represented by its Designated Partner Bhavesh Madeka, registered as Document No. DNH-4-00995-2018-19 and stored in CD No. DNHD733 in the Office of the Sub-Registrar, Devanahalli
41.	Second Amendment to Development Agreement dated 23.04.2019 executed by M.S. Ramaiah Realty LLP, represented by its Designated Partner Mr. M.R. Seetharam and (1) M.R. Seetharam,( 2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram, (5) M.R. Seetharam (HUF) through its Karta M.R. Seetharam and other coparceners namely (5a) M.S. Rakasha Ramaiah, (5b) M.S. Sunder Ram, (5c) Shruthv Seetharam [5a, 5b & 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R.

	Kodandaram (HUF) through its Karta M.R. Kodandaram and other coparceners namely (7a) Reshma Lakshmi Kodandaram, (7b) Aksharam Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R. Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a & 8b are represented by their constituted authority M.R. Anandaram], in favor of One Bangalore Luxury Projects LLP, represented by its Designated Partner Mr. Bhavesh Madeka, registered as Document No. DNH-1-00630-2019-20 and stored in CD No. DNHD755 in the Office of the Sub Registrar, Devanahalli
42.	Third Amendment to Development Agreement dated 21.03.2022 executed by M.S. Ramaiah Realty LLP, represented by its Designated Partner Mr. M.R. Seetharam (Owner) and (1) M.R. Seetharam, (2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram. (5) M.R. Seetharam (HUF) through its Karta M.R. Seetharam and other coparceners namely (5a) M.S. Rakasha Ramaiah, (5b) M.S. Sunder Ram, (5c) Shruthy Seetharam [5a, 5b & 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram and other coparceners namely (7a) Reshma Lakshmi Kodandaram, (7b) Aksharam Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R. Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a & 8b are represented by their constituted authority M.R. Anandaram], (Confirming Parties) in favor of One Bangalore Luxury Projects LLP represented by its Designated Partner Mr. Bhavesh Madeka ('Developer') registered as Document No. DNH-1-12941-2021-22 and stored in CD No. DNHD1494, in the Office of the Sub Registrar, Devanahalli
43.	Order bearing No. RRT.CR.66/2018-19, dated 17.09.2018, issued by the Village Accountant, Kannamangala Circle
44.	Mutation Register Extract bearing MR No. T2/2018-19, issued by Village Accountant

45.	Property Tax Receipt for the year 2023-24, dated 30.01.2024, issued by the Office of Anneshwara Village Panchayath in the name of M/s. MS Ramaiah Realty LLP represented by its Authorized Signatory M. R. Seetharam
46.	E- Khata in Form- 11B vide Khata No. 150300201900320616, issued by PDO., Anneshwara Village Panchayath in the name of M/s. MS Ramaiah Realty LLP represented by its Authorized Signatory M. R. Seetharam
47.	Property Tax Receipt for the year 2024-25, dated 07.01.2025 bearing Receipt No. 05037/1503002019/24-25, issued by the Office of Anneshwara Village Panchayath in the name of M/s. MS Ramaiah Realty LLP represented by its Partners M. R. Seetharam, M. R. Anandaram, M. R. Pattabharam and M. R. Kodandaram all are represented by their POA Holder M/s. One Bangalore Luxury Project LLP
48.	E- Khata in Form- 11B vide Khata No. 150300201900320832, issued by PDO., Anneshwara Village Panchayath dated 07.01.2025, in the name of M/s. MS Ramaiah Realty LLP represented by its Partners M. R. Seetharam, M. R. Anandaram, M. R. Pattabharam and M. R. Kodandaram all are represented by their POA Holder M/s. One Bangalore Luxury Project LLP
49.	Resolution dated 23.09.2015, passed by M/s. MS Ramaiah Realty LLP
50.	Relinquishment Deed dated 30.09.2019, executed by M/s. MS Ramaiah Realty LLP represented by its GPA Holder One Bangalore Luxury Projects LLP represented by its Partner Bhavesh Madeka in favour of Member Secretary, BIAAPA on behalf of the Hon'ble Governor, State of Karnataka registered as Document No. DNH-1-06204-2019-20, and stored in CD No. DNHD872, in the Office of Sub-Registrar, Devanahalli
51.	Relinquishment Deed dated 25.10.2024, executed by M/s. One Bangalore Luxury Projects LLP represented by its Authorised Representative Pavan Kumar. R., in favor of Member Secretary, Bangalore International Airport Area Planning Authority for the Hon'ble Governor, State of Karnataka vide registered as Document No. DNH-1-12937-2024-25, in the Office of the Sub-Registrar, Devanahalli
52.	Relinquishment Deed dated 25.10.2024, executed by M/s. One Bangalore Luxury Projects LLP represented by its Authorised Representative Pavan Kumar. R., in favor of Member Secretary, Bangalore International Airport Area Planning Authority for

	the Hon'ble Governor, State of Karnataka vide registered as Document No. DNH-1-12938-2024-25, in the Office of the Sub-Registrar, Devanahalli
53.	Deed of Grant of Easementary Right of Way dated 21-03-2019 entered into between MSR Holdings Limited, One Bangalore Luxury Projects LLP, MS Ramaiah Realty LLP and TATA Housing Development Company Limited, registered on 22.03.2019, as Document No. DNH-4-00996/2018-19, stored in C.D. No. DNHD733, in the Office of the Sub-Registrar, Devanahalli
54.	Order dated 30.10.2024, bearing No. BIAAPA/TP/LAO/DP & LAO/27/2016-17/24-25/1831 issued by Bangalore International Airport Area Planning Authority
55.	Sanctioned Development Plan dated 30.10.2024, bearing No. BIAAPA/TP/LAO/DP & LAO/27/2016-17/24-25/1831 issued by Bangalore International Airport Area Planning Authority
<b>MORTGAGES AND DISCHARGE DEEDS</b>	
56.	Memorandum of Deposit of Title Deeds dated 31.05.2001, executed by M.R. Jayaram in favor of The Repatriates Co-Operative Finance and Development Bank Limited (REPCO), vide registered as Document No. 478/2001-02, Book-i, Volume-1876, at pages 199-201, in the Office of the Sub-Registrar, Devanahalli
57.	Discharge Receipt dated 04.08.2003, executed by REPCO Bank in favor of M.R. Jayaram represented by his son M. J. Shantharam, registered as Document No. 914/2003-04, Book-I, Volume- 1996, at pages 118-119, in the Office of the Sub-Registrar, Devanahalli
58.	Security Bond dated 22.10.2003, executed by M.R. Prabhavathi as a Guarantor along with M.R. Jayaram in favor of Dhanlaxmi Bank Limited vide Document No. 1858/2003-04, Book-I, Volume- 2018, at pages 170-175, in the Office of Sub-Registrar, Devanahalli
59.	Deed of Reconveyance dated 14.06.2012, executed by Dhanlaxmi Bank Limited in favor of M.R. Prabhavathi and M.R. Jayaram, both represented by their Power of Attorney Holder M.J. Shantharam, registered as Document No. DNH-1-01470-2012-13, and stored in CD No. DNHD272, in the Office of Sub-Registrar, Devanahalli

60.	MODTD dated 03.07.2003, executed by M.R. Jayaram in favor of The Dhanalakshmi Bank Limited, registered as Document No. 929/2003-04, Book-I, Volume- 1996, at pages 203-208, in the Office of the Sub-Registrar, Devanahalli
61.	Deed of Reconveyance dated 14.06.2012, executed by Dhanlaxmi Bank Limited in favor of M.R. Jayaram, represented by his Power of Attorney Holder M.J. Shantharam, registered as Document No. DNH-1-01469-2012-13, and stored in CD No. DNHD272, in the Office of Sub-Registrar, Devanahalli
62.	Deed of Simple Mortgage dated 18.02.2005, executed by M. R. Jayaram for self and GPA Holder of his daughters M. J. Anuradha and M. J. Bhagyavathi and M. J. Shantharam in favor of Bank of Baroda, registered on 11.03.2005, as Document No. DNH-1-05255-2004-05, and stored in CD No. DNHD41, in the Office of Sub-Registrar, Devanahalli
63.	Deed of Re-Conveyance dated 04.12.2015, executed by Bank of Baroda in favor M. J. Shantharam for self and GPA Holder M. J. Anuradha, M. J. Bhagyavathi and M. R. Jayaram, registered as Document No. DNH-1-08083-2015-16, and stored in CD No. DNHD571, in the Office of Sub-Registrar, Devanahalli
64.	MODTD dated 02.07.2005, executed by M.R. Prabhavathi along with M.R. Janakiram and M.R. Pattabhiram in favor of UCO Bank, registered as Document No. DNH-1-01594-2005-06, Book-I, stored in CD No. DNHD53, in the Office of Sub-Registrar, Devanahalli
65.	Discharge Deed dated 03.12.2015, executed by UCO Bank M.R. Prabhavathi, M.R. Janakiram and M.R. Pattabhiram represented by their GPA Holder N. Venkatesh, registered on 04.12.2015, as Document No. DNH-1-08102-2015-16, and stored in CD No. DNHD571, in the Office of Sub-Registrar, Devanahalli.
66.	Memorandum Recording Mortgage by way of Deposit of Title Deeds (MODTD) dated 22.02.2016, executed by M. S. Ramaiah Realty LLP represented by its Designated Parter M. R. Seetharam along with Confirming Parties (1) M.R. Seetharam,( 2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram, (5) M.R. Seetharam (HUF) through its Karta M.R. Seetharam and other coparceners namely (5a) M.S. Rakasha Ramaiah, (5b) M.S. Sunder Ram, (5c) Shruthy Seetharam [5a, 5b & 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R. Kodandaram (HUF)

	through its Karta M.R. Kodandaram and other coparceners namely (7a) Reshma Lakshmi Kodandaram, (7b) Aksharam Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R. Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a & 8b are represented by their constituted authority M.R. Anandaram] in favour of Tata Housing Development Company Limited (represented by its Vice President – Legal: Rajeevan Nair) and One Bangalore Luxury Projects LLP (represented by its Designated Partner- Nirav Dalal) registered as Document No. DNH-1-11361-2015-16, and stored in CD No. DNHD583, in the Office of the Sub-Registrar, Devanahalli
67.	Supplemental And Restated Memorandum Recording Mortgage by way of Deposit of Title Deeds (Supplemental MODTD) dated 21.03.2019, executed by M. S. Ramaiah Realty LLP represented by its Designated Parter M. R. Seetharam along with Confirming Parties- (1) M.R. Seetharam, (2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram, (5) M.R. Seetharam (HUF) through its Karta M.R. Seetharam and other coparceners namely (5a) M.S. Rakasha Ramaiah, (5b) M.S. Sunder Ram, (5c) Shruthy Seetharam [5a, 5b & 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram and other coparceners namely (7a) Reshma Lakshmi Kodandaram, (7b) Aksharam Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R. Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a & 8b are represented by their constituted authority M.R. Anandaram], in favour of Tata Housing Development Company Limited (represented by its MD- Sanjay Dutt) and One Bangalore Luxury Projects LLP (represented by its Designated Partner- Bhavesh Madeka) registered on 22.03.2019, as Document No. DNH-1-12494-2018-19, and stored in CD No. DNHD733, in the Office of Senior Sub-Registrar, Devanahalli
68.	Partial Release of Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 21.03.2022, executed by Tata Housing Development Company Limited (represented by its Regional Business Head- Pramod Bisht) and One Bangalore Luxury Projects LLP (represented by its Designated Partner- Bhavesh Pratulchand

	<p>Madeka) in favor of M. S. Ramaiah Realty LLP represented by its Designated Parter M. R. Seetharam and Confirming Partner (1) M.R. Seetharam, (2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram, (5) M.R. Seetharam (HUF) through its Karta M.R. Seetharam and other coparceners namely (5a) M.S. Rakasha Ramaiah, (5b) M.S. Sunder Ram, (5c) Shruthy Seetharam [5a, 5b &amp; 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram and other coparceners namely (7a) Reshma Lakshmi Kodandaram, (7b) Aksharam Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R. Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a &amp; 8b are represented by their constituted authority M.R. Anandaram], registered as Document No. DNH-1-12947-2021-22, and stored in CD No. DNHD1494, in the Office of Senior Sub-Registrar, Devanahalli.</p>
69.	<p>Partial Release of Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 21.11.2023, executed by Tata Housing Development Company Limited (represented by its Regional Business Head- Pramod Bisht) and One Bangalore Luxury Projects LLP (represented by its Designated Partner- Bhavesh Prafulchand Madeka) in favor of M. S. Ramaiah Realty LLP represented by its Designated Parter M. R. Seetharam and Confirming Parties (1) M.R. Seetharam, (2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram, (5) M.R. Seetharam (HUF) through its Karta M.R. Seetharam and other coparceners namely (5a) M.S. Rakasha Ramaiah, (5b) M.S. Sunder Ram, (5c) Shruthy Seetharam [5a, 5b &amp; 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram and other coparceners namely (7a) Reshma Lakshmi Kodandaram, (7b) Aksharam Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R. Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a &amp; 8b are represented by their constituted authority M.R. Anandaram], registered on 22.11.2023, as Document No. DNH-1-11204-2023-24, in the Office of Senior Sub-Registrar, Devanahalli</p>

<b>LITIGATION DOCUMENTS:</b>	
70.	Order dated 20.02.2020, passed in OS No. 1478/2006, in the Court of the Senior Civil Judge and JMFC at Devanahalli
71.	Order dated 20.02.2020, passed in OS No. 507/2010, in the Court of the Senior Civil Judge and JMFC at Devanahalli
72.	Order dated 19.11.2018, passed in Writ Petition (WP) Nos. 17228-17231/2017, by Hon'ble High Court of Karnataka at Bengaluru
73.	Order dated 19.11.2018, passed in Writ Petition (WP) Nos. 17232-17235/2017, by Hon'ble High Court of Karnataka at Bengaluru
74.	Order dated 11.11.2019, passed in Writ Petition (WP) No. 57679/2013 C/W CRP Nos. 11, 12/2019 C/W WP No. 57680/2018, by the Hon'ble High Court of Karnataka at Bengaluru
75.	Special Power of Attorney dated 24.01.2017, executed by M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram in favor of K. R. Harshavardhana, registered as Document No. YPR-4-00246-2016-17, and stored in CD No. YPRD157, in the Office of Sub-Registrar, Rajajinagar (Yeshwanthpura).
76.	Deed of Family Settlement Cum- Arrangement dated 25.01.2017, executed by M. R. Raghuram in favor of M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram, registered on 27.01.2017, by K. R. Harshavardhana SPA Holder, as Document No. DNH-4-00773-2016-17, and stored in CD No. DNHD627, in the Office of Sub-Registrar, Devanahalli
77.	Writ Petition in RFA No. 1589/2020 filed before Hon'ble High Court of Karnataka at Bengaluru
78.	Writ Petition in RFA No. 1608/2020 filed before Hon'ble High Court of Karnataka at Bengaluru
79.	Online copy of the Order dated 11.02.2025, passed by the Division Bench of the Hon'ble High Court of Karnataka at Bengaluru in RFA No. 1589/2020 C/W 1608/2020
<b>ENDORSEMENTS:</b>	



80.	Endorsement bearing No. RTI/RK.CR/1594/2015-16, dated 29.07.2015, issued by the Office of Tahsildar, Devanahalli for the non-availability of RTCs for the period from 1978-79 to 1983-84 in respect of Survey Nos. 01 to 13, 25, 27, 28/1, 28/2, 29, 30/1, 30/2 and 37/7
81.	Endorsement bearing No. RTI/RK.CR/1594/2015-16, dated 29.07.2015, issued by the Office of Tahsildar, Devanahalli for the non-availability of RTCs for the period from 1978-79 to 1985 in respect of Survey Nos. 20, 3/1, 23, 22, 21, 5/3, 6, 7, 1, 2, 3/2, 25, 41, 24, 37/10, 37/7, 37/4, 37/1, 37/2, 27, 28/1, 28/2, 30/1, 30/2 and 37/3
82.	Endorsement bearing No. RTI/RK.CR/1594/2015-16, dated 29.07.2015, issued by the Office of Tahsildar, Devanahalli for the non-availability of RTCs for the period from 1988-89 to 1997 in respect of Survey No. 1
83.	Endorsement bearing No. RK.186/2005-06, dated 01.02.2006, issued by the Office of Tahsildar, Devanahalli for the non-availability of RTCs for the period from (i) 1978 to 1982-83 in respect of Survey Nos. 1, 2, 6 and 27 and (ii) 1972-73 to 1977-78 in respect of Survey Nos. 1, 2, 20, 37/2, 37/4 and 37/7
84.	Endorsement bearing No. RK.CR.1594/2015-16, dated 30.07.2015, issued by the Office of Tahsildar, Devanahalli for the non-availability of Mutation Register Extract bearing MR Nos. 5/1986-87 and 2/1986-87
85.	Endorsement under Section 79(A) and (B) of the Karnataka Land Reforms Act dated 30.06.2007 bearing No. LRF(DE)(HIM)/2007-08, issued by the Office of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura in respect of Survey Nos. 1 and 37/2
86.	Endorsement under Section 79(A) and (B) of the Karnataka Land Reforms Act dated 04.03.2015 bearing No. LRF(DE)CR(HIM):789/2014-15, issued by the Office of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura in respect of Survey Nos. 41, 37/1 and 37/4
87.	PTCL Endorsement bearing No. PTCL(DE)(HIM)67/2007-08, dated 30.06.2007, issued by the office of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura in respect of Survey Nos. 1 and 37/2

88.	PTCL Endorsement bearing No. PTCL(DE).CR.(HIM)/2014-15, dated 11.03.2015, issued by the office of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura in respect of Survey Nos. 37/1, 37/4 and 41
89.	Karnataka Revision Settlement Akarband, issued by the Tahsildar, Devanahalli Taluk in respect of the Subject Properties
90.	Moola Tippani, Atlas, Hissa Tippani and RR Balabagada Nakalu issued by the Land Surveyor, Devanahalli Taluk
91.	Field Sketches in Form 11 (E), issued by the Land Surveyor, Devanahalli Taluk
92.	Online Copy of the Village Map of Akkalenahalli- Mallenahalli
93.	Endorsement bearing No. Bengaluru/SLAO/17/2008-09 dated 02.04.2008, issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board
<b>CONVERSION ORDERS:</b>	
94.	Official Memorandum bearing No. ALN(D).SR.28/2004-05, dated 19.07.2004, issued by Deputy Commissioner, Bengaluru Rural District in the name of M. R. Prabhavathi
95.	(Renewal of Conversion Order) Official Memorandum bearing No. ALN(D).SR.28/2004-05, dated 11.09.2007, issued by Deputy Commissioner, Bengaluru Rural District in the name of M. R. Prabhavathi
96.	(Renewal of Conversion Order) Official Memorandum bearing No. ALN(D)SR.58/1991-92 and ALN(D)SR.270/ 1991-92, dated 15.05.2004, issued by Deputy Commissioner, Bengaluru Rural District in the name of M. R. Jayaram
97.	(Renewal of Conversion Order) Official Memorandum bearing No. ALN(D)SR.58/1991-92 and ALN(D)SR.270/ 1991-92, dated 11.09.2007, issued by Deputy Commissioner, Bengaluru Rural District in the name of M. R. Jayaram
98.	Official Memorandum bearing No. BDS.ALN.SR(D).57/1991-92, dated 16.04.1992, issued by Deputy Commissioner, Bengaluru Rural District in the name of M. R. Sampangiramaiah
99.	(Renewal of Conversion Order) Official Memorandum bearing No. BDS.ALN.SR(D).57/1991-92, dated 15.05.2004, issued by Deputy Commissioner, Bengaluru Rural District in the name of M. R. Sampangiramaiah

**Report on Title**

100.	Official Memorandum bearing No. BDS.ALN.SR(D).52/1991-92, dated 16.04.1992, issued by Deputy Commissioner, Bengaluru Rural District in the name of M. R. Janakiram
101.	(Renewal of Conversion Order) Official Memorandum bearing No. BDS.ALN.SR(D).52/1991-92, dated 15.05.2004, issued by Deputy Commissioner, Bengaluru Rural District in the name of M. R. Janakiram
102.	(Renewal of Conversion Order) Official Memorandum bearing Nos. ALN(D)SR.53/1991-92 and ALN(D)SR.275/ 1991-92 dated 15.05.2004, issued by Deputy Commissioner, Bengaluru Rural District in the name of M. R. Prabhavathi
103.	(Renewal of Conversion Order) Official Memorandum bearing Nos. ALN(D)SR.53/1991-92 and ALN(D)SR.275/ 1991-92 dated 11.09.2007, issued by Deputy Commissioner, Bengaluru Rural District in the name of M. R. Prabhavathi
104.	Mutation Register Extract bearing MIR No. 23/2006-07
105.	Official Memorandum bearing No. BDS.ALN.SR(D).58/1991-92, dated 16.04.1992, issued by Deputy Commissioner, Bengaluru Rural District in the name of M. R. Jayaram
106.	(Renewal of Conversion Order) Official Memorandum bearing No. ALN(De).SR.58/1991-92 dated 15.05.2004, issued by Deputy Commissioner, Bengaluru Rural District in the name of M. R. Jayaram
107.	(Renewal of Conversion Order) Official Memorandum bearing No. ALN(De).SR.58/1991-92 dated 11.09.2007, issued by Deputy Commissioner, Bengaluru Rural District in the name of M. R. Jayaram
<b>RTCs:</b>	
108.	RTCs in respect of Survey No. 1 for the period from: a) 1968-69 to 1971-72 b) 2002-03 to 2005-06 c) 2006-07 to 2014-15 d) 2024-25
109.	RTCs in respect of Survey No. 2 for the period from: a) 1968-69 to 1971-72

	<ul style="list-style-type: none"> <li>b) 1983-84 to 1992-93</li> <li>c) 1997-98 to 2001-02</li> <li>d) 2002-03 to 2005-06</li> <li>e) 2006-07 to 2014-15</li> <li>f) 2024-25</li> </ul>
110.	<p>RTCs in respect of Survey No. 7 for the period from:</p> <ul style="list-style-type: none"> <li>a) 1968-69 to 1971-72</li> <li>b) 1973-74 to 1977-78</li> <li>c) 1983-84 to 2001-02</li> <li>d) 2002-03 to 2005-06</li> <li>e) 2006-07 to 2014-15</li> <li>f) 2024-25</li> </ul>
111.	<p>RTCs in respect of Survey No. 37/1 for the period from:</p> <ul style="list-style-type: none"> <li>a) 1968-69 to 1971-72</li> <li>b) 1972-73 to 1974-75</li> <li>c) 1983-84 to 2001-02</li> <li>d) 2002-03 to 2004-05</li> <li>e) 2005-06 to 2014-15</li> </ul>
112.	<p>RTCs in respect of Survey No. 37/2 for the period from:</p> <ul style="list-style-type: none"> <li>a) 1983-84 to 2001-02</li> <li>b) 2002-03 to 2004-05</li> <li>c) 2005-06 to 2014-15</li> </ul>
113.	<p>RTCs in respect of Survey No. 37/4 for the period from:</p> <ul style="list-style-type: none"> <li>a) 1968-69 to 1971-72</li> <li>b) 1974-75 to 2001-02</li> <li>c) 2002-03 to 2005-06</li> <li>d) 2006-07 to 2014-15</li> </ul>
114.	<p>RTCs in respect of Survey No. 37/7 for the period from:</p> <ul style="list-style-type: none"> <li>a) 1968-69 to 1971-72</li> <li>b) 1973-74 to 1977-78</li> <li>c) 1988-89 to 2001-02</li> <li>d) 2002-03 to 2005-06</li> <li>e) 2006-07 to 2014-15</li> </ul>

115.	RTCs in respect of Survey No. 37/10 for the period from: a) 1983-84 to 2001-02 b) 2002-03 to 2004-05 c) 2005-06 to 2014-15
116.	RTCs in respect of Survey No. 37 for the period from: a) 2022-23 b) 2024-25
<b>ENCUMBRANCE CERTIFICATES:</b>	
117.	Encumbrance Certificates with respect to Akkalenahalli- Mallenahalli Village, for the period from 01.04.1950 to 31.03.1960
118.	Encumbrance Certificates with respect to Survey No. 1(P), for the period from- a) 01.04.2004 to 27.07.2024 b) 01.04.2024 to 26.03.2025
119.	Encumbrance Certificates with respect to Survey No. 2(P), for the period from- a) 01.04.2004 to 27.07.2024 b) 01.04.2024 to 14.03.2025
120.	Encumbrance Certificates with respect to Survey No. 7, for the period from- a) 01.04.2004 to 27.07.2024 b) 01.04.2024 to 27.03.2025
121.	Encumbrance Certificates with respect to Survey No. 37/1, for the period from- a) 01.04.2004 to 27.07.2024 b) 01.04.2024 to 09.04.2025
122.	Encumbrance Certificates with respect to Survey No. 37/2, for the period from- a) 01.04.2004 to 27.07.2024 b) 01.04.2024 to 29.03.2025
123.	Encumbrance Certificates with respect to Survey No. 37/4, for the period from- a) 01.04.2004 to 27.07.2024 b) 01.04.2024 to 21.03.2025
124.	Encumbrance Certificates with respect to Survey No. 37/7, for the period from- a) 01.04.2004 to 27.07.2024 b) 01.04.2024 to 21.03.2025
125.	Encumbrance Certificates with respect to Survey No. 37/8, for the period from 01.04.1960 to 20.12.2005

126.	Encumbrance Certificates with respect to Survey No. 37/10, for the period from- a) 01.04.2004 to 27.07.2024 b) 01.04.2024 to 27.03.2025
<b>APPROVALS AND NOCs for the Project:</b>	
127.	Environment Clearance for the Project dated 18.01.2024, File No. 21-50/2017-IA-III, issued by the Ministry of Environment, Forest and Climate Change, Government of India.
128.	NOC dated 13.08.2024, for construction of Residential Group Housing Development Building issued by HQ Training Command, IAF.
129.	NOC for Height Clearance dated 10.11.2021, bearing No. BIAL/SOUTH/B/092621/624777, issued by the Airports Authority of India.
130.	NOC for Height Clearance dated 05.07.2021, bearing No. BIAL/SOUTH/B/042921/543151, issued by the Airports Authority of India.
131.	NOC dated 29.08.2024, bearing No. KSFES/GBC(1)/272, issued by the Office of the Director General of Police, Karnataka Fire and Emergency Services.
132.	NOC dated 23.07.2021, issued by the President, Anneshwara Village Panchayath.
133.	NOC bearing No. SEE/BRC/EE(O)/AEE(O)AE(O)F-1(A) & F-22/2024-25/464-66, dated 23.04.2024, issued by the Superintending Engineer (Ele) BRC, BESCO, Bengaluru for arranging power supply for multi storied High Rise Building.

### III. TRACING OF TITLE

Upon review and corroborative study of the documents, the title flow of the Schedule Property is as follows:

1. Originally, all that piece and parcels of the lands situated in the entire village, approximately admeasuring 666 Acres, falling within the boundary of Akkalenahalli - Mallenahalli Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District was the self-acquired property of M.S. Ramaiah, who had purchased the same from S. Anantharaya and others, vide a Sale Deed dated 26.04.1951, registered as document No. 209/1951-52, Book-I, Volume- 596, at pages 225-227, in the Office of Sub-Registrar, Devanahalli.

2. After that, Mysore (Personal & Miscellaneous) Inams Abolition Act, 1954, (hereinafter referred to as the **Act**) came into force. As per the said Act, Akkalenahalli - Mallenahalli Village was notified as Jodi Inam Village. As per Section 3 of the Act, all the Inam lands stood vested in Government. M.S. Ramaiah, who has purchased the entire village, filed an application before the Special Deputy Commissioner for Abolition of Inams, Bangalore seeking occupancy rights and to register him as an occupant and regrant of land parcels. After conducting an enquiry in Case No. 20/1959-60, the Special Deputy Commissioner has ordered to register M.S. Ramaiah as an occupant under Section 9 of the said Act with respect to following properties (along with some other properties), **as mentioned in Table- 1** hereinbelow, (Hereinafter referred to as **"Ramaiah's Property"**).

**TABLE- 1:**

Sl. No.	Survey Numbers	Extent
1.	1	6 acres 03 guntas
2.	2	5 acres 24 guntas
3.	7	5 acres 11 guntas

Claim in respect of Survey No. 37 measuring 375 Acres 04 Guntas and other lands, were rejected by the Special Deputy Commissioner for Abolition of Inams, Bangalore in the foregoing order.

3. Accordingly, the name of M.S. Ramaiah is registered as Kathedar and Cultivator of the properties listed in Table -1 and other properties, hereinafter referred to as **"Ramaiah's Properties"**, in terms of Section 10 of the Act, as evidenced by the Endorsements dated 04.04.1963, issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore.
4. It appears that, being aggrieved by the aforesaid order rejecting his claim in respect of Survey No. 37 measuring 375 acres 04 guntas and other lands, M.S. Ramaiah has preferred an Appeal before Mysore Revenue Appellate Tribunal, Bangalore (**MRAT**) which is numbered as Appeal No. 1125/1966. By way of an Order dated 04.03.1968, MRAT has set aside the order of the Special DC in case No. 20/1959-60 and remanded the case to Special Deputy Commissioner for fresh enquiry and disposal in accordance with law.
5. The Special Deputy Commissioner for the Abolition of Inams, Bangalore, passed an order dated 25.09.1973 in Case No. 20/1959-60 rejecting the claim of M.S. Ramaiah and also issued an

Endorsement dated 29.12.1973 rejecting the petition filed by M.S. Ramaiah, stating that the lands were not cultivated either by M.S. Ramaiah personally or through coolies.

6. Aggrieved by the aforesaid Order dated 25.09.1973, passed by the Special DC in in Case No. 20/1959-60, M.S. Ramaiah preferred an appeal before the Karnataka Revenue Tribunal (KRT) which is numbered as Appeal No. 75/1974 (TAD), seeking an order to register him as an occupant of Survey No. 37. After hearing both the parties, KRT by way of its Order dated 23.05.1974 allowed the appeal and ordered to register the name of M.S. Ramaiah as an occupant of land measuring 375 acres 04 guntas, in Survey No. 37.
7. The State of Karnataka represented by its Secretary to the Government, Revenue Department has filed a Writ Petition before the Hon'ble High Court of Karnataka at Bangalore which is numbered as Writ Petition (WP) No. 1044/1975, challenging the Order dated 23.05.1974, passed by KRT in Appeal No. 75/1974. After going into the merits of the case, Hon'ble Judge, by way of his Order dated 08.09.1976 has dismissed the said WP, declaring that Survey No. 37 is not a waste land and M.S. Ramaiah is entitled to be registered as an occupant of the said land.
8. Against the foregoing order, an appeal was preferred by the State of Karnataka represented by its Secretary to the Government, Revenue Department before the Divisional Bench of the Hon'ble High Court of Karnataka in Writ Appeal (WA) No. 526/1976. The said appeal is also dismissed by way of an Order dated 06.02.1980. However, the aforesaid order reflects that the ceiling limit under the provisions of the Karnataka Land Reforms Act, 1961 is wholly outside the scope of the said appeal.
9. Thus, by virtue of the aforesaid orders, M.S. Ramaiah became the registered Occupant of the aforesaid Survey No. 37 measuring 375 acres 04 guntas. Accordingly, his name is recorded in Register No. VIII, Serial No. 23, under Section 9 of the Mysore (Personal & Miscellaneous) Inams Abolition Act, 1954, issued by the Office of Tahsildar, Devanahalli Taluk and Record of Rights bearing RR No. 127.
10. The Genealogical Tree of M.S. Ramaiah issued by the Revenue Inspector, Kasaba Hobli, also attested by Tahsildar, Devanahalli Taluk discloses that:
  - 10.1. M.S. Ramaiah was married to Venkatamma @ Lakshmiddevamma (1<sup>st</sup> wife) and they have 5 children namely:

- 10.1.1. M.R. Jayaram
- 10.1.2. M.R. Sampangiramaiah
- 10.1.3. M.R. Prabhavathi
- 10.1.4. M.R. Janakiram
- 10.1.5. M.R. Padmavathi
- 10.2. M.S. Ramaiah was also married to Gowramma (2<sup>nd</sup> wife) and they have 5 children namely:
  - 10.2.1. M.R. Seetharam is married to Shruthi Keerthi and they have two children namely:
    - a. M.S. Raksha Ramaiah
    - b. M.S. Sundar Ram
  - 10.2.2. M.R. Raghuram
  - 10.2.3. M.R. Pattabhiram is married to Anitha Pattabhiram and have no issues.
  - 10.2.4. M.R. Kodandaram is married to Meena Kodandaram, and they have two children namely:
    - a) Reshma Lakshmi
    - b) Aksharam Shathakotiram
  - 10.2.5. M.R. Anandaram is married to Kamala Anandaram, and they have a son named L. Navakotiram
11. Survey No. 37 admeasuring 375 Acres 04 Guntas was sub divided into 37/1 to 37/32, which is evident from the copy of the Hissa Tippani.
12. Thereafter, M.S. Ramaiah along with his children namely- (i) M.R. Jayaram, (ii) M.R. Sampangiramaiah, (iii) M.R. Prabhavathi, (iv) M.R. Janakiram, (v) M.R. Padmavathi (Parties in Serial Nos. (iv) and (v) being minors represented by their natural guardian and mother Venkatamma), (vi) M.R. Seetharam, (vii) M.R. Raghuram, (viii) M.R. Pattabhiram, (ix) M.R. Kodandaram and (x) M.R. Anandaram (Parties in Serial Nos. (vi) to (x) being minors represented by their natural guardian and mother Gowramma) have entered into partition of the family properties (including the properties defined hereinabove as '**Ramaiah's Property**'), under the Partition Deed (Palu Patti) dated 01.04.1970. The Settlement of the Ramaiah's Properties taken place in the said Partition Deed is more fully detailed in the table given below:

TABLE- 2:

Sl. No.	Shares allotted to	Survey Nos.	Extents Allotted
1)	M.R. Jayaram (being the 'A' Schedule Holder)	1	6 acres 03 guntas
		2	5 acres 24 guntas
		37/1	12 acres
		37/2	18 acres
		37/3	13 acres
2)	M.R. Sampangiramaiah (being the 'B' Schedule Holder)	6	5 acres 17 guntas
		5	2 acres 13 guntas
		37/4	12 acres
		37/5	18 acres
		37/6	13 acres
3)	M.R. Prabhavathi (being the 'C' Schedule Holder)	3/1	3 acres 23 guntas
		7	5 acres 11 guntas
		37/7	12 acres
		37/8	18 acres
		37/9	13 acres
4)	M.R. Janakiram (being the 'D' Schedule Holder)	37/10	12 acres
		37/11	18 acres
		37/12	13 acres
5)	M.R. Padmavathi (being the 'E' Schedule Holder)	21	1 acre 25 guntas
		22	1 acre 39 guntas
		23	1 acre 33 guntas
		25	1 acre 23 guntas
		37/13	12 acres
		37/14	18 acres
		37/15	13 acres
6)	M.R. Seetharam (being the 'F' Schedule Holder)	20	6 acres 14 guntas
		37/16	12 acres
		37/17	18 acres
		37/18	13 acres
7)	M.R. Raghuram (being the 'G' Schedule Holder)	37/19	12 acres
		37/20	18 acres

		37/21	13 acres
8)	M.R. Pattabhiram (being the <b>'H' Schedule Holder</b> )	37/22	12 acres
		37/23	18 acres
		37/24	13 acres
		37/25	12 acres
9)	M.R. Kodandaram (being the <b>'I' Schedule Holder</b> )	37/26	18 acres
		37/27	13 acres
		37/28	12 acres
10)	M.R. Anandaram (being the <b>'J' Schedule Holder</b> )	37/29	18 acres
		37/30	13 acres

**NOTE: This Report is concerned with respect to Survey Nos. 1, 2, 7, 37/1, 37/2, 37/4, 37/7 and 37/10, which is mentioned in Bold letters.**

13. Subsequently, as mentioned above, by way of an Order dated 23.05.1974 in Appeal No. 75/1974 passed by Karnataka Revenue Tribunal, has granted Survey No. 37 measuring 375 Acres 04 Guntas in favor of M.S. Ramaiah. In pursuance of the aforesaid order, M.S. Ramaiah along with his children namely- (i) M.R. Jayaram, (ii) M.R. Sampangiramaiah, (iii) M.R. Prabhavathi, (iv) M.R. Janakiram, (v) M.R. Padmavathi (Parties in Serial Nos. (iv) and (v) being minors represented by their minor guardian and brother M.R. Jayaram), (vi) M.R. Seetharam, (vii) M.R. Raghuram, (viii) M.R. Pattabhiram, (ix) M.R. Kodandaram and (x) M.R. Anandaram (Parties in Serial Nos. (viii) to (x) being minors represented by their minor guardian and brother M.R. Seetharam) have once again entered into partition with respect to Survey No. 37 only, by way of Partition Deed on 29.06.1974 registered as document No. 1354/1974-75 of Book-I, Volume- 1137, at pages 104-119, in the office of the Sub-Registrar, Devanahalli. As per this Partition Deed, Survey No. 37 is divided between them in the following manner:

**TABLE- 3:**

Sl. No.	Shares allotted to	Survey Nos.	Extents Allotted
1)	M.R. Jayaram (being the <b>'A' Schedule Holder</b> )	<b>37/1</b>	<b>12 Acres</b>
		<b>37/2</b>	<b>18 Acres</b>
		37/3	05 Acres
2)	M.R. Sampangiramaiah	<b>37/4</b>	<b>12 Acres</b>
		37/5	18 Acres

**Report on Title**

	(being the 'B' Schedule Holder)	37/6	05 Acres
3)	M.R. Prabhavathi (being the 'C' Schedule Holder)	<b>37/7</b>	<b>12 Acres</b>
		37/8	18 Acres
		37/9	05 Acres
4)	M.R. Janakiram (being the 'D' Schedule Holder)	<b>37/10</b>	<b>12 Acres</b>
		37/11	18 Acres
		37/12	05 Acres
5)	M.R. Padmavathi (being the 'E' Schedule Holder)	37/13	12 Acres
		37/14	18 Acres
		37/15	05 Acres
6)	M.R. Seetharam (being the 'F' Schedule Holder)	37/16	12 Acres
		37/17	18 Acres
		37/18	05 Acres
7)	M.R. Raghuram (being the 'G' Schedule Holder)	37/19	12 Acres
		37/20	18 Acres
		37/21	05 Acres
8)	M.R. Pattabhiram (being the 'H' Schedule Holder)	37/22	12 Acres
		37/23	18 Acres
		37/24	05 Acres
9)	M.R. Kodandaram (being the 'I' Schedule Holder)	37/25	12 Acres
		37/26	18 Acres
		37/27	05 Acres
10)	M.R. Anandaram (being the 'J' Schedule Holder)	37/28	12 Acres
		37/29	18 Acres
		37/30	05 Acres
11)	M.S. Ramaiah (being the 'K' Schedule Holder)	37/31	20 Acres 04 Guntas
		37/32	05 Acres
<b>TOTAL:</b>			<b>375 Acres 04 Guntas</b>

**NOTE: This Report is concerned with respect to Survey Nos. 1, 2, 7, 37/1, 37/2, 37/4, 37/7 and 37/10, which is mentioned in Bold letters.**

14. Thus, by virtue of the aforesaid Partition, M.S Ramaiah and his children become the absolute owners in possession of the land bearing Survey No. 37 falling into their respective shares. Accordingly, the respective names are entered in the revenue records as against Survey No. 37/1 to 37/32, vide Record of Rights bearing RR Nos. 128 to 159.
15. M.S. Ramaiah demised on 25.12.1997, as evidenced by the Certificate of Death, issued by Bangalore Mahanagara Palike. Venkatamma (1<sup>st</sup> wife of M.S. Ramaiah) demised on 21.06.1970, as evidenced by the Death Certificate, issued by the Commissioner, Corporation of Bangalore. And also, Gowramma (2<sup>nd</sup> wife of M.S. Ramaiah) demised on 17.09.2008, as evidenced by the Death Certificate issued by the Chief Registrar of Birth and Death. Upon their demise, the properties owned by M.S. Ramaiah devolved upon his Class-1 legal heirs as per the personal law governing him.
16. It appears that, on 16.09.2005, the children of M.S. Ramaiah namely: M.R. Jayaram, M.R. Sampangiramaiah, M.R. Seetharam, M.R. Pattabhiram, M.R. Janakiram, M.R. Kodandaram, M.R. Anandaram, M.R. Prabhavathy and M.R. Padmavathy have effected an Oral Family Arrangement Cum Partition, of the family properties and in terms of the same they have taken possession of the properties allotted to their share. Since the same was oral, the parties desired to confirm the terms of the said partition. Hence, they have executed a Memorandum of Confirmation of Oral Family Arrangement Cum Partition on 18.11.2005. This Memorandum is registered as Document No. DNH-1-04097-2005-06, and stored in CD No. DNHD68, in the Office of the Sub-Registrar, Devanahalli. As per this Memorandum, some of the **Ramaiah's Property** and other family properties were partitioned as mentioned herein below:

**TABLE- 4:**

Sl. No.	Shares Allotted To	Survey Nos.	Extents
1)	M. R. Jayaram (being the 'A' Schedule Holder)	1(P)	13 Guntas
		37/2(P)	3 Acres 25 Guntas
2)	M.R. Sampangiramaiah (being the 'B' Schedule Holder)	Allotted Properties are not related to the 'Subject Property'	
3)	M.R. Seetharam (being the 'C' Schedule Holder)	37/1(P)	8 Acres
		37/4(P)	7 Acres 10 Guntas
		37/7(P)	8 Acres
		37/10(P)	5 Acres 19 Guntas

4)	M.R. Pattabhiram (being the 'D' Schedule Holder)	1(P)	6 Acres
		2(P)	38 Guntas
		7(P)	3 Acres 02 Guntas
		37/1(P)	4 Acres
		37/2(P)	14 Acres 15 Guntas
		37/4(P)	4 Acres 30 Guntas
		37/7(P)	4 Acres
		37/10(P)	6 Acres 21 Guntas
5)	M.R. Janakiram (being the 'E' Schedule Holder)	Allotted Properties are not related to the 'Subject Property'	
6)	M.R. Kodandaram (being the 'F' Schedule Holder)	2(P)	5 Acres
7)	M.R. Anandaram (being the 'G' Schedule Holder)	Allotted Properties are not related to the 'Subject Property'	
8)	M.R. Prabhavathy (being the 'H' Schedule Holder)	Allotted Properties are not related to the 'Subject Property'	
9)	M.R. Padmavathy (being the 'I' Schedule Holder)	Allotted Properties are not related to the 'Subject Property'	

NOTE: To this Deed of Family Arrangement- Cum- Partition, one of the sons of M.S. Ramaiah named M.R. Raghuram is not made as party. However, he has confirmed the partition effected under the said Memorandum of Confirmation of Oral Family Arrangement Cum Partition on 18.11.2005, by way of Deed of Family Settlement Cum- Arrangement dated 25.01.2017, which is discussed hereinbelow.

17. In terms of the above Partition, Khata was mutated in the names of the aforesaid parties as against the properties allotted to their share, vide Mutation Register Extract bearing MR No. 26/2005-06.
18. The aforesaid lands were converted from agricultural to non-agricultural residential purposes, as per the Order passed by the Deputy Commissioner, Bengaluru Rural District, which are detailed herein below:

**TABLE- 5:**

Sl. No.	Order issued in the name of	Survey No.	Extent		Conversion Order No.	Date
			Acres	Guntas		
1)	M. R. Jayaram	1	6	03	ALN(D).SR.33/2004-05	19.07.2004
			5	24		
2)	M. R. Janakiram	37/10	12	--	BDS.ALN.SR(D).52/1991-92	16.04.1992
3)	M. R. Prabhavathi	7	5	11	ALN(D).SR.28/2004-05	19.07.2004
4)	M.R. Sampangiramaiah	37/4	12	--	BDS.ALN.SR(D).57/1991-92	16.04.1992
5)	M.R. Jayaram	37/1	12	--	ALN(D)SR.58/1991-92	16.04.1992
			18	--	ALN(D)SR.270/ 1991-92	30.04.1992
6)	M. R. Padmavathi	37/7	12	--	ALN(D)SR.53/1991-92	16.04.1992

- 19 Some of the lands were not utilized for the residential purpose within the specified period of the aforesaid Conversion Order. Hence, the owners have taken the Renewal of the aforesaid Conversion Order as mentioned below:

**TABLE- 6:**

Sl. No.	Order issued in the name of	Survey No.	Extent		Conversion Order No.	Renewal Date
			Acres	Guntas		
1)	M. R. Prabhavathi	37/7	12	--	ALN(D)SR.53/1991-92 ALN(D)SR.275/ 1991-92	15.05.2004
2)	M. R. Prabhavathi	37/7	12	--	ALN(D)SR.53/1991-92 ALN(D)SR.275/ 1991-92	11.09.2007
3)	M. R. Janakiram	37/10	12	--	BDS.ALN.SR(D).52/1991-92	15.05.2004
4)	M.R. Sampangiramaiah	37/4	12	--	BDS.ALN.SR(D).57/1991-92	15.05.2004
5)	M.R. Jayaram	37/1	12	--	ALN(D)SR.58/1991-92 ALN(D)SR.270/ 1991-92	15.05.2004
			18	--		
6)	M.R. Jayaram	37/1	12	--	ALN(D)SR.58/1991-92	11.09.2007

		<b>37/2</b>	<b>18</b>	--	ALN(D)SR.270/ 1991-92	
7)	M. R. Prabhavathi	<b>37/7</b>	<b>12</b>	--	ALN(D)SR.53/1991-92	15.05.2004 11.09.2007
8)	M.R. Sampangiramaiah	<b>37/4</b>	<b>12</b>	--	BDS.ALN.SR(D).57/1991-92	15.05.2004

20. Accordingly, the conversion was recorded in the revenue records, by way of Mutation Register Extract bearing MR No. 23/2006-07 in respect of Survey Nos. 1, 2 and 37/3. Although there is no reference of the Mutation entries recording the conversion of other Subject Property, the respective RTCs for those survey numbers records that said lands are converted.

21. Thus, the following persons became the absolute owners of various portions of the **properties** as mentioned below:

**TABLE- 7:**

Serial No.	Owners name	Survey No.	Extent of Land
1)	M.R. Pattabhiram	1(P)	6 Acres
		2(P)	38 Guntas
		37/1	4 Acres
		37/2(P)	14 Acres 15 Guntas
		37/4(P)	4 Acres 30 Guntas
		37/7	4 Acres
		37/10	6 Acres 21 Guntas
2)	M.R. Kodandaram	2(P)	5 Acres
		7(P)	2 Acres 26 Guntas
3)	M.R. Seetharam	37/1	8 Acres
		37/4(P)	7 Acres 10 Guntas
		37/7	8 Acres
		37/10	5 Acres 19 Guntas

22. It appears that, by virtue of Memorandum of Understanding (MOU) dated 20.01.2006, M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram have authorized Kanyakumari Builders Private Ltd., represented by its Director- Avani Raheja, for the development of the following properties and other lands-

**TABLE- 8:**

Sl. No.	Name of the Owners	Survey No.	Extent of land
1)	M. R. Seetharam	37/1(P)	8 Acres
		37/4(P)	7 Acres 10 Guntas
		37/7(P)	8 Acres
		37/10(P)	5 Acres 19 Guntas
2)	M. R. Pattabhiram	1(P)	6 Acres
		2(P)	38 Guntas
		7(P)	3 Acres 02 Guntas
		37/1(P)	4 Acres
		37/2(P)	14 Acres 15 Guntas
		37/4(P)	4 Acres 30 Guntas
		37/7(P)	4 Acres
37/10(P)	6 Acres 21 Guntas		
3)	M. R. Kodandaram	2(P)	5 Acres
		7(P)	2 Acres 26 Guntas

23. It appears that, by virtue of MOU dated 20.03.2007, entered into between Kanyakumari Builders Private Limited, and Pingyao Developers and Traders Private Limited, Kanyakumari Builders Private Limited have assigned all their rights under foregoing MOU dated 20.01.2006, in favor of the Developer.
24. We have been furnished with a copy of the Development Agreement dated 22.03.2007 (**Principal JDA**) executed by M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram (**First Party**) in favour of Pingyao Developers & Traders Private Limited represented by its Director Vijay B. Raheja (**Second Party**), which is registered on 26.03.2007, as document No. DNH-1-09727-2006-07, stored in C. D. No. DNHD125, in the Office of the Sub-Registrar, Devanahalli. Wherein, parties had agreed to develop the aforesaid property (as mentioned in **Table- 8**) and other properties into villas/multistoried residential and commercial building/ mall/ hotel/ complex. Under the said JDA it has been agreed that the siteable/saleable area shall be divided in the following manner: -
- 31% in favor of the First Party and
  - 69% in favor of Second Party

25. Simultaneously on the same day, M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram have executed Power of Attorney (POA) dated 22.03.2007, in favour of (i) Vijay. B. Raheja, (ii) Deepak Raheja, (iii) Avani Raheja, (iv) Aditya Raheja and (v) Pingyao Developers & Traders Private Limited, registered as document No. DNH-4-00491-2006-07 stored in C. D. No. DNHD125 in the Office of the Sub-Registrar, Devanahalli authorizing them to procure necessary permissions and sanctions and also empowering them to convey their 69% share out of the saleable area in favor of their nominees.
26. Another General Power of Attorney (GPA) dated 22.03.2007, was executed by M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram in favour of Avani Raheja, Vijay. B. Raheja, Deepak Raheja and Aditya Raheja, all officers/nominees of Pingyao Developers & Traders Private Limited, registered as document No. DNH-4-00492-2006-07 stored in C. D. No. DNHD125 in the Office of the Sub-Registrar, Devanahalli in continuation with the aforesaid Development Agreement.
27. It appears that the name of the company Pingyao Developers & Traders Private Limited has been changed to M/s. B. Raheja Properties Private Limited. Hence, to carry out the same along with other changes to the Principal JDA, a Deed of Rectification to Development Agreement dated 22.03.2007 is executed on 20.09.2010 by M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram in favour of M/s. B. Raheja Properties Private Limited represented by its Director Deepak Raheja, which is registered as document No. DNH-1-02611-2010-11, stored in C. D. No. DNHD202 in the Office of the Sub-Registrar, Devanahalli. It is also agreed between the parties to change the siteable/saleable area as: -
- 30% in favor of the First Party and
  - 70% in favor of Second Party
28. Due to the changed circumstances, the parties, agreed to cancel the joint venture and accordingly executed the Cancellation Deeds to cancel the aforesaid Principal JDA dated 22.03.2007, Power of Attorneys dated 22.03.2007 and the Rectification Deed dated 20.09.2010, in the following manner: -
- Deed of Cancellation dated 05.05.2015 executed by M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram in favour of M/s. B. Raheja Properties Private Limited,

represented by its Director- Deepak Raheja, registered as document No. DNH-1-00967-2015-16, stored in C. D. No. DNHD541 in the Office of the Sub-Registrar, Devanahalli. (Cancelling Development Agreement dated 22.03.2007 registered as document No. DNH-1-09727-2006-07 and Deed of Rectification to Development Agreement dated 22.03.2007, registered as document No. DNH-1-02611-2010-11).

b. Deed of Cancellation of Power of Attorney dated 05.05.2015 executed by M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram in favour of M/s. B. Raheja Properties Private Limited represented by its Director- Deepak Raheja, registered as document No. DNH-4-00128-2015-16, stored in C. D. No. DNHD541 in the Office of the Sub-Registrar, Devanahalli (cancelling Power of Attorneys (POA) dated 22.03.2007, registered as document No. DNH-4-00491-2006-07 and registered as document No. DNH-4-00492-2006-07).

29. Agreement of Limited Liability Partnership (LLP) dated 20.11.2015 of M.S. Ramaiah Realty LLP indicates that the said LLP was constituted among (i) Mathikere Ramaiah Seetharam (@M.R. Seetharam), (ii) Mathikere Ramaiah Pattabhiram (@ M.R. Pattabhiram), (iii) Mathikere Ramaiah Kodandaram (@ M.R. Kodandaram), (iv) Mathikere Ramaiah Anandaram (@ M.R. Anandaram), (v) Shruthy Seetharam, W/o. M.R. Seetharam, (vi) Bangalore Thyagaraja Meena, W/o. M.R. Kodandaram, (vii) Kamala Anandaram, W/o. M.R. Anandaram, (viii) Mathikere Seetharam Raksha Ramaiah, S/o. Mr. M.R. Seetharam, (ix) Meghna Raksha Ramaiah, W/o. M.S. Raksha Ramaiah, (x) Mathikere Seetharam Sunder Ram, S/o. Mr. M.R. Seetharam and (xi) Mathikere Anandaram Navakoty Ram, S/o. Mr. M.R. Anandaram. The LLP is engaged in the real estate business. This Agreement is registered as document No. DNH-1-11356-2015-16, stored in CD No. DNHD583 in the office of the Senior Sub-Registrar, Devanahalli. Under the said Agreement of Limited Liability Partnership, following properties along with other properties, totally 145 Acres 20 Guntas, are contributed by the Parties in Serial Nos. (i) to (iv) to the LLP towards capital contribution: -

**TABLE- 9:**

Sl. No.	Contributed by:	Survey No.	Extent
1	M.R. Seetharam	37/1(P)	8 Acres
		37/4(P)	7 Acres 10 Guntas
		37/7(P)	8 Acres
		37/10(P)	5 Acres 19 Guntas

2	M.R. Pattabhiram	1(P)	6 Acres
		2(P)	38 Guntas
		7(P)	3 Acres 02 Guntas
		37/1(P)	4 Acres
		37/2(P)	14 Acres 15 Guntas
		37/4(P)	4 Acres 30 Guntas
		37/7(P)	4 Acres
		37/10(P)	6 Acres 21 Guntas
3	M.R. Kodandaram	2(P)	5 Acres
		7(P)	2 Acres 26 Guntas

30. M.S. Ramaiah Realty LLP is duly registered under the provisions of the Limited Liability Partnership Act, 2008. The same is evident from the Certificate of Incorporation in Form- 16, dated 21.09.2015 which is issued by the Registrar of Companies, Ministry of Corporate Affairs, Government of India.
31. Further, (i) M.S. Ramaiah Realty LLP represented by its Designated Partner- M.R. Seetharam (Hereinafter referred to as "**Owners LLP**"), (ii) Tata Housing Development Company Limited represented by its Authorized Signatory (Hereinafter referred to as "**Tata Housing**"), and (iii) One Bangalore Luxury Projects LLP represented by its Designated Partner Nirav Dalal (Hereinafter referred to as "**Project LLP**") have entered into an LLP Agreement dated 22.02.2016, for the development of 145 Acres 20 Guntas of converted lands along with 58 Acres 08 Guntas of unconverted lands belonging to "Owners LLP" (including the '**Schedule Property**'), situated at Akkalenahalli- Mallenahalli Village, into a residential and commercial project. The foregoing LLP indicates that M.S. Ramaiah Realty LLP with an intention to develop the said Property and "Tata Housing" with an intention of participating in the development of the land have agreed for the development to be undertaken by "Project LLP", in the Ownership Interest of 49% in favor of "Owners LLP" and 51% in favor of "Tata Housing" and Profit and Loss Sharing Ratio of 51% in favor of "Owners LLP" and 49% in favor of "Tata Housing". It is agreed thereby that to meet the financial requirements of the 'Project LLP' as may be required for the purposes of acquisition of the development rights with respect to the aforesaid property and/or rights therein, "Tata Housing" shall bring amounts up to Rs. 140 Crores.

32. After that, (i) M.S. Ramaiah Realty LLP represented by its Designated Partner- M.R. Seetharam, (ii) Tata Housing Development Company Limited represented by its Authorized Signatory, and (iii) One Bangalore Luxury Projects LLP represented by its Designated Partner Nirav Dalal have entered into a Supplementary Agreement to the aforesaid LLP on 08.11.2016. Whereby, the parties have mutually agreed that all the costs and expenses required to be incurred till pre-launch of the project shall be contributed by the Project LLP, by way of a loan from TATA Housing and such loan shall be interest free and also agreed for other terms.
33. In view of the above arrangement, M.S. Ramaiah Realty LLP (**Owner**) have executed a Development Agreement dated 22.02.2016, along with (a) M.R. Seetharam, (b) M.R. Pattabhiram, (c) M.R. Kodandaram, (d) M.R. Anandaram, (e) M.R. Seetharam (HUF) through its Karta M.R. Seetharam for self and constituted attorney of all of its coparceners (i) M.S. Raksha Ramaiah, (ii) M.S. Sunder Ram, (iii) Shruthy Seetharam, (f) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (g) M.R. Kodandaram (HUF) through its Karta M.R. Seetharam for self and constituted attorney of all of its coparceners (i) Reshima Lakshmi Kodandaram, (ii) Akashiram Shathakotiram Kodandaram, (iii) Bangalore Thyagaraja Meena and (h) M.R. Anandaram (HUF) through its Karta M.R. Anandaram for self and constituted attorney of all of its coparceners (i) M.A. Navakoty Ram, (ii) Karnala Anandaram (**Confirming Parties**) in favour of One Bangalore Luxury Projects LLP represented by its Designated Partner Nirav Dalal (**Developer**) with an intention to develop the properties totally measuring 145 Acres 20 Guntas, (including the '**Schedule Property**' as listed in Table -10 hereinbelow), and the same is registered as document No. DNH-1-11358-2015-16 of Book-I, recorded in CD No. DNHD 583 in the office of the Sub-Registrar, Devanahalli (hereinafter referred to as the "**Principal Agreement**"). In terms of this Principal Agreement, Owner has granted an exclusive right to the Developer to develop the project with all rights and obligations with respect to the development of the project and to collect 100% of the Gross Sale Proceeds and total revenue from the Project. The Developer shall ensure that the owner shall receive 5.1% out of the Gross Sale Proceeds of the project as Owner's share, whereas the balance 94.9% shall be retained by the Developer as its share. Further, Owner has authorized the Developer to raise loan or funds for the development and completion of the project and for such purpose create mortgage, charge or other encumbrance on the said property.

**TABLE- 10:**

Sl. No.	Owners Name	Survey No.	Extent
1	M.R. Seetharam	37/1(P)	8 Acres

	(presently belonging to M.S. Ramaiah Realty LLP)	37/4(P)	7 Acres 10 Guntas
		37/7(P)	8 Acres
		37/10(P)	5 Acres 19 Guntas
2	M.R. Pattabhiram (presently belonging to M.S. Ramaiah Realty LLP)	1(P)	6 Acres
		2(P)	38 Guntas
		7(P)	3 Acres 02 Guntas
		37/1(P)	4 Acres
		37/2(P)	14 Acres 15 Guntas
		37/4(P)	4 Acres 30 Guntas
		37/7(P)	4 Acres
		37/10(P)	6 Acres 21 Guntas
3	M.R. Kodandaram (presently belonging to M.S. Ramaiah Realty LLP)	7(P)	2 Acres 26 Guntas

34. Simultaneously on the same day, M.S. Ramaiah Realty LLP (Owner) along with (a) M.R. Seetharam, (b) M.R. Pattabhiram, (c) M.R. Kodandaram, (d) M.R. Anandaram, (e) M.R. Seetharam (HUF) through its Karta M.R. Seetharam for self and constituted attorney of all of its coparceners (i) M.S. Raksha Ramaiah, (ii) M.S. Sunder Ram, (iii) Shruthy Seetharam, (f) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (g) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram for self and constituted attorney of all of its coparceners (i) Reshma Lakshmi Kodandaram, (ii) Akashram Shathakotiram Kodandaram, (iii) Bangalore Thyagaraja Meena and (h) M.R. Anandaram (HUF) through its Karta M.R. Anandaram for self and constituted attorney of all of its coparceners (i) M.A. Navakoty Ram, (ii) Kamala Anandaram have executed a Power of Attorney (POA) on 22.02.2016 in favor of One Bangalore Luxury Projects LLP (Developer) authorizing them of all the acts as agreed under the aforementioned Development Agreement dated 22.02.2016 and to sell, lease, mortgage, etc., and dispose of new buildings constructed over the said property with undivided rights in the common amenities and to execute Sale Deed and other incidental deeds with the prospective purchaser in respect of 94.9% share. This POA is registered as document No. DNH-4-01032-2015-16, recorded in CD No. DNHD583 in the office of the Sub-Registrar, Devanahalli.

35. M. R. Seetharam (HUF) represented by its Kartha M. R. Seetharam for self and as a Kartha of the HUF, along with the co-parceners namely- M. S. Raksha Ramaiah and M. S. Sunder Ram have

executed a Power of Attorney (POA) on 26.10.2015 in favor of M. R. Seetharam, authorizing him to develop their respective Schedule Properties/to execute necessary deeds for the development and to dispose of the said developed properties to such person/s and for such consideration, by executing necessary deeds of conveyance. This POA is registered on 29.10.2015, as Document No. YPR-4-00157-2015-16, and stored in CD No. YPRD121, in the Office of Sub-Registrar, Rajajinagar (Yeshwanthpura). To this Deed, other co-parceners namely Shruthy Seetharam and Meghna Raksha Ramaiah have signed as Witnesses.

36. M. R. Pattabhiram (HUF) represented by its Kartha M. R. Pattabhiram for self and as a Kartha of the HUF, has executed a Power of Attorney (POA) on 26.10.2015 in favor of M. R. Pattabhiram, authorizing him to develop their respective Schedule Properties/to execute necessary deeds for the development and to dispose of the said developed properties to such person/s and for such consideration, by executing necessary deeds of conveyance. This POA is registered on 26.10.2015, as Document No. RJN-4-00300-2015-16, and stored in CD No. RJND287, in the Office of Senior Sub-Registrar, Rajajinagar.
37. M. R. Kodandaram (HUF) represented by its Kartha M. R. Kodandaram for self and as a Kartha of the HUF, has executed a Power of Attorney (POA) on 26.10.2015 in favor of M. R. Kodandaram, authorizing him to develop their respective Schedule Properties/to execute necessary deeds for the development and to dispose of the said developed properties to such person/s and for such consideration, by executing necessary deeds of conveyance. This POA is registered on 26.10.2015, as Document No. RJN-4-00301-2015-16, and stored in CD No. RJND287, in the Office of Senior Sub-Registrar, Rajajinagar. To this Deed, one of the co-parcener B. T. Meena has signed as Witness.
38. M. R. Anandaram (HUF) represented by its Kartha M. R. Anandaram for self and as a Kartha of the HUF along with the co-parcener namely- M. A. Navakoty Ram, have executed a Power of Attorney (POA) on 26.10.2015 in favor of M. R. Anandaram, authorizing him to develop their respective Schedule Properties/to execute necessary deeds for the development and to dispose of the said developed properties to such person/s and for such consideration, by executing necessary deeds of conveyance. This POA is registered on 26.10.2015, as Document No. RJN-4-00302-2015-16, and stored in CD No. RJND287, in the Office of Senior Sub-Registrar, Rajajinagar. To this Deed, one of the Co-Parcener Kamala Anandaram has signed as Witness.

39. By virtue of Second Supplementary Agreement dated 09.08.2016 (to the Agreement of LLP dated 20.11.2015), which was executed between (i) Mathikere Ramaiah Seetharam (@M.R. Seetharam), (ii) Mathikere Ramaiah Pattabhiram (@ M.R. Pattabhiram), (iii) Mathikere Ramaiah Kodandaram (@ M.R. Kodandaram), (iv) Mathikere Ramaiah Anandaram (@ M.R. Anandaram), (v) Mathikere Seetharam Raksha Ramaiah, S/o. Mr. M.R. Seetharam, (vi) Mathikere Seetharam Sunder Ram, S/o. Mr. M.R. Seetharam and (vii) Mathikere Anandaram Navakoty Ram, S/o. M. R. Anandaram have desired to bring additional capital to the **M.S. Ramaiah Realty LLP** in the form of immovable properties in all about **37 Acres 04 Guntas ( this extent is not the subject matter of this Report)**. This document is duly stamped before the Office of the Sub-Registrar, Rajajinagar (Yeshwanthpura), Bengaluru.
40. By virtue of Third Supplementary Agreement dated 30.10.2018 (to the Agreement of LLP dated 20.11.2015), which was executed between (i) Mathikere Ramaiah Seetharam (@M.R. Seetharam), (ii) Mathikere Ramaiah Pattabhiram (@ M.R. Pattabhiram), (iii) Mathikere Ramaiah Kodandaram (@ M.R. Kodandaram), (iv) Mathikere Ramaiah Anandaram (@ M.R. Anandaram), (v) Mathikere Seetharam Raksha Ramaiah, S/o. Mr. M.R. Seetharam, (vi) Mathikere Seetharam Sunder Ram, S/o. Mr. M.R. Seetharam and (vii) Mathikere Anandaram Navakoty Ram, S/o. M. R. Anandaram have desired to bring additional capital to the **M.S. Ramaiah Realty LLP** in the form of immovable properties in all about **16 Acres 17 Guntas (this extent is not the subject matter of this Report ) , contributed by Partners in Sl. Nos. (ii) to (iv) and they have agreed to delete an extent of 3 Acres 08 Guntas of land in Survey No. 29/2 belonging to M. R. Seetharam.** This document is duly stamped before the Office of the Sub-Registrar, Rajajinagar (Yeshwanthpura), Bengaluru.
41. Thus, M. S. Ramaiah Realty LLP became the absolute owner of land admeasuring 195 Acres 33 Guntas (which is inclusive of the “**Schedule Property**”) by way of the aforesaid contributions/conveyances.
42. Further vide an Amendment Development Agreement dated 21.03.2019 (“first amendment to the **Principal Agreement** dated 22.02.2016), registered as Document No. DNH-1-12493-2018-19 and stored in CD No. DNHD733 in the Office of the Sub Registrar, Devanahalli executed between M.S. Ramaiah Realty LLP represented by its Designated Partner M.R. Seetharam (Owner), and (1) M.R. Seetharam,( 2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram, (5) M.R. Seetharam (HUF) through its Karta M.R. Seetharam and other coparceners

namely (5a) M.S. Rakasha Ramaiah, (5b) M.S. Sunder Ram, (5c) Shruthy Seetharam [5a, 5b & 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram and other coparceners namely (7a) Reshma Lakshmi Kodandaram, (7b) Akashram Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R. Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a & 8b are represented by their constituted authority M.R. Anandaram], (Confirming Parties) in favor of One Bangalore Luxury Projects LLP ('Developer'), represented by its Designated Partner Bhavesh Madeka. The Owners have contributed additional land measuring **49 Acres 08 Guntas** (which is inclusive of 5 Guntas of land in Survey No. 7 being the parcel of the '**Schedule Property**') being Non-Converted Lands converted for Non-Agricultural residential use, for the purpose of Development on certain agreed terms and conditions. It is noted that this land is contributed in addition to 145 Acres 20 Guntas agreed to be developed under the aforesaid Development Agreement dated 22.02.2016. Thus, the aggregate area admeasuring **194 acres 28 Guntas** was offered for development.

**TABIE- 11:**

Serial No.	Owners Name	Survey No.	Extent
1	M.R. Seetharam	30/3 (Old No. 30/2)	30 Guntas
2	M.R. Pattabhiram	30/1	2 Acres 35+ 1 (Gunta Kharab) Guntas
		30/2	2 Acres 9+ 2 (Gunta Kharab) Guntas
		41	2 Acres 16 Guntas
3	M.R. Kodandaram	<b>7</b>	<b>05 Guntas</b>
		3/2	3 Acres 8 Guntas
		5/1	32 Guntas
		5/2	2 Acres 16 Guntas
		30/4 (Old No. 30/2)	08 Guntas
4	M.R. Anandaram	20(P)	3 Guntas
		21	1 Gunta
		23	1 Gunta

		24	23 Guntas
		27	2 Acres 09 Guntas
		28/1	1 Acre 31 Guntas
		28/2	2 Acres 36 Guntas

**NOTE: This Report is concerned with respect to Survey Nos. 1, 2, 7, 37/1, 37/2, 37/4, 37/7 and 37/10, which is mentioned in Bold letters.**

43. In view of the above, M.S. Ramaiah Realty LLP (Owner), represented by its Designated Partner M.R. Seetharam and (1) M.R. Seetharam, (2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram, (5) M.R. Seetharam (HUF) through its Karta M.R. Seetharam and other coparceners namely (5a) M.S. Rakasha Ramaiah, (5b) M.S. Sunder Ram, (5c) Shruthy Seetharam [5a, 5b & 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram and other coparceners namely (7a) Reshma Lakshmi Kodandaram, (7b) Aksharam Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R. Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a & 8b are represented by their constituted authority M.R. Anandaram], (Confirming Parties) have also executed a General Power of Attorney dated 21.03.2019 in favor of One Bangalore Luxury Projects LLP, represented by its Designated Partner Bhavesh Madeka. The said General Power of Attorney is registered as Document No. DNH-4-00995-2018-19 and stored in CD No. DNHD733 in the Office of the Sub-Registrar, Devanahalli.
44. Vide Second Amendment (to Development Agreement dated 22.02.2016 i.e., the "Principal Agreement"), dated 23.04.2019 executed by M.S. Ramaiah Realty LLP, represented by its Designated Partner Mr. M.R. Seetharam ('Owner') and (1) M.R. Seetharam, (2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram, (5) M.R. Seetharam (HUF) through its Karta M.R. Seetharam and other coparceners namely (5a) M.S. Rakasha Ramaiah, (5b) M.S. Sunder Ram, (5c) Shruthy Seetharam [5a, 5b & 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram and other coparceners namely (7a) Reshma Lakshmi Kodandaram, (7b) Aksharam Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R.

Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a & 8b are represented by their constituted authority M.R. Anandaram], (Confirming Parties) in favor of One Bangalore Luxury Projects LLP, represented by its Designated Partner Mr. Bhavesh Madeka ('Developer') which is registered as Document No. DNH-1-00630-2019-20 and stored in CD No. DNHD755 in the Office of the Sub Registrar, Devanahalli the parties therein have rectified certain agreed terms and conditions as agreed under the Principal Agreement and the First Amendment Agreement dated 21.03.2019, for the development of the converted land and Additional land offered for development.

45. From the Third Amendment (to Development Agreement dated 22.02.2016 i.e., the "Principal Agreement") dated 21.03.2022 executed by M.S. Ramaiah Realty LLP, represented by its Designated Partner Mr. M.R. Seetharam ('Owner') and (1) M.R. Seetharam, (2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram, (5) M.R. Seetharam (HUF) through its karta M.R. Seetharam and other coparceners namely (5a) M.S. Rakasha Ramaiah, (5b) M.S. Sunder Ram, (5c) Shruthy Seetharam [5a, 5b & 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram and other coparceners namely (7a) Reshma Lakshmi Kodandaram, (7b) Aksharam Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R. Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a & 8b are represented by their constituted authority M.R. Anandaram], (Confirming Parties) in favor of One Bangalore Luxury Projects LLP represented by its Designated Partner Mr. Bhavesh Madeka ('Developer') registered as Document No. DNH-1-12941-2021-22 and stored in CD No. DNHD1494, in the Office of the Sub Registrar, Devanahalli, it is observed that the Owners have requested the Developer for surrender of certain areas approximately measuring **54 Acres 6.50 Guntas** (out of the entire property measuring 194 acres 28 Guntas, offered for development), for carrying out independent development by the owners themselves or anybody claiming through or under the owners and accordingly the Developer has released/relinquished their development rights over the land measuring **54 Acres 6.50 Guntas** as described in the schedule II therein and has surrendered the said land to the Owners. Out of the remaining extent of land admeasuring **140 Acres 21.50 Guntas**, an extent of land measuring **08 Acres 3.56 Guntas** is proposed to be relinquished to Anneshwara Gram Panchayat for the purpose of formation of roads. And thus,

the remaining land measuring **132 acres 17.94 Guntas** was retained by the Owner/Developer for Development. The released property measuring **54 Acres 6.50 Guntas** as aforesaid is comprised of the following portions of the Schedule Property:

**TABLE- 12:**

Serial No.	Survey No.	Extent		
		Acres	Guntas	Kharab
1)	<b>2(P)</b>	--	<b>1.75</b>	--
2)	3/2 (P)	--	1	--
3)	6(P)	3	21.5	--
4)	<b>7(P)</b>	<b>5</b>	<b>13.75</b>	--
5)	20/2(P)	2	34.25	--
6)	25(P)	--	4	0.25
7)	<b>37/4(P)</b>	<b>1</b>	<b>35.5</b>	--
8)	<b>37/7(P)</b>	--	<b>3</b>	--

**NOTE: This Report is concerned with respect to Survey Nos. 1, 2, 7, 37/1, 37/2, 37/4, 37/7 and 37/10, which is mentioned in Bold letters.**

46. M/s. MS Ramaiah Realty LLP represented by its GPA Holder One Bangalore Luxury Projects LLP represented by its Partner Bhavesh Madeka has released the land measuring 1 Acre 12 Guntas in favour of Member Secretary, BIAAPA on behalf of the Hon'ble Governor, State of Karnataka for the purpose of road formation to the 'Project Land', vide Relinquishment Deed dated 30.09.2019, registered as Document No. DNH-1-06204-2019-20, and stored in CD No. DNHD872, in the Office of Sub-Registrar, Devanahalli. The aforesaid land measuring 1 Acre 12 Guntas comprises of following Survey Numbers: -
- A) Survey No. **37/1** measuring **08 ½ Guntas**
  - B) Survey No. **37/2** measuring **21 Guntas**
  - C) Survey No. **37/4** measuring **05 Guntas**
  - D) Survey No. **37/7** measuring **08 Guntas**
  - E) Survey No. **37/10** measuring **07 ½ Guntas**
  - F) Survey No. 37/16 measuring 02 Guntas

47. Towards obtaining the approvals, M/s. One Bangalore Luxury Projects LLP represented by its Authorised Representative Pavan Kumar. R., has released portion of land measuring 49723.61 Sq. Mtr., for the purpose of Park/Buffer/ Open Area and land measuring 12,615.34 Sq. Mtrs., for the purpose of Civic Amenities, in favour of Member Secretary, Bangalore International Airport Area Planning Authority (Hereinafter referred to as BIAAPA) on behalf of the Hon'ble Governor, State of Karnataka vide Relinquishment Deed dated 25.10.2024, registered as Document No. DNH-1-12937-2024-25, in the Office of the Sub-Registrar, Devanahalli.
48. Similarly, M/s. One Bangalore Luxury Projects LLP represented by its Authorised Representative Pavan Kumar. R., has released portion of land measuring 1,291.46 Sq. Mtr., for the purpose of Road, in favour of Member Secretary, BIAAPA on behalf of the Hon'ble Governor, State of Karnataka vide Relinquishment Deed dated 25.10.2024, registered as Document No. DNH-1-12938-2024-25, in the Office of the Sub-Registrar, Devanahalli.
49. By the Deed of Grant of Easementary Right of Way dated 21-03-2019 entered into between MSR Holdings Limited, One Bangalore Luxury Projects LLP, MS Ramaiah Realty LLP and TATA Housing Development Company Limited have agreed to utilize the access road for the purpose of the development of land measuring 194 Acres 28 Guntas and recording the availability of access road forming part of the property in perpetuity free and open for the purpose of ingress and egress to and from the large property of MSR Holdings Limited and MS Ramaiah Realty LLP. The said Deed of Grant of Easementary Right of Way is registered on 22.03.2019, as Document No. DNH-4-00996/2018-19, stored in C.D. No. DNHD733, in the Office of the Sub-Registrar, Devanahalli.
50. Subsequently, M/s. One Bangalore Luxury Projects LLP has applied for the sanction from BIAAPA, seeking the approval for the development of Proposed Residential Group Housing Development Plan with respect to, land admeasuring 67 Acres 23 Guntas (excluding 47 Guntas of Kharab land), or 2,78,217.5 Sq. Mtrs. including the '**Schedule Property**', BIAAPA, vide its Order dated 30.10.2024, bearing No. BIAAPA/TP/LAO/DP & LAO/27/2016-17/24-25/1831 has sanctioned the development plan, with certain terms and conditions.
51. On perusal of the Proposed Residential Group Housing Development Plan, approved by the BIAAPA, it is observed that, the land use of total extent of land measuring 2,47,170.57 Sq. Mtrs., (after deducting the relinquished area) is bifurcated as:

Sl. No.	Land Usage	Area in Sq. Mtr.
1)	Residential Area	44369.28
2)	Commercial Area (Retail)	7388.16
3)	Park and Open Space	49723.61
4)	Civic Amenities	12615.34
5)	Visitors Parking	12553.64
6)	Primary Substation	3109.05
7)	Road Area	1291.46
8)	Open Area and Driveway	116120.04

It is noted that the Proposed Residential Group Housing Development consists of:

Sl. No.	Details of Buildings, Towers and Floors	Total Units
1)	Building-1: Tower-1, comprises of Ground+ 15 Upper Floors and Terrace	94
2)	Building-2: Towers-2 to 3 and Club House, comprises of Ground+ 15 Upper Floors and Terrace	192
3)	Building-3: Towers-8 to 9, comprises of Ground+ 15 Upper Floors and Terrace	184
4)	Building-4: Towers-10 to 15, comprises of Ground+ 14 Upper Floors and Terrace	432
5)	Building-5: Blocks-9 to 11, comprises of Ground+ 3 Upper Floors and Terrace	24
6)	Building-6: Row House 96-105, comprises of Ground+ 2 Upper Floors	10
7)	Building-7: Row House 86-95, comprises of Ground+ 2 Upper Floors	10
8)	Building-8: Row House 75-85, comprises of Ground+ 2 Upper Floors	11
9)	Building-9: Row House 64-74, comprises of Ground+ 2 Upper Floors	11

10)	Building-10: Row House 56-63, comprises of Ground+ 2 Upper Floors	8
11)	Building-11: Club House, comprises of Ground+ 2 Upper Floors	0
12)	Building-12: Commercial Building (retail), comprises of Ground+ 1 Upper Floor	0
13)	Building-13: Towers-4 to 7 and Club House, comprises of Ground+ 15 Upper Floors and Terrace	368
14)	Building-14: Comprises of Ground+ 12 Upper Floors and Terrace	372
15)	Building-15: Blocks 4 to 8, comprises of Ground+ 3 Upper Floors and Terrace	40
16)	Building-16: Row House 1-10, comprises of Ground+ 2 Upper Floors	10
17)	Building-17: Row House 28-37, comprises of Ground+ 2 Upper Floors	10
18)	Building-18: Row House 46-55, comprises of Ground+ 2 Upper Floors	10
19)	Building-19: Club House, comprises of Ground+ 2 Upper Floors	0
20)	Building-20: Towers 21-24, comprises of Ground+ 12 Upper Floors and Terrace	286
21)	Building-21: Towers 25-31 and Club House, comprises of Ground+ 12 Upper Floors and Terrace	508
22)	Building-22: Row House 38-45, comprises of Ground+ 2 Upper Floors	8
23)	Building-23: Row House 20-27, comprises of Ground+ 2 Upper Floors	8
24)	Building-24: Row House 11-19, comprises of Ground+ 2 Upper Floors	8
25)	Building-25: Blocks 1 to 3, comprises of Ground+ 3 Upper Floors and Terrace	24
	<b>Total Units:-</b>	<b>2628</b>

**52. PROJECT APPROVALS:**

Following are the necessary approvals which have been obtained by M/s. One Bangalore Luxury Projects LLP for the purposes of constructing Residential Group Housing on the Schedule Property:

Sl. No.	Issued by	Purpose
1.	Letter dated 18.01.2024, File No. 21-50/2017-IA-III, issued by the Ministry of Environment, Forest and Climate Change, Government of India	Environment Clearance for Residential Project
2.	Letter dated 13.08.2024, issued by HQ Training Command, IAF	NOC for construction of Residential Group Housing Development Building
3.	NOC for Height Clearance dated 10.11.2021, bearing No. BIAL/SOUTH/B/092621/624777, issued by the Airports Authority of India	NOC for Height Clearance; Permissible Top Elevation 950.99 Meters above mean sea level
4.	NOC for Height Clearance dated 05.07.2021, bearing No. BIAL/SOUTH/B/042921/543151, issued by the Airports Authority of India.	NOC for Height Clearance; Permissible Top Elevation 946.30 Meters above mean sea level
5.	NOC dated 29.08.2024, bearing No. KSFES/GBC(1)/272, issued by the Office of the Director General of Police, Karnataka Fire and Emergency Services.	NOC for the construction of proposed residential building
6.	NOC dated 23.07.2021, issued by the President, Anneshwara Village Panchayath.	NOC for constructing of proposed residential building.
7.	NOC dated 23.04.2024, issued by the Superintending Engineer (Ele) BRC, BESCO, Bengaluru.	NOC for arranging power supply for multi storied High Rise Building.

53. As confirmed by the client, Developer has commenced its work in phase wise developments. In the First Phase, developer intends to develop the land measuring **26 Acres 37.75 Guntas** (excluding 27.3 Guntas of Kharab land) i.e., the "**Schedule Property**".

**54. MORTGAGES AND DISCHARGES DEEDS:**

- a) Being the absolute owner M.R. Jayaram, has mortgaged the land bearing Survey Nos. 37/1 measuring 12 Acres, 37/2 measuring 18 Acres and 37/3 measuring 05 Acres in favor of The Repatriates Co-Operative Finance and Development Bank Limited (REPCO), vide Memorandum of Deposit of Title Deeds (MODTD) dated 31.05.2001, registered as Document No. 478/2001-02, Book-I, Volume- 1876, at pages 199-201, in the Office of the Sub-Registrar, Devanahalli. However, the same was later discharged, vide Discharge Receipt dated 04.08.2003, executed by REPCO Bank, which is registered as Document No. 914/2003-04, Book-I, Volume- 1996, at pages 118-119, in the Office of the Sub-Registrar, Devanahalli.
- b) Being the absolute owner, M.R. Prabhavathi as a Guarantor along with M.R. Jayaram have mortgaged the land bearing Survey No. 37/7 measuring 12 Acres in favor of Dhanlaxmi Bank Limited vide Security Bond dated 22.10.2003, Document No. 1858/2003-04, Book-I, Volume- 2018, at pages 170-175, in the Office of Sub-Registrar, Devanahalli. However, the same was later discharged vide Deed of Reconveyance dated 14.06.2012, executed by Dhanlaxmi Bank Limited in favor of M R Prabhavathi and M.R. Jayaram, both represented by their Power of Attorney (POA) Holder M.J. Shantharam, which is registered as Document No. DNH-1-01470-2012-13, and stored in CD No. DNHD272, in the Office of Sub-Registrar, Devanahalli.
- c) After that, M.R. Jayaram has mortgaged the land bearing Survey Nos. 37/1 measuring 12 Acres and 37/2 measuring 18 Acres in favor of The Dhanalakshmi Bank Limited, vide MODTD dated 03.07.2003, registered as Document No. 929/2003-04, Book-I, Volume- 1996, at pages 203-208, in the Office of the Sub-Registrar, Devanahalli. However, the same was later discharged vide Deed of Reconveyance dated 14.06.2012, executed by Dhanlaxmi Bank Limited in favor of M.R. Jayaram, represented by his Power of Attorney (POA) Holder M.J. Shantharam, which is registered as Document No. DNH-1-01469-2012-13, and stored in CD No. DNHD272, in the Office of Sub-Registrar, Devanahalli.
- d) Vide Deed of Simple Mortgage dated 18.02.2005, M. R. Jayaram for self and GPA Holder of his daughters M. J. Anuradha and M. J. Bhagyavathi and M. J. Shantharam have mortgaged land bearing Survey No. 37/3 measuring 5 Acres in favor of Bank of Baroda, vide Simple Mortgage Deed, registered on 11.03.2005, as Document No. DNH-1-05255-2004-05, and stored in CD No. DNHD41, in the Office of Sub-Registrar, Devanahalli. However, the same was later discharged vide Deed of Re-Conveyance dated 04.12.2015, executed by Bank of Baroda in favor M. J. Shantharam for self and GPA Holder M. J. Anuradha, M. J. Bhagyavathi and M. R. Jayaram,

which is registered as Document No. DNH-1-08083-2015-16, and stored in CD No. DNHD571, in the Office of Sub-Registrar, Devanahalli.

- e) Vide MODTD dated 02.07.2005, M.R. Prabhavathi along with M.R. Janakiram and M.R. Pattabhiram have mortgaged the land bearing Survey No. 3/1 measuring 03 Acres 23 Guntas and other lands in favor of UCO Bank. The said MODTD is registered as Document No. DNH-1-01594-2005-06, Book-I, stored in CD No. DNHD53, in the Office of Sub-Registrar, Devanahalli. However, the same was later discharged vide Discharge Deed dated 03.12.2015, executed by UCO Bank M.R. Prabhavathi, M.R. Janakiram and M.R. Pattabhiram represented by their GPA Holder N. Venkatesh, registered on 04.12.2015, as Document No. DNH-1-08102-2015-16, and stored in CD No. DNHD571, in the Office of Sub-Registrar, Devanahalli.
- f) M. S. Ramaiah Realty LLP represented by its Designated Partner M. R. Seetharam (Mortgagor) has executed a Memorandum Recording Mortgage by way of Deposit of Title Deeds (MODTD) dated 22.02.2016, in favour of Tata Housing Development Company Limited (represented by its Vice President – Legal: Rajeevan Nair) (Mortgagee No. 1) and One Bangalore Luxury Projects LLP (represented by its Designated Partner- Nirav Dalai) (Mortgagee No. 2) and the same is confirmed by and (1) M.R. Seetharam, (2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram, (5) M.R. Seetharam (HUF) through its Karta M.R. Seetharam and other coparceners namely (5a) M.S. Rakasha Ramaiah, (5b) M.S. Sunder Ram, (5c) Shruthy Seetharam [5a, 5b & 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram and other coparceners namely (7a) Reshma Lakshmi Kodandaram, (7b) Aksharam Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R. Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a & 8b are represented by their constituted authority M.R. Anandaram], (Confirming Parties). By way of this MODTD, Mortgagor and the Confirming Parties have offered to mortgage the land measuring 145 Acres 20 Guntas in favour of the Mortgagees for a sum of Rs.100 Crores, which will be utilised by the Mortgagee No. 2 to pay the Mortgagor as interest free refundable security deposit. This MODTD is registered as Document No. DNH-1-11361-2015-16, and stored in CD No. DNHD583, in the Office of the Sub-Registrar, Devanahalli. The aforesaid land measuring 145 Acres 20 Guntas (which is inclusive of the '**Schedule Property**'), comprises of the following Survey numbers mentioned in detail hereinbelow:

Serial No.	Owners Name	Survey No.	Extent
1	M.R. Seetharam (presently belonging to M.S. Ramaiah Realty LLP)	<b>37/1(P)</b>	<b>8 Acres</b>
		<b>37/4(P)</b>	<b>7 Acres 10 Guntas</b>
		<b>37/7(P)</b>	<b>8 Acres</b>
		<b>37/10(P)</b>	<b>5 Acres 19 Guntas</b>
2	M.R. Pattabhiram (presently belonging to M.S. Ramaiah Realty LLP)	<b>1(P)</b>	<b>6 Acres</b>
		<b>2(P)</b>	<b>38 Guntas</b>
		<b>7(P)</b>	<b>3 Acres 02 Guntas</b>
		<b>37/1(P)</b>	<b>4 Acres</b>
		<b>37/2(P)</b>	<b>14 Acres 15 Guntas</b>
		<b>37/4(P)</b>	<b>4 Acres 30 Guntas</b>
		<b>37/7(P)</b>	<b>4 Acres</b>
3	M.R. Kodandaram (presently belonging to M.S. Ramaiah Realty LLP)	<b>2(P)</b>	<b>5 Acres</b>
		3/1	3 Acres 23 Guntas
		5/3	2 Acres 13 Guntas
		6	5 Acres 17 Guntas
		<b>7(P)</b>	<b>2 Acres 26 Guntas</b>
		20(P)	1 Acre 12 Guntas
4	M.R. Anandaram (presently belonging to M.S. Ramaiah Realty LLP)	20(P)	5 Acres 5 Guntas
		21	1 Acre 29 Guntas
		22	2 Acres 04 Guntas
		23	1 Acre 36 Guntas
		25	1 Acre 23 Guntas
		37/3	2 Acres 18 Guntas

**NOTE: This Report is concerned with respect to Survey Nos. 1, 2, 7, 37/1, 37/2, 37/4, 37/7 and 37/10, which is mentioned in Bold letters.**

- g) In view of the Amendment Development Agreement dated 21.03.2019, registered as Document No. DNH-1-12493-2018-19 and stored in CD No. DNHD733 in the Office of the Sub Registrar, Devanahalli, M. S. Ramaiah Realty LLP represented by its Designated Parter M. R. Seetharam (Mortgagor) have executed a Supplemental And Restated Memorandum Recording Mortgage

by way of Deposit of Title Deeds (Supplemental MODTD) dated 21.03.2019, in favour of Tata Housing Development Company Limited (represented by its MD- Sanjay Dutt) (Mortgagee) and One Bangalore Luxury Projects LLP (represented by its Designated Partner- Bhavesh Madeka) (Project LLP) and the same is confirmed by and (1) M.R. Seetharam,( 2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram, (5) M.R. Seetharam (HUF) through its Karta M.R. Seetharam and other coparceners namely (5a) M.S. Rakasha Ramaiah, (5b) M.S. Sunder Ram, (5c) Shruthy Seetharam [5a, 5b & 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram and other coparceners namely (7a) Reshma Lakshmi Kodandaram, (7b) Aksharam Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R. Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a & 8b are represented by their constituted authority M.R. Anandaram], (Confirming Parties). By way of this Deed, additional land measuring **49 Acres 08 Guntas**, were mortgaged to the Mortgagee. This Supplemental MODTD, is registered on 22.03.2019, as Document No. DNH-1-12494-2018-19, and stored in CD No. DNHD733, in the Office of Senior Sub-Registrar, Devanahalli. The aforesaid additional lands measuring 49 Acres 08 Guntas (which is inclusive of land measuring 05 Guntas in Survey No. 7 which is a portion of the '**Schedule Property**') comprises of the following Survey Numbers:

Serial No.	Owners Name	Survey No.	Extent
1	M.R. Seetharam	30/3 (Old No. 30/2)	30 Guntas
2	M.R. Pattabhiram	30/1	2 Acres 35+ 1 (Kharab) Guntas
		30/2	2 Acres 9+ 2 (Kharab) Guntas
		41	2 Acres 16 Guntas
3	M.R. Kodandaram	<b>7</b>	<b>05 Guntas</b>
		3/2	3 Acres 8 Guntas
		5/1	32 Guntas
		5/2	2 Acres 16 Guntas

		30/4 (Old No. 30/2)	08 Guntas
4	M.R. Anandaram	20(P)	3 Guntas
		21	1 Gunta
		23	1 Gunta
		24	23 Guntas
		27	2 Acres 09 Guntas
		28/1	1 Acre 31 Guntas
		28/2	2 Acres 36 Guntas

**NOTE: This Report is concerned with respect to Survey Nos. 1, 2, 7, 37/1, 37/2, 37/4, 37/7 and 37/10, which is mentioned in Bold letters.**

55. Thus the total extent of the properties Mortgaged measured about 194 Acres 28 Guntas.
56. Mortgagor and the Confirming Parties have approached and requested the Mortgagee Nos. 1 and 2, to release and discharge the portion of land measuring **73 Acres 16.56 Guntas** out of 194 Acres 28 Guntas and upon the payment of partial loan amount, Tata Housing Development Company Limited (represented by its Regional Business Head- Pramod Bisht) (Mortgagee No. 1) and One Bangalore Luxury Projects LLP (represented by its Designated Partner- Bhavesh Prafulchand Madeka) (Mortgagee No. 2) have executed a Partial Release of Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 21.03.2022, in favor of M. S. Ramaiah Realty LLP represented by its Designated Parter M. R. Seetharam (Mortgagor) and the same is confirmed by and (1) M.R. Seetharam,( 2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram, (5) M.R. Seetharam (HUF) through its Karta M.R. Seetharam and other coparceners namely (5a) M.S. Rakasha Ramaiah, (5b) M.S. Sunder Ram, (5c) Shruthy Seetharam [5a, 5b & 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram and other coparceners namely (7a) Reshma Lakshmi Kodandaram, (7b) Aksharam Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R. Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a & 8b are represented by their constituted authority M.R. Anandaram], (as Confirming Parties), which is



registered as Document No. DNH-1-12947-2021-22, and stored in CD No. DNHD1494, in the Office of Senior Sub-Registrar, Devanahalli. Thus, 73 Acres 16.56 Guntas out of 194 Acres 28 Guntas were released from the mortgage and the remaining extent of land under charge is **121 Acres 11.44 Guntas**. The discharged land measuring 73 Acres 16.56 Guntas which is inclusive of the 'Schedule Property', comprises of the following Survey Numbers-

Serial No.	Survey No.	Extent		
		Acre	Guntas	Kharab
1)	1(P)	2	31.5	10
2)	37/2(P)	8	15	--
3)	2(P)	--	1.75	--
4)	3/2(P)	--	1	--
5)	6(P)	3	21.5	--
6)	7(P)	5	13.75	--
7)	20/2(P)	2	34.25	--
8)	25(P)	--	4	0.25
9)	37/4(P)	1	35.5	--
10)	37/7(P)	--	3	--
11)	37/1	--	46	--
12)	37/4	--	7.36	--
13)	37/7	--	11.44	--
14)	37/10	--	10.55	--
15)	37/2	--	31.61	--
16)	37/3	--	37.91	--
17)	28/2	--	11.92	--
18)	28/1	--	2.71	--
19)	27	--	37.98	--
20)	25	--	24.77	--
21)	21	--	0.10	--
22)	20/2	--	31.65	--
23)	6	--	38.07	--
24)	3/2	--	9.25	--
25)	2/2	--	16.84	--

26)	<b>7</b>	--	<b>5.80</b>	--
27)	<b>37/4</b>	--	<b>17.07</b>	--
28)	<b>37/7</b>	--	<b>11.76</b>	--
29)	<b>37/4</b>	--	<b>11.34</b>	--
30)	<b>37/1</b>	--	<b>0.70</b>	--

**NOTE: This Report is concerned with respect to Survey Nos. 1, 2, 7, 37/1, 37/2, 37/4, 37/7 and 37/10, which is mentioned in Bold letters.**

57. Further, Mortgagor and the Confirming Parties have approached and requested the Mortgagee Nos. 1 and 2, to release and discharge the portion of land measuring **43 Acres 28.25 Guntas** out of 121 Acres 11.44 Guntas, upon the payment of partial loan amount. Accordingly, Tata Housing Development Company Limited (represented by its Regional Business Head- Pramod Bisht) (Mortgagee No. 1) and One Bangalore Luxury Projects LLP (represented by its Designated Partner- Bhavesh Prafulchand Madeka) (Mortgagee No. 2) have executed a Partial Release of Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 21.11.2023, in favor of M. S. Ramaiah Realty LLP represented by its Designated Parter M. R. Seetharam (Mortgagor) and the same is confirmed by and (1) M.R. Seetharam, (2) M.R. Pattabhiram, (3) M.R. Kodandaram, (4) M.R. Anandaram, (5) M.R. Seetharam (HUF) through its Karta M.R. Seetharam and other coparceners namely (5a) M.S. Rakasha Ramaiah, (5b) M.S. Sunder Ram, (5c) Shruthy Seetharam [5a, 5b & 5c are represented by their duly constituted Attorney M.R. Seetharam] (6) M.R. Pattabhiram (HUF) through its Karta M.R. Pattabhiram, (7) M.R. Kodandaram (HUF) through its Karta M.R. Kodandaram and other coparceners namely (7a) Reshma Lakshmi Kodandaram, (7b) Aksharam Shathakothiram Kodandaram, (7c) Bangalore Thyagaraja Meena, [7a, 7b and 7c are represented by their constituted attorney M.R. Kodandaram] and (8) M.R. Anandaram (HUF) through its Karta M.R. Anandaram and other coparceners namely (8a) M.A. Navakoty Ram, (8b) Kamala Anandaram [8a & 8b are represented by their constituted authority M.R. Anandaram], (as Confirming Parties), which is registered on 22.11.2023, as Document No. DNH-1-11204-2023-24, in the Office of Senior Sub-Registrar, Devanahalli. Thus, 43 Acres 28.25 Guntas out of 121 Acres 11.44 Guntas, were released from the mortgage and remaining extent of land under charge is **77 Acres 23.19 Guntas** out of the total extent of 194 Acres 28 Guntas. The discharged land measuring 43 Acres 28.25 Guntas which is inclusive of the '**Schedule Property**', comprises of the following Survey Numbers-

Serial No.	Survey No.	Extent	
		Acres	Guntas (including Kharab)
1)	37/1	8	28 ¼
2)	37/2	2	14 ¼
3)	37/4	5	33
4)	37/7	6	30 ½
5)	37/10	8	¼

58. Survey No. 37, which was earlier sub-divided into 37/1 to 37/32, were amalgamated into New Survey No. 37, by virtue of Order of the Village Accountant, Kannamangala Circle, vide Order bearing No. RRT.CR.66/2018-19, dated 17.09.2018. Accordingly, by way of Mutation Register Extract bearing MR No. T2/2018-19, Khata was registered in the names of all the owners of the portion of earlier Survey Nos. 37/1 to 37/32.

**59. LITIGATIONS.**

a) **OS No. 1478/2006, in the Court of The Senior Civil Judge and JMFC at Devanahalli: -**

<b>Plaintiff:</b>	M. R. Raghuram
<b>Defendants:</b>	M. R. Jayaram (D1), M. R. Sampangiramaiah (D2), M. R. Seetharam (D3), M. R. Pattabhiram (D4), M. R. Janakiram (D5), M. R. Kodandaram (D6), M. R. Anandaram (D7), M. R. Prabhavathy (D8), M. R. Padmavathy (D9)
<b>Prayer:</b>	(i) Declare that the document termed as Memorandum of Confirmation of Oral Family arrangement cum partition dated 18.11.2005, DNH-1-04097/2005-06 in Book I, stored in C. D. No. DNHD68 and Deed of Family Arrangement cum Partition dated 28.08.2006, registered as document No. 4754/2006-07 in the Office of the Sub-Registrar, Devanahalli, Bangalore as not binding on the Plaintiff. (ii) Issue a Permanent Injunction restraining the Defendants, their legal heirs, servants, agents and workers and/or any person or persons claiming through or under them either directly or indirectly from interfering with the Plaintiff's peaceful possession and enjoyment of

	<p>the suit Schedule A Property (Schedule 'A' Property herein does not form part of the suit Schedule A Property).</p> <p>(iii) Issue a Permanent Injunction restraining the Defendants, their heirs, representatives, assigns, etc., and / or their agents and any other person / persons, claiming through or under them from selling, mortgaging, leasing or in any way alienating or creating any charges, encumbrances or parting with the possession of the suit Schedule B Properties (the Schedule Property described herein forms part of the Schedule 'A' Property) or any portion thereof in favor of any third party/ies in pursuance of the document termed as Memorandum of Confirmation of Oral Family Arrangement Cum Partition dated 18.11.2005, registered as document No. DNH-1-04097/2005-06 in Book I in the Office of the Sub-Registrar, Devanahalli; and</p> <p>(iv) Direct the Defendants to pay the cost of this suit and grant such other and further reliefs as are just.</p>
<p><b>Final Order:</b></p>	<p>During the pendency of the suit, M. R. Raghuram has executed a registered Deed of Family Settlement Cum-Arrangement dated 25.01.2017 (which is mentioned in detail hereinbelow) in favor of D3, D4, D6 and D7 by admitting the shares allotted to them under Registered Family Arrangements dated 18.11.2005 and 28.08.2006. On 06.12.2018, D3, D4, D6 and D7 have filed Memo claiming that the dispute between them and the appellant has been amicably settled under the Family Settlement dated 25.01.2017 and therefore the suit against D3, D4, D6 and D7 may be dismissed. The Court passed an Order on 18.12.2018 on this memo dismissing the suit against D3, D4, D6 and D7 on the basis of alleged consent by the Plaintiff and his advocate. D1, D2, D5, D8 and D9 have filed an application under Order XII Rule 6 read with Section 151 CPC seeking to dismiss the above suit, on the count of admission made by the Plaintiff. After hearing both the parties, Hon'ble Judge by way of on Order dated 20.02.2020, dismissed the suit of the Plaintiff and allowed the application filed by the D1, D2, D5, D8 and D9 and also allowed the Memo filed by the D3, D4, D6 and D7.</p>

**b) OS No. 507/2010, in the Court of The Senior Civil Judge and JMFC at Devanahalli: -**

<b>Plaintiff:</b>	M. R. Raghuram
<b>Defendants:</b>	M. R. Jayaram (D1), M. R. Sampangiramaiah (D2), M. R. Seetharam (D3), M. R. Pattabhiram (D4), M. R. Janakiram (D5), M. R. Kodandaram (D6), M. R. Anandaram (D7), M. R. Prabhavathy (D8), M. R. Padmavathy (D9)
<b>Prayer:</b>	Plaintiff has sought for a Judgement & Decree of partition and separate possession against the Defendants by holding that the Plaintiff is entitled for 1/10 <sup>th</sup> share in 104 Acres of land out of the total extent of 666 Acres of Plaint Schedule Property (which includes Survey No. 37 measuring 134 Acres 30 Guntas)
<b>Final Order:</b>	During the pendency of the suit, M. R. Raghuram has executed a registered Deed of Family Settlement Cum-Arrangement dated 25.01.2017 (which is mentioned in detail hereinbelow) in favor of D3, D4, D6 and D7 by admitting the shares allotted to them under Registered Family Arrangements dated 18.11.2005 and 28.08.2006. On 06.12.2018, D3, D4, D6 and D7 have filed Memo claiming that the dispute between them and the appellant has been amicably settled under the Family Settlement dated 25.01.2017 and therefore the suit against D3, D4, D6 and D7 may be dismissed. The Court passed an Order on 18.12.2018 on this memo dismissing the suit against D3, D4, D6 and D7 on the basis of alleged consent by the Plaintiff and his advocate. D1, D2, D5, D8 and D9 have filed an application under Order XII Rule 6 read with Section 151 CPC seeking to dismiss the above suit, on the count of admission made by the Plaintiff. After hearing both the parties, Hon'ble Judge by way of on Order dated 20.02.2020, dismissed the suit of the Plaintiff and allowed the application filed by the D1, D2, D5, D8 and D9 and also allowed the Memo filed by the D3, D4, D6 and D7.

- c) **Writ Petition (WP) Nos. 17232-17235/2017, filed before the Hon'ble High Court of Karnataka at Bengaluru:-**

<b>Petitioners:</b>	M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram
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<b>Respondents:</b>	M. R. Raghuram (R1), M. R. Jayaram (R2), M. R. Sampangiramaiah (R3), M. R. Janakiram (R4), M. R. Prabhavathy (R5) and M. R. Padmavathy (R6)
<b>Prayer:</b>	<p>These WPs are filed, assailing the Order dated 11.04.2017, passed in OS No. 1478/2006 by the Senior Civil Judge and JMFC, Devanahalli in which Interlocutory Application (IA) filed by Petitioners and R1 is kept open for consideration at the time of final disposal of the suit.</p> <p>The IA is filed by the Plaintiff (R1 herein) and D3, D4, D6 and D7 (Petitioners herein) in OS No. 1478/2006, arriving at a compromise, where the plaintiff declared that, the D3, D4, D6 and D7 are the owners in possession and enjoyment of the properties that were allocated to them under Memorandum of Confirmation of Oral Family Arrangement Cum Partition dated 18.11.2005. And to decree the said suit in terms of the said Compromise. However, to the said Compromise, the other Defendants (i.e., D1, 2, 5, 8 and 9) were not made as parties.</p>
<b>Final Order:</b>	After hearing both the parties, Hon'ble Judge by way of his Order dated 19.11.2018, held that, the Trial Court is justified in deferring the consideration of the IA, at the time of final disposal of the suit. Hence, the said WPs are dismissed.

**d) Writ Petition (WP) Nos. 17228-17231/2017, filed before the Hon'ble High Court of Karnataka at Bengaluru:-**

<b>Petitioners:</b>	M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram
<b>Respondents:</b>	M. R. Raghuram (R1), M. R. Jayaram (R2), M. R. Sampangiramaiah (R3), M. R. Janakiram (R4), M. R. Prabhavathy (R5) and M. R. Padmavathy (R6)
<b>Prayer:</b>	<p>These WPs are filed, assailing the Order dated 11.04.2017, passed in OS No. 507/2010 by the Senior Civil Judge and JMFC, Devanahalli in which Interlocutory Application (IA) filed by Petitioners and R1 is kept open for consideration at the time of final disposal of the suit.</p> <p>The IA is filed by the Plaintiff (R1 herein) and D3, D4, D6 and D7 (Petitioners herein) in OS No. 507/2010, arriving at a compromise, where the plaintiff declared that, the D3, D4, D6 and D7 are the owners in possession and enjoyment of the properties that were allocated to</p>

	them under Memorandum of Confirmation of Oral Family Arrangement Cum Partition dated 18.11.2005. And to decree the said suit in terms of the said Compromise. However, to the said Compromise, the other Defendants (i.e., D1, 2, 5, 8 and 9) were not made as parties.
<b>Final Order:</b>	Similar Order is passed in WP Nos. 17232-17235/2017. In terms of the same, these WPs are also rejected vide Order dated 19.11.2018.

- e) **Writ Petition (WP) No. 57679/2013 C/W CRP Nos. 11, 12/2019 C/W WP No. 57680/2018, filed before the Hon'ble High Court of Karnataka at Bengaluru:-**

<b>Petitioners:</b>	M. R. Jayaram, M. R. Sampangiramaiah, M. R. Janakiram, M. R. Prabhavathy and M. R. Padmavathy
<b>Respondents:</b>	M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram, M. R. Anandaram and M. R. Raghuram
<b>Prayer:</b>	WP No. 57679/2013 and CRP Nos. 11/2019 are filed by the Petitioners to quash the Order dated 18.12.2018, in OS No. 1478/2006 and to restore the suit as against R1 to R4 for its adjudication on merits. CRP Nos. 12/2019 and WP No. 57680/2018 are filed by the Petitioners to quash the Order dated 18.12.2018, in OS No. 507/2010 and to quash Order for dismissing the IA for Amendment of Pleint.
<b>Final Order:</b>	After hearing both the parties, Hon'ble Judge by way of his Order dated 11.11.2019, held that, these Writ Petitions and Revision Petitions having been partly favoured and the Impugned Orders are quashed, and the matter is remitted back to the trial judge for consideration afresh.

- ❖ In view of the Settlement arrived between the parties, M. R. Raghuram (First Party) has entered into a Deed of Family Settlement Cum- Arrangement dated 25.01.2017 with M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram (Second Party). It is agreed between the parties that, the First Party shall file a Compromise Petition in OS Nos. 1478/2006 and 507/2010, whereby the First Party agrees not to further proceed against Second Party in respect of the Subject Matter of the said suits and also agreed to withdraw the names of the above parties, in respect of all cases pertaining to Jodi Akkalenahalli- Mallenahalli Village, upon receipt of the consideration of Rs. 6,25,00,000/-. This document is registered on 27.01.2017, by

K. R. Harshavardhana SPA Holder of M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram from M. R. Raghuram bearing Document No. DNH-4-00773-2016-17, and stored in CD No. DNHD627, in the Office of Sub-Registrar, Devanahalli.

- ❖ For the presentation, registration and execution of the aforesaid Deed of Family Settlement Cum- Arrangement dated 25.01.2017, M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram have executed a Special Power of Attorney dated 24.01.2017, in favor of K. R. Harshavardhana, which is registered as Document No. YPR-4-00246-2016-17, and stored in CD No. YPRD157, in the Office of Sub-Registrar, Rajajinagar (Yeshwanthpura).

**f) RFA No. 1589/2020 and RFA No. 1608/2020:**

Aggrieved by the Order of the dismissal dated 20.02.2020, passed by the Senior Civil Judge and JMFC at Devanahalli in OS No. 507/2010, M. R. Raghuram has filed RFA which is numbered as RFA No. 1589/2020 before the Hon'ble High Court of Karnataka at Bengaluru. Aggrieved by the Order of the dismissal dated 20.02.2020, passed by the Senior Civil Judge and JMFC at Devanahalli in OS No. 1478/2006, M. R. Raghuram has filed RFA which is numbered as RFA No. 1608/2020 before the Hon'ble High Court of Karnataka at Bengaluru.

After hearing both the parties, Divisional Bench of the Hon'ble High Court of Karnataka by way of its Common Order dated 11.02.2025, dismissed the appeal in RFA No. 1589/2020 as well as the connected appeal in RFA No. 1608/2020. And upheld the Judgment and Decree passed by the Senior Civil Judge and JMFC at Devanahalli in OS No. 1478/2006 and OS No. 507/2010. Thus, the title of M. R. Seetharam, M. R. Pattabhiram, M. R. Kodandaram and M. R. Anandaram in respect of the Suit Schedule Property is hereby confirmed.

**60. Khata and Property Tax Receipts:**

- a) Being the absolute owner M/s. MS Ramaiah Realty LLP represented by its Authorized Signatory M. R. Seetharam has remitted the property taxes for the year 2023-24, to the Office of Anneshwara Village Panchayath, as evidenced by the Receipt dated 30.01.2024. Accordingly, the Panchayath Development Officer (PDO), of Anneshwara Village Panchayath has issued E- Khata in Form-11B dated 17.06.2022, in respect of the land measuring 143 Acres, in the name of M/s. MS Ramaiah Realty LLP represented by its Authorized Signatory M. R. Seetharam and allotted with E- Khata No. 150300201900320616.

- b) M/s. MS Ramaiah Realty LLP represented by its Partners M. R. Seetharam, M. R. Anandaram, M. R. Pattabhiram and M. R. Kodandaram all are represented by their POA Holder M/s. One Bangalore Luxury Project LLP has remitted the property taxes for the year 2024-25, to the Office of Anneshwara Village Panchayath, as evidenced by the Receipt dated 07.01.2025. Accordingly, the Panchayath Development Officer (PDO), of Anneshwara Village Panchayath has issued E- Khata in Form-11B dated 07.01.2025, in respect of the land admeasuring 2,34,812.04 Sq. Mtrs., (OR for land measuring **58 Acres**) in the name of M/s. MS Ramaiah Realty LLP represented by its Partners M. R. Seetharam, M. R. Anandaram, M. R. Pattabhiram and M. R. Kodandaram all are represented by their POA Holder M/s. One Bangalore Luxury Project LLP and allotted with E- Khata No. 150300201900320832.

**61. Revenue Documents:**

- 1) Following are the endorsements which are issued by the office of the Assistant Commissioner, Doddaballapuraa Sub-Division, Doddaballapuraa which indicates that the foregoing authority has not initiated any proceedings or pending under the provisions of Schedule Caste and Schedule Tribes (Prohibition of Sale and Transfer of Certain Lands) Act:

Sl. No.	Endorsement Details	Survey Numbers and its Extents	
1)	PTCL(DE)(HIM)67/2007-08, dated 30.06.2007	1	6 Acres 03 Guntas
		37/2	18 Acres
2)	PTCL(DE)CR(HIM)/2014-15, dated 11.03.2015	41	2 Acres 16 Guntas
		37/1	4 Acres
		37/4	4 Acres 30 Guntas

- 2) Following are the endorsements which are issued by the issued by the Office of the Assistant Commissioner, Doddaballapuraa Sub-Division, Doddaballapuraa records that no cases have been filed under the provisions of Sec. 79(A) and (B) of the Karnataka Land Reforms Act, 1961-

Sl. No.	Endorsement Details	Survey Numbers	Extents
1)	Endorsement dated 30.06.2007 bearing No. LRF(DE)(HIM)..../2007-08	1	6 Acres 03 Guntas
		37/2	18 Acres
2)		41	2 Acres 16 Guntas

	Endorsement dated 04.03.2015 bearing No. 37/1 and 37/4 LRF(DE)CR(HIM)789/2014-15	4 Acres 30 Guntas
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- 3) We have not been provided with the Record of Rights, Tenancy and Crops (RTCs) for the period from 1978-79 to 1983-84 in respect of Survey Nos. 01 to 13, 25, 27, 28/1, 28/2, 29, 30/1, 30/2 and 37/7. In lieu of the same, we have been provided with an Endorsement bearing No. RTI/RK.CR/1594/2015-16, dated 29.07.2015, issued by the Office of Tahsildar, Devanahalli stating that, same cannot be issued as it is dilapidated.
- 4) We have not been provided with the RTCs for the period from 1978-79 to 1985 in respect of Survey Nos. 20, 3/1, 23, 22, 21, 5/3, 6, 7, 1, 2, 3/2, 25, 41, 24, 37/10, 37/7, 37/4, 37/1, 37/2, 27, 28/1, 28/2, 30/1, 30/2 and 37/3. In lieu of the same, we have been provided with an Endorsement bearing No. RTI/RK.CR/1594/2015-16, dated 29.07.2015, issued by the Office of Tahsildar, Devanahalli stating that, same cannot be issued as it is dilapidated.
- 5) We have not been provided with the RTCs for the period from 1988-89 to 1997 in respect of Survey No. 1. In lieu of the same, we have been provided with an Endorsement bearing No. RTI/RK.CR/1594/2015-16, dated 29.07.2015, issued by the Office of Tahsildar, Devanahalli stating that, same cannot be issued as it is dilapidated.
- 6) We have not been provided with the RTCs for the period from (i) 1978 to 1982-83 in respect of Survey Nos. 1, 2, 6 and 27 and (ii) 1972-73 to 1977-78 in respect of Survey Nos. 1, 2, 20, 37/2, 37/4 and 37/7. In lieu of the same, we have been provided with an Endorsement bearing No. RK.186/2005-06, dated 01.02.2006, issued by the Office of Tahsildar, Devanahalli stating that, same cannot be issued as it is dilapidated.
- 7) We have not been provided with the copy of the Mutation Register Extract bearing MR Nos. 5/1986-87 and 2/1986-87. In lieu of the same, we have been provided with an Endorsement bearing No. RK.CR.1594/2015-16, dated 30.07.2015, issued by the Office of Tahsildar, Devanahalli stating that, same cannot be issued as it is dilapidated.
- 8) Moola Tippani issued by the Land Surveyor, Devanahalli Taluk discloses that:

Sl. No.	Survey No.	Karda Dated	Karda Holder Name
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a)	1	01.07.1956	M. S. Ramaiah
b)	2	01.07.1956	M. S. Ramaiah
c)	7	02.07.1956	M. S. Ramaiah
d)	37		Inam Land

- 9) Upon perusal of Field Sketches in Form 11 (E), issued by the Land Surveyor, Devanahalli Taluk, we note the bifurcation of Several Survey Numbers and the same are detailed in the below mentioned table:

Sl. No.	Survey No.	Total Extent		Kharab Lands included in the Total Extent	Name of the Hissedar
		Acres	Guntas		
1)	1	6	--	06 Guntas	M. R. Pattabhiram
		--	13	04 Guntas	M. R. Jayaram
2)	2	--	38	--	M. R. Pattabhiram
		5	--	14 Guntas	M. R. Kodandaram
3)	7	3	02	11 Guntas	M. R. Pattabhiram
		2	26	06 Guntas	M. R. Kodandaram
4)	37/1	4	--	--	M. R. Pattabhiram
		8	--	--	M. R. Seetharam
5)	37/2	14	15	--	M. R. Pattabhiram
		3	25	--	M. R. Jayaram
6)	37/4	7	10	--	M. R. Seetharam
		4	30	--	M. R. Pattabhiram
7)	37/7	8	--	--	M. R. Seetharam
		4	--	--	M. R. Pattabhiram
8)	37/10	5	19	--	M. R. Seetharam
		6	21	--	M. R. Pattabhiram

- 10) Karnataka Revision Settlement Akarband issued by the Tahsildar, Devanahalli Taluk discloses the total extent of the land and Kharab land as mentioned below;

Sl. No.	Survey No.	Total Extent	Kharab Lands included in the Total Extent (in Guntas)
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		Acres	Guntas	A Kharab	B Kharab
1)	1	6	13	--	10
2)	2	5	38	--	14
3)	7	5	28	05	12
4)	37	375	4	--	375 Acres 4 Guntas

11) Online Copy of the Village Map of Akkalenahalli- Mallenahalli, reflects the existence of the Subject Property.

**62. Acquisitions:**

On perusal of the Endorsement bearing No. Bengaluru/SLAO/17/2008-09 dated 02.04.2008, issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board (KIADB), it is confirmed that, the land measuring 16 Acres 38 Guntas out of 452 Acres 26 Guntas, in Survey No. 37, was acquired by the said Authority It is confirmed by the Client that, the any part of the Schedule Property is not the subject matter of this acquisition.

63. **Revenue Records:** RTCs for the period mentioned below with respect to following Survey Numbers discloses as follows:

Sl. No.	Survey No.	Period	Issuing Authority	Name of the person recorded in Column No. 9 (owner/s)
1.	1	1968-69 to 1971-72	Tahsildar, Devanahalli Taluk	M. S. Ramaiah
		2002-03 to 2005-06	Digitally Signed	M. R. Jayaram
		2006-07 to 2014-15		a) M. R. Jayaram b) M. R. Pattabhiram
		2024-25		
2.	2	1968-69 to 1971-72	Tahsildar, Devanahalli Taluk	M. S. Ramaiah
		1983-84 to 1992-93	Tahsildar, Devanahalli Taluk	M. R. Jayaram

**Report on Title**

		1997-98 2001-02	to	Tahsildar, Devanahalli Taluk	a) M. R. Jayaram b) M. J. Shantharam
		2002-03 2005-06	to	Digitally Signed	a) M. R. Jayaram b) M. J. Shantharam
		2006-07 2014-15	to		a) M.R.Pattabhiram b) M. R. Kodandaram
		2024-25			a) M.R.Pattabhiram b) M. R. Kodandaram
3.	7	1968-69 1971-72	to	Tahsildar, Devanahalli Taluk	M. S. Ramaiah
		1973-74 1977-78	to		Prabhavathi
		1983-84 2001-02	to		Prabhavathi
		2002-03 2005-06	to	Digitally Signed	Prabhavathi
		2006-07 2014-15	to		a) M.R.Pattabhiram b) M. R. Kodandaram
		2024-25			a) M.R.Pattabhiram b) M. R. Kodandaram
4.	37/1	1968-69 1971-72	to	Tahsildar, Devanahalli Taluk	Anche Hanumantharayappa Shetty
		1972-73 1974-75	to		M. R. Jayaram
		1983-84 2001-02	to		M. R. Jayaram
		2002-03 2004-05	to	Digitally Signed	M. R. Jayaram
		2005-06 2014-15	to		a) M.R. Seetharam b) M.R. Pattabhiram
5.	37/2	1983-84 2001-02	to	Tahsildar, Devanahalli Taluk	M. R. Jayaram

**Report on Title**

		2002-03 2004-05	to	Digitally Signed	M. R. Jayaram
		2005-06 2014-15	to		a) M.R. Jayaram b) M.R. Pattabhiram
6.	37/4	1968-69 1971-72	to	Tahsildar, Devanahalli Taluk	Bhyrappa
		1974-75 2001-02	to		M. R. Sampangiram
		2002-03 2005-06	to	Digitally Signed	M. R. Sampangiram
		2006-07 2014-15	to		a) M.R. Seetharam b) M.R. Pattabhiram
7.	37/7	1968-69 1971-72	to	Tahsildar, Devanahalli Taluk	Dasappa
		1973-74 1977-78	to		Bagur Hukum Land
		1988-89 2001-02	to		Prabhavathi
		2002-03 2005-06	to	Digitally Signed	Prabhavathi
		2006-07 2014-15	to		a) M.R. Seetharam b) M.R. Pattabhiram
8.	37/10	1983-84 2001-02	to	Tahsildar, Devanahalli Taluk	M. R. Janakiram
		2002-03 2004-05	to	Digitally Signed	M. R. Janakiram
		2005-06 2014-15	to		a) M.R. Seetharam b) M.R. Pattabhiram
9.	37	2022-23		Digitally Signed	a) M.R. Seetharam b) M.R. Pattabhiram c) M. R. Jayaram d) M. R. Anandaram e) M. R. Padmavathi

**Report on Title**

				f) M. R. Kodandaram g) M. R. Prabhavathi h) M.R. Sampangiramaiah i) M. R. Janakiram j) M. R. Raghuram And other landowners
		2024-25	Digitally Signed	a) M.R. Seetharam b) M.R. Pattabhiram c) M. R. Jayaram d) M. R. Anandaram e) M. R. Padmavathi f) M. R. Kodandaram g) M. R. Prabhavathi h) M.R. Sampangiramaiah i) M. R. Janakiram j) M. R. Raghuram And other landowners

64. **Encumbrance Certificates:** We have been furnished with the Encumbrance Certificates reflecting the following transactions:

<u>Sl. No</u>	<u>Period</u>	<u>Survey Number</u>	<u>Office of Sub-Registrar</u>	<u>Transactions</u>
1)	01.04.1950 to 31.03.1960	Akkalenahalli- Mallenhalli Village	Devanahalli	a) Sale Deed dated 26.04.1951, registered as document No. 209/1951-52
2)	01.04.1960 to 20.12.2005	37/8	Devanahalli	a) Partition Deed dated 01.07.1974, registered as document No. 1354/1974-75 b) Partition Deed dated 18.11.2005, registered

**Report on Title**

				as Document No. DNH-1-04097-2005-06
3)	01.04.2004 to 27.07.2024	1(P)	Devanahalli	<p>a) Partial Release of Memorandum Recording Mortgage by Way of Deposit of Title Deeds (Cancellation Deed) dated 21.03.2022, registered as Document No. DNH-1-12947-2021-22.</p> <p>b) Agreement of Limited Liability Partnership dated 22.02.2016, registered as Document No. DNH-1-11356-2015-16.</p> <p>c) Memorandum of Deposit of Title Deed dated 22.02.2016, registered as Document No. DNH-1-11361-2015-16.</p> <p>d) Joint 'Development Agreement dated 22.02.2016, registered as Document No. DNH-1-11358-2015-16.</p> <p>e) Cancellation Deed dated 05.05.2015, registered as Document No. DNH-1-00967-2015-16.</p> <p>f) Rectification Deed dated 20.09.2010, registered</p>

**Report on Title**

				as Document No. DNH-1-02611-2010-11.
4)	01.04.2024 to 26.03.2025	1(P)	Devanahalli	NIL
5)	01.04.2004 to 27.07.2024	2(P)	Devanahalli	a) Cancellation Deed dated 21.03.2022, registered as Document No. DNH-1-12941-2021-22. b) Agreement of Limited Liability Partnership dated 22.02.2016, registered as Document No. DNH-1-11356-2015-16. c) Memorandum of Deposit of Title Deed dated 22.02.2016, registered as Document No. DNH-1-11361-2015-16. d) Joint Development Agreement dated 22.02.2016, registered as document No. DNH-1-11358-2015-16. e) Cancellation Deed dated 05.05.2015, registered as document No. DNH-1-00967-2015-16.
6)	01.04.2024 to 14.03.2025	2	Devanahalli	NIL
7)	01.04.2004 to 27.07.2024	7	Devanahalli	a) Joint Development Agreement dated 23.04.2019, registered

				<p>as Document No. DNH-1-00630-2019-20.</p> <p>b) Amendment Development Agreement dated 21.03.2019, registered as Document No. DNH-1-12493-2018-19.</p> <p>c) Memorandum of Deposit of Title Deeds dated 21.03.2019, registered as Document No. DNH-1-12494-2018-19.</p> <p>d) Agreement of Limited Liability Partnership (LLP) dated 22.02.2016, registered as Document No. DNH-1-11356-2015-16</p> <p>e) Memorandum of Deposit of Title Deed dated 22.02.2016, registered as Document No. DNH-1-11361-2015-16</p> <p>f) Joint Development Agreement dated 22.02.2016, registered as Document No. DNH-1-11358-2015-16.</p> <p>g) Cancellation Deed dated 05.05.2015, registered</p>
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**Report on Title**

				<p>as Document No. DNH-1-00967-2015-16.</p> <p>h) Joint Development Agreement dated 26.03.2007, registered as document No. DNH-1-09727-2006-07.</p> <p>i) Memorandum of Confirmation of Oral Family Arrangement Cum Partition dated 18.11.2005, registered as Document No. DNH-1-04097-2005-06.</p>
8)	01.04.2024 to 27.03.2025	7(P)	Devanahalli	NIL
9)	01.04.2004 to 27.07.2024	37/1	Devanahalli	a) Joint Development Agreement dated 26.03.2007, registered as document No. DNH-1-09727-2006-07.
10)	01.04.2024 to 09.04.2025	37/1	Devanahalli	NIL
11)	01.04.2004 to 27.07.2024	37/2	Devanahalli	<p>a) Agreement of Limited Liability Partnership dated 22.02.2016, registered as Document No. DNH-1-11356-2015-16.</p> <p>b) Memorandum of Deposit of Title Deed dated 22.02.2016, registered as Document</p>

**Report on Title**

				<p>No. DNH-1-11361-2015-16.</p> <p>c) Joint Development Agreement dated 22.02.2016, registered as Document No. DNH-1-11358-2015-16.</p> <p>d) Cancellation Deed dated 05.05.2015, registered as Document No. DNH-1-00967-2015-16.</p>
12)	01.04.2024 to 29.03.2025	37/2(P)	Devanahalli	NIL
13)	01.04.2004 to 27.07.2024	37/4	Devanahalli	<p>a) Agreement of Limited Liability Partnership dated 22.02.2016, registered as Document No. DNH-1-11356-2015-16.</p> <p>b) Memorandum of Deposit of Title Deed dated 22.02.2016, registered as Document No. DNH-1-11361-2015-16.</p> <p>c) Joint Development Agreement dated 22.02.2016, registered as Document No. DNH-1-11358-2015-16.</p> <p>d) Cancellation Deed dated 05.05.2015, registered as Document No. DNH-1-00967-2015-16.</p>

**Report on Title**

				<p>e) Joint Development Agreement dated 26.03.2007, registered as document No. DNH-1-09727-2006-07.</p> <p>f) Memorandum of Confirmation of Oral Family Arrangement Cum Partition dated 18.11.2005, registered as Document No. DNH-1-04097-2005-06.</p>
14)	01.04.2024 to 21.03.2025	37/4(P)	Devanahalli	NIL
15)	01.04.2004 to 27.07.2024	37/7	Devanahalli	<p>a) Agreement of Limited Liability Partnership dated 22.02.2016, registered as Document No. DNH-1-11356-2015-16.</p> <p>b) Memorandum of Deposit of Title Deed dated 22.02.2016, registered as Document No. DNH-1-11361-2015-16.</p> <p>c) Joint Development Agreement dated 22.02.2016, registered as Document No. DNH-1-11358-2015-16.</p> <p>d) Cancellation Deed dated 05.05.2015, registered</p>



**Report on Title**

				<p>as Document No. DNH-1-00967-2015-16.</p> <p>e) Joint Development Agreement dated 26.03.2007, registered as document No. DNH-1-09727-2006-07.</p> <p>f) Memorandum of Confirmation of Oral Family Arrangement Cum Partition dated 18.11.2005, registered as Document No. DNH-1-04097-2005-06.</p>
16)	01.04.2024 to 21.03.2025	37/7(P)	Devanahalli	NIL
17)	01.04.2004 to 27.07.2024	37/10	Devanahalli	<p>a) Agreement of Limited Liability Partnership dated 22.02.2016, registered as Document No. DNH-1-11356-2015-16.</p> <p>b) Memorandum of Deposit of Title Deed dated 22.02.2016, registered as Document No. DNH-1-11361-2015-16.</p> <p>c) Joint Development Agreement dated 22.02.2016, registered as Document No. DNH-1-11358-2015-16.</p>

**Report on Title**

				<p>d) Cancellation Deed dated 05.05.2015, registered as Document No. DNH-1-00967-2015-16.</p> <p>e) Joint Development Agreement dated 26.03.2007, registered as document No. DNH-1-09727-2006-07.</p> <p>f) Memorandum of Confirmation of Oral Family Arrangement Cum Partition dated 18.11.2005, registered as Document No. DNH-1-04097-2005-06.</p>
18)	01.04.2024 to 27.03.2025	37/10(P)	Devanahalli	NIL

**NOTE: The aforesaid ECs reflects several entries. However, we have recorded the entries, which are mentioned in the title flow related to the Schedule Property.**

**IV. OPINION**

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s. M.S. Ramaiah Realty LLP is the absolute owner of the Schedule Property i.e., land measuring 26 Acres 37.75 Guntas (excluding 27.3 Guntas of Kharab land), and they have marketable title over the same. M/s. One Bangalore Luxury Projects LLP is having development rights over the Schedule Property by virtue of JDA and GPA dated 22.02.2016 and by virtue of subsequent amendments carried out to the said JDA and GPA on 21.03.2019, 23.04.2019 and 21.03.2022. Tata Housing Development Company Limited is having a pre-existing charge over 26 Acres 37.75 Guntas i.e., the Schedule Property.



**V. OUR UNDERSTANDING**

We understand that **M/s. One Bangalore Luxury Projects LLP** intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

**IMPORTANT:**

The Report on Title (**Report**) prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

**VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED**

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal and Associates (**'FM'**) to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as **'Documents'**).
2. We have perused the copies of the Documents and records, and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.
3. We have not undertaken any litigation search on the Schedule Property. Therefore, the report is subject to the specific case details, if any provided by the client.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

**VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS**

**ASSUMPTIONS**

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and are subject to certain assumptions, including but not limited to the assumption that:

- (a) All signatures appearing on the reviewed documents are genuine;
- (b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
- (c) The Documents on which the Report relies remain accurate;
- (d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

**DISCLAIMERS**

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1951. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of the Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists

down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

**VIII. CONTACT DETAILS**

If any clarification in relation to this Report is required, please contact:

**S. T. Prashantha Kumar**

**Senior Partner**

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**For Fox Mandal and Associates**

*Naga Champa B.N.*



**Associate Partner**