

Kusuma R. Muniraju • Kusuma Kaushik

B. S. Shankarnarayan • S. Venkateshwara Rao • J. Ravi Sunder • T.K. Thyagaraj • M.S. Sanjeeva Kumar • B. N. Dileep Kumar • B.R. Basavaraj
N.L. Maheshwara Prasad • Shylini N • Nupur Kabra Mundhra • Rashmi. H • Amulya Sujit. B • K. S. Sushma • Geetha H. G. • Mohan Kumar G.M.

Bangalore,
Dt: 14/08/2025.

BHARTIYA URBAN PVT. LTD.,
'The Bhartiya Sparkle',
Bhartiya City,
Thanisandra Main Road,
Bangalore – 560 064.

Sirs,

Sub: Title Opinion in respect of Property measuring 02 Acres 32 ½ Guntas out of 03 Acres 8 ½ Guntas in Sy.No.12/1, duly converted for non-agricultural group housing/residential use vide Official Memorandum/Conversion Order bearing No.580102 dated 12/03/2024 issued by The Deputy Commissioner, Bangalore District, Bangalore and situated at Navarathna Agrahara Village, Jala-1 Hobli, earlier Devanahalli Taluk and presently Yelahanka Taluk, Bengaluru Rural District, Bengaluru.

* * * * *

I am furnished with the photocopies of the following documents and my opinion is as follows:-

Sl. No.	Date	NATURE OF THE DOCUMENT
1.	28/11/1958	Certified Copy of the Orders passed in Case No.41/1958-59 by The Special Deputy Commissioner for Abolition of Inams.
2.	25/02/1959	Endorsement issued by The Special Deputy Commissioner for Abolition of Inams intimating the order of re-grant passed in favour of Smt. Papamma.
3.	03/08/1972	Certified Copy of the Sale Deed registered as Document No.2104/1972-73 in Book-I, Volume-1105 at pages 69 to 72, in the Office of the Sub-Registrar, Devanahalli.
4.	28/09/1981	Certified Copy of the Sale Deed registered as Document No.955/1981-82 in Book-I, Volume-1268 at pages 46 to 48, in the Office of the Sub-Registrar, Devanahalli.
5.	22/06/1983	Certified Copy of the Sale Deed registered as Document No.421/1983-84 in Book-I, Volume-1286 at pages 161 to 166, in the Office of the Sub-Registrar, Devanahalli.
6.	22/06/1983	Certified Copy of the Sale Deed registered as Document No.422/1983-84 in Book-I, Volume-1286 at pages 167 to 172, in the Office of the Sub-Registrar, Devanahalli.



Page 1 of 9

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7.		Memorandum of Plaint in O.S.No.548/1996 on the file of the 2 nd Addl. Civil Judge, Bengaluru Rural District, Bengaluru.
8.		Application under Order XXIII Rule 3 of the Code of Civil Procedure filed in O.S.No.548/1996 on the file of the 2 nd Addl. Civil Judge, Bengaluru Rural District, Bengaluru.
9.		Decree passed in O.S.No.548/1996 on the file of the 2 nd Addl. Civil Judge, Bengaluru Rural District, Bengaluru.
10.		Mutation Register Extract bearing M.R.No.71/996-97 issued by the Revenue Authorities.
11.	26/05/1995	Memorandum of Partition-Cum-Palupatti entered into between Smt.Varalakshmi Gundu Rao and others.
12.	17/12/2013	Rectification Deed entered into between Smt. Varalakshmi Gundu Rao and others.
13.	12/11/2022	Rectification to Memorandum of Partition-Cum-Palupatti dated 26/05/1995.
14.		Mutation Register Extract bearing M.R.No.50/2008-09 issued by The Revenue Authorities.
15.	24/01/2023	Memorandum of Partition between Mr.Dinesh Gundu Rao, his wife Mrs.Tabassum Dinesh Rao and his two daughters Ms. Ananya Dinesh Rao and Ms. Ameera Dinesh Rao.
16.	11/09/2023	Joint Development Agreement registered as Document No.BYP-1-11716/2023-24 in Book-I and stored in Centralised Data Cell in Electronic Form in the Office of the Sub-Registrar, Byatarayanapura, Bengaluru.
17.	11/09/2023	General Power of Attorney registered as Document No.BYP-4-588/2023-24 in Book-IV and stored in Centralised Data Cell in Electronic Form, in the Office of the Sub-Registrar, Byatarayanapura, Bengaluru.
18.		Mutation Register Extract bearing M.R.No.T26/2023-24 issued by the Revenue Authorities.
19.	12/03/2024	Official Memorandum/Conversion Order bearing No.580102 issued by The Deputy Commissioner, Bangalore District, Bangalore, in respect of Sy.No.12/1 allowing conversion of the aforesaid lands from agricultural to non-agricultural group housing/residential use.

Kusuma R. Prudhvi

20.		Index of Lands issued by Revenue Authorities.
21.		Records of Rights bearing R.R.No.17 issued by the Revenue Authorities.
22.		Records of Rights bearing R.R.No.259 issued by The Revenue Authorities.
23.		Pahanies for the period between 1968-69 and 1997-98 in respect of Sy.No.12 issued by The Revenue Authorities.
24.	24/11/2022	Endorsement issued by The Tahsildar Office, Yelahanka Taluk, Bengaluru.
25.		Pahanies for the period 2022-23 and 2025-26 issued by the Revenue Authorities.
26.		Tippani in respect of Sy.No.12 issued by the Revenue Authorities.
27.		Encumbrance Certificates for the period 01/04/1960 and 18/10/2022 and for the period from 01/04/2022 to 11/08/2025 in respect of Sy.No.12, New Sy.No.12/1 issued by the jurisdictional Sub-Registrar.

DESCRIPTION OF THE PROPERTY:

All that Property available within the four boundaries detailed below and measuring 02 Acres 32 ½ Guntas out of 03 Acres 8 ½ Guntas in Sy.No.12/1, duly converted for non-agricultural group housing/residential use vide Official Memorandum/Conversion Order bearing No.580102 dated 12/03/2024 issued by The Deputy Commissioner, Bangalore District, Bangalore and situated at Navarathna Agrahara Village, Jala-1 Hobli, earlier Devanahalli Taluk and presently Yelahanka Taluk, Bengaluru Rural District, Bengaluru and bounded by:

East : Property bearing Sy.No.127 (Old Sy.No.13) of Navarathna Agrahara Village;

West : Property bearing Sy.No.12/2 of Navarathna Agrahara Village;

North : Property bearing Sy.No.3 of Navarathna Agrahara Village; and

South : Road and Remaining portion of Property bearing Sy.No.13, New Sy.No.127 of Navarathna Agrahara Village.

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SOURCE OF TITLE:

The properties detailed above will be hereinafter referred to as "**Schedule Property**". The Schedule Property forms portion of land measuring 03 Acres 08 ½ Guntas in Sy.No.12/1, which in turn formed portion of Much Larger Property measuring 06 Acres 17 Guntas in Sy.No.12 of Navarathna Agrahara Village. The Much Larger Property was owned and possessed by one Smt. Papamma and the entire Navarathna Agrahara Village being an Inam Village vested with the Government subject to the rights and privileges as are provided for by or under the said Act. On an application filed by the said Smt. Papamma, The Special Deputy Commissioner for Abolition of Inams vide his Order dated 28/11/1958 passed in Case No.41/1958-59 re-granted the Much Larger Property in favour of the said Smt.Papamma and thus from the date of re-grant, the said Smt. Papamma started enjoying the Much Larger Property as absolute owner and The Special Deputy Commissioner also intimated the said order of re-grant made in favour of Smt. Papamma to the said Smt. Papamma vide Endorsement dated 25/02/1959.

Thereafter, Smt. Papamma as Seller, her brothers Sri. Narayanappa, Sri. Muniyappa, Sri. Channappa and Sri. Munichanappa as consenting witnesses sold the Much Larger Property in favour Mrs. Rajbindar Sandu in terms of a Sale Deed dated 03/08/1972 registered as Document No.2104/1972-73 in Book-I, Volume-1105 at pages 69 to 72, in the Office of the Sub-Registrar, Devanahalli and thus from the date of purchase said Mrs. Rajbindar Sandu started enjoying the Larger Property as absolute owner.

The said Mrs. Rajbindar Sandu sold the portion of the Larger Property i.e., property measuring 03 Acres 08 ½ Guntas in Sy.No.12 in favour of Sri. Japinder Singh Siddu and Sri. Dalvinder Siddu in terms of a Sale Deed dated 28/09/1981 registered as Document No.955/1981-82 in Book-I, Volume-1268 at pages 46 to 48, in the Office of the Sub-Registrar, Devanahalli and thus from the date of purchase the said Sri. Japinder Singh Siddu and Sri. Dalvinder Singh Siddu started enjoying the said portion of the Much Larger Property.

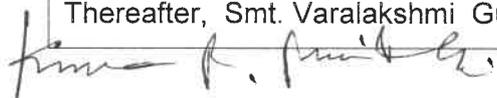
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Later, the said Mrs. Rajbindar Sandu sold remaining portion of the Much Larger Property i.e., property measuring 03 Acres 08 ½ Guntas in Sy.No.12 in favour of Smt. Sharada Chandrakanth in terms of a Sale Deed dated 22/06/1983 registered as Document No.421/1983-84 in Book-I, Volume-1286 at pages 161 to 166, in the Office of the Sub-Registrar, Devanahalli and thus from the date of purchase the said Smt. Sharada Chandrakanth started enjoying the said property measuring 03 Acres 08 ½ Guntas in Sy.No.12.

The aforesaid Sri. Japinder Singh Siddu and Sri. Dalvinder Siddu sold the aforesaid property measuring 03 Acres 08 ½ Guntas in Sy.No.12 of Navarathna Agrahara Village in favour of Smt. Sharada Chandrakanth in terms of a sale deed dated 22/06/1983 registered as Document No.422/1983-84 in Book-I, Volume-1286 at pages 167 to 172, in the Office of the Sub-Registrar, Devanahalli and thus from the date of purchase the said Smt. Sharada Chandrakanth started enjoying the said property measuring 03 Acres 8 ½ Guntas in Sy.No.12 of Navaratna Agrahara Village.

Thus in the manner stated supra Smt. Sharada Chandrakanth became full and absolute owner of the Much Larger Property measuring 06 Acres 17 Guntas in Sy.No.12 of Navarathna Agrahara Village.

Later, Sri. Mahesh Gundu Rao, Sri. Dinesh Gundu Rao and Sri. Rajesh Gundu Rao filed a suit against the aforesaid Smt. Sharada Chandrakanth in O.S.No.548/1996 on the file of the II Addl. Civil Judge, Bangalore Rural District, Bangalore, for declaration that the Plaintiffs alone are the absolute owners of the suit Schedule Property and for other reliefs which came to be decreed by the Hon'ble Court vide its Decree dated 10/12/1996 declaring that the Plaintiffs namely Sri.Mahesh Gundu Rao, Sri.Dinesh Gundu Rao and Sri.Rajesh Gundu Rao as the owners of the Much Larger Property. Thereby the Defendant therein i.e., Smt.Sharada Chandrakanth has no right, title, interest or ownership in the Suit Schedule Properties. Accordingly the revenue records in respect of the property measuring 06 Acres 17 Guntas in Sy.No.12 came to be mutated in the joint names of Sri. Mahesh Gundu Rao, Sri. Dinesh Gundu Rao and Sri. Rajesh Gundu Rao vide Mutation Register Extract bearing M.R.No.7/1996-97. Thereafter, Smt. Varalakshmi Gundu Rao, Sri. Mahesh Gundu Rao, Sri. Dinesh

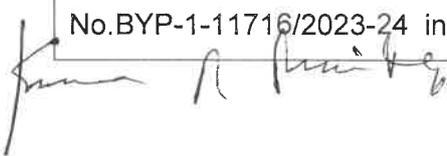


Gundu Rao and Sri. Rajesh Gundu Rao partitioned the family properties including the Much Larger Property measuring 06 Acres 17 Guntas in Sy.No.12 of Navaratna Agrahara Village in terms of a Memorandum of Partition-Cum-Palupatti dated 26/05/1995 read with Rectification Deeds dated 17/12/2013 and 12/11/2022 wherein the property measuring 03 Acres 08 ½ Guntas was allotted to the share of Sri. Dinesh Gundu Rao and the remaining property measuring 03 Acres 08 ½ Guntas was allotted to the share of Sri. Rajesh Gundu Rao and the said partition was also recorded in the revenue records vide Mutation Register Extract bearing M.R.No.50/2008-09.

The aforesaid Mr.Dinesh Gundu Rao and his wife Mrs.Tabassum Dinesh Rao and two daughters Ms.Ananya Dinesh Rao and Ms.Ameera Dinesh Rao, effected partition of the Properties in Sy.Nos.12/1 and 13 of Navarathna Agrahara Village under a Memorandum of Partition dated 24/01/2023 and shared the entitlement of Mr.Dinesh Gundu Rao in the Schedule Property among them in the manner stated in the said Memorandum of Partition.

The Much Larger Property measuring 06 Acres 17 Guntas in Sy.No.12 of Navaratna Agrahara Village was subjected to phodi and bifurcated into two portions i.e., Sy.No.12/1 and 12/2 and in the said phodi and bifurcation the land measuring 03 Acres 08 ½ Guntas owned and possessed by Sri. Dinesh Gundu Rao was assigned with Sy.No.12/1, which is Larger Property herein, and the remaining land measuring 03 Acres 08 ½ Guntas owned and possessed by Sri. Rajesh Gundu Rao was assigned with Sy.No.12/2.

Thereafter the said Sri. Dinesh Gundu Rao along with his wife and children namely Mrs.Tabassum Dinesh Rao, Ms.Ananya Dinesh Rao and Ms.Ameera Dinesh Rao entrusted portion of the Larger Property i.e., Property measuring 02 Acres 32 ½ Guntas, which is the Schedule Property herein and also entrusted the Properties held by him and his family and also Properties held by his brother Sri.Mahesh Gundurao and his family in Sy.No.13 and later Sy.No.127 and thereafter Sy.Nos.127/1, 127/2, 127/4, 127/5, 127/13, 127/14, 127/15 and 127/17 to Bhartiya Urban Pvt. Ltd., in terms of a Joint Development Agreement dated 11/09/2023 registered as Document No.BYP-1-11716/2023-24 in Book-I and stored in the Centralised Data Cell in

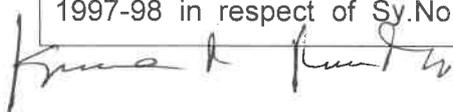


Electronic Form, in the Office of the Sub-Registrar, Byatarayanapura, Bengaluru, to develop the same into Residential Apartment Buildings and agreed to share the development in the ratio of 30% to the owners 70% to the developers and on the same day, the said Sri. Dinesh Gundu Rao and others including Sri.Mahesh Gundurao and his family executed a General Power of Attorney dated 11/09/2023 registered as Document No.BYP-4-00588/2023-24 in Book-IV and stored in the Centralised Data Cell in Electronic Form, in the Office of the Sub-Registrar, Byatarayanapura, Bengaluru and appointed and constituted Bhartiya Urban Pvt. Ltd., as their lawful attorney authorising and empowering them to sell the development of all lands including in the Schedule Property and/or share the revenue/sale proceeds in the agreed ratio.

Mutation Register Extract bearing M.R.No.T26/2023-24 in the name of Sri.Dinesh Gundu Rao issued by the Revenue Authorities shows the conversion of the Schedule Property for Residential purpose.

The aforesaid Sri.Dinesh Gundu Rao applied for and secured conversion of the Larger Property measuring 03 Acres 08 ½ Guntas from existing agricultural to non-agricultural group housing/residential use vide Official Memorandum/Conversion Order bearing No.580102 dated 12/03/2024 issued by The Deputy Commissioner, Bangalore District, Bangalore and thereby the said Property became fit for residential purposes.

Regarding Revenue Records, the Index of Lands in respect of Sy.No.12 issued by The Revenue Authorities discloses the names of Sri. B. Krishnasamaiah and Smt. Papamma as owners and khatedars during the relevant periods of time. Records of Rights bearing R.R.No.17, issued by The Revenue Authorities discloses the name of Sri. Krishnasamaiah as owner of the property in Sy.No.12 and the same further discloses that he had purchased the same from his Vendor. Records of Rights bearing R.R.No.259 issued by The Revenue Authorities confirms that the said Smt. Papamma purchased the property in Sy.No.12 in terms of a Sale Deed dated 25/10/1956 Registered as Document No.1635. Pahanies for the period between 1968-69 and 1997-98 in respect of Sy.No.12 measuring 06 Acres 17 Guntas issued by The



Revenue Authorities reflects the names of Smt. Papamma, Smt. Rajbinder Sandu, Smt. Sharada Chandrakanth, Sri. Mahesh Gundu Rao, Sri. Dinesh Gundu Rao and Sri. Rajesh Gundu Rao as owners and khatedars in respect of Much Larger Property in Sy.No.12 of Navaratna Agrahara Village during the relevant periods of time. Pahanies for the periods 2022-23 and 2025-26 issued by The Revenue Authorities in respect of Sy.No.12/1 measuring 03 Acres 08 ½ Guntas discloses the name of Sri. Dinesh Gundu Rao as owner and khatedar in respect of the Schedule Property. Endorsement dated 24/11/2022 issued by The Tahsildar, Yelahanka Taluk, discloses that Pahanies for the period 1974-75, 1975-76 to 1979-80 are not available in his office as the same are mutilated. Tippani in respect of property in Sy.No.12 issued by The Revenue Authorities discloses the dimension of the said property.

Encumbrance Certificates for the period between 01/04/1960 and 11/08/2025 in respect of Sy.No.12 and also for Sy.No.12/1 on phodi issued by the Jurisdictional Sub-Registrar reflects the transactions referred to above. A perusal of the aforesaid Certificates also disclose the transactions referred to above in respect of Much Larger Property and also in respect of Larger Property and does not disclose any mortgage or charges pending to be cleared in respect of the Larger Property.

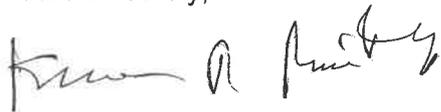
Thus, on the basis of the documents referred to above, representations made and the observations drawn above, I am of the opinion that (1) **Sri. DINESH GUNDU RAO**, (2) **Smt.TABASSUM DINESH RAO**, (3) **Ms.ANANYA DINESH RAO** and (4) **Ms.AMEERA DINESH RAO** are the owners of the Schedule Property and their title is free from encumbrances during the periods referred to above in the Encumbrance Certificates, however subject to the rights of **M/s. BHARTIYA URBAN PVT. LTD.**, Having its Registered Office at No.56/7, Nallambakkam Village, (via Vandalur), Chennai – 600 048, having its Administrative Office presently at 'The Bhartiya Sparkle', Bhartiya City, Thanisandra Main Road, Bangalore–560 064, in respect of 2 Acres 32 ½ Guntas of land in the Schedule Property under the Joint Development Agreement and General Power of Attorney both dated 11/09/2023 referred to above.



While conducting the scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and the conformity of photocopies or extracts with that of the original documents. I have also assumed that copies of the documents made available to me were/are properly authorized and executed. In the event of facts in this opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my opinion, it may or may not have an impact on my opinion. Further during discussion, I have also relied upon various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not inspected the Schedule Property or verified physically, possession or boundaries and not independently validated the information provided to me with any external sources and not independently validated with the records of the Jurisdictional Sub-Registrar, Revenue Authorities. I have not conducted any independent searches at the Courts or Forums or Government Offices in relation to the Schedule Property in respect of any litigations. This opinion is provided to you on the basis of the documents referred to above and representations and observations made to me as aforesaid and no responsibility will be accepted by me to you or to any third party with regard to this opinion and further this opinion shall not be used as evidence in any courts or other forums or Government/authorities.

All the documents sent to me are returned herewith.

Yours sincerely,



(KUSUMA R. MUNIRAJU),
Advocate.

Kusuma R. Muniraju • Kusuma Kaushik

B. S. Shankarnarayan • S. Venkateshwara Rao • J. Ravi Sunder • T.K. Thyagaraj • M.S. Sanjeeva Kumar • B. N. Dileep Kumar • B.R. Basavaraj
N.L. Maheshwara Prasad • Shylini N • Nupur Kabra Mundhra • Rashmi. H • Amulya Sujit. B • K. S. Sushma • Geetha H. G. • Mohan Kumar G.M.

Bangalore,
Dt: 14/08/2025.

M/s. BHARTIYA URBAN PVT. LTD.,
'The Bhartiya Sparkle',
Bhartiya City,
Thanisandra Main Road,
BANGALORE – 560 064.

Sir/Madam,

Sub: Title Opinion in respect of properties bearing (1) Sy.No.127/1 measuring 03 Acres 39 Guntas, (2) Sy.No.127/2 measuring 00 Acre 38 Guntas, (3) Sy.No.127/4 measuring 09 Acres 00 Guntas, (4) Sy.No.127/5 measuring 02 Acres 36 Guntas, (5) Sy.No.127/13 measuring 03 Acres 20 Guntas, (6) Sy.No.127/14 measuring 00 Acre 13 Guntas, (7) Sy.No.127/15 measuring 00 Acre 25 Guntas and (8) Sy.No.127/17 measuring 05 Acres 01 Gunta, totally measuring 26 Acres 12 Guntas and duly converted for non-agricultural group housing/residential use vide Official Memorandums/Conversion Orders issued by The Deputy Commissioner, Bangalore District, Bangalore on 29/01/2025 and all situated at Navarathna Agrahara Village, Jala-1 Hobli, earlier Devanahalli Taluk and presently Yelahanka Taluk.

I am furnished with the photocopies of the following documents and my opinion is as follows:-

Sl. No.	Date	NATURE OF THE DOCUMENT
1.	31/03/1964	Certified Copy of the Orders passed by The Special Deputy Commissioner for Abolition of Inams in Case No.44/1958-59.
2.		Records of Rights bearing R.R.No.282, issued by The Revenue Authorities.
3.	10/11/1957	Certified Copy of the Gift Deed registered as Document No.1967/1957-58 in Book-I, Volume-711 at pages 79 to 83, in the Office of the Sub-Registrar, Devanahalli Taluk.
4.	29/07/1958	Certified Copy of the Sale Deed registered as Document No.1233/1958-59 in Book-I, Volume-731 at pages 237 to 239, in the Office of the Sub-Registrar, Devanahalli.
5.	14/06/1972	Certified Copy of the Sale Deed registered as Document No.1104/1972-73 in Book-I, Volume-1100 at pages 137 and 138, in the Office of the Sub-Registrar, Devanahalli.



6.		Records of Rights bearing R.R.No.392 issued by the Revenue Authorities.
7.	20/05/1981	Certified Copy of the Sale Deed registered as Document No.276/1981-82, in Book-I, Volume-1265 at pages 107 and 108, in the Office of the Sub-Registrar, Devanahalli.
8.		Mutation Register Extract bearing M.R.No.6/1979-80 issued by The Revenue Authorities.
9.	22/06/1983	Certified Copy of the Sale Deed registered as Document No.420/1983-84 in Book-I, Volume-1286 at pages 156 to 161, in the Office of the Sub-Registrar, Devanahalli.
10.		Mutation Register Extracts bearing M.R.No.6/1985-86 and 7/1993-94 both issued by The Revenue Authorities.
11.	26/04/1958	Certified Copy of the Agreement to Sell registered as Document No.1344/1958-59 in Book-I, Volume-733 at pages 65 to 67, in the Office of the Sub-Registrar, Devanahalli.
12.	04/09/1958	Certified Copy of the Sale Deed registered as Document No.1667/1958-59 in Book-I, Volume-735 at pages 22 to 24, in the Office of the Sub-Registrar, Devanahalli.
13.		Records of Rights bearing R.R.No.283 issued by the Revenue Authorities.
14.	23/09/1958	Certified Copy of the Sale Deed registered as Document No.1825/1958-59 in Book-I, Volume-736 at pages 159 and 160, in the Office of the Sub-Registrar, Devanahalli.
15.	23/09/1958	Certified Copy of the Sale Deed registered as Document No.1826/1958-59 in Book-I, Volume-735 at pages 50 to 52, in the Office of the Sub-Registrar, Devanahalli
16.	23/09/1958	Certified Copy of the Sale Deed registered as Document No.1824/1958-59 in Book-I, Volume-735 at pages 49 and 50, in the Office of the Sub-Registrar, Devanahalli.
17.	23/09/1958	Certified Copy of the Sale Deed registered as Document No.1821/1958-59 in Book-I, Volume-736 at pages 155 and 156, in the Office of the Sub-Registrar, Devanahalli.
18.		Records of Rights bearing R.R.Nos.286 and 289 issued by the Revenue Authorities.

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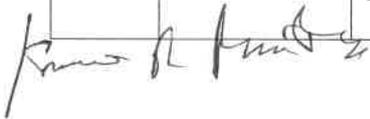
19.	27/12/1971	Certified Copy of the Sale Deed registered as Document No.2738/1971-72 in Book-I, Volume-1091 at pages 109 to 112, in the Office of the Sub-Registrar, Devanahalli.
20.		Records of Rights bearing R.R.No.394 issued by the Revenue Authorities.
21.	19/04/1975	Certified Copy of the Sale Deed registered as Document No.110/1975-76 in Book-I, Volume-1175 at pages 15 to 18, in the Office of the Sub-Registrar, Devanahalli.
22.	08/07/1983	Certified Copy of the Sale Deed registered as Document No.513/1983-84 in Book-I, Volume-1287 at pages 39 to 44, in the Office of the Sub-Registrar, Devanahalli.
23.		Mutation Register Extract bearing M.R.Nos.9/1985-86 and 8/1993-94 issued by the Revenue Authorities.
24.	10/12/2014	Endorsement issued by The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru bearing Reference No.RKCR.29/14-15.
25.	10/09/1982	Certified Copy of the Sale Deed registered as Document No.711/1982-83 in Book-I, Volume-1278 at pages 82 and 83, in the Office of the Sub-Registrar, Devanahalli.
26.	22/06/1983	Certified Copy of the Sale Deed registered as Document No.418/1983-84 in Book-I, Volume-1286 at pages 145 to 150, in the Office of the Sub-Registrar, Devanahalli.
27.		Mutation Register Extracts bearing M.R.Nos.8/1985-86 and 5/1993-94 both issued by the Revenue Authorities.
28.	10/12/2014	Endorsement issued by The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru bearing Reference No.RKCR.30/14-15.
29.		Certified Copy of the Compromise Petition filed in O.S.No.191/1996 on the file of the II Addl. Civil Judge, Bengaluru Rural District, Bengaluru.
30.		Certified Copy of the Order Sheet in O.S.No.191/1996 on the file of the II Addl. Civil Judge, Bengaluru Rural District, Bengaluru.
31.		Certified Copy of the Decree passed in O.S.No.191/1996 on the file of the II Addl. Civil Judge, Bengaluru Rural District, Bengaluru.

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32.		Mutation Register Extract bearing M.R.No.6/1996-97 issued by the Revenue Authorities.
33.	30/11/1970	Certified Copy of the Sale Deed registered as Document No.2555/1970-71 in Book-I, Volume-1068 at pages 154 to 158, in the Office of the Sub-Registrar, Devanahalli.
34.		Records of Rights bearing R.R.No.393 issued by the Revenue Authorities.
35.	08/07/1983	Certified Copy of the Sale Deed registered as Document No. 511/1983-84 in Book-I, Volume-1287 at pages 34 to 39, in the Office of the Sub-Registrar, Devanahalli, Bangalore.
36.		Mutation Register Extract bearing M.R.No.9/1993-94 issued by the Revenue Authorities.
37.	27/12/1971	Certified Copy of the Sale Deed registered as Document No.2737/1971-72 in Book-I, Volume-1090 at pages 197 to 200, in the Office of the Sub-Registrar, Devanahalli.
38.		Records Rights bearing R.R.No.395 issued by the Revenue Authorities.
39.	16/06/1972	Certified Copy of the Gift Deed registered as Document No.1174/1972-73 in Book-I, Volume-1100 at pages 184 and 185, in the Office of the Sub-Registrar, Devanahalli.
40.		Records Rights bearing R.R.No.396 issued by the Revenue Authorities.
41.	19/04/1975	Certified Copy of the Sale Deed registered as Document No.109/1975-76 in Book-I, Volume-1166 at pages 130 to 133, in the Office of the Sub-Registrar, Devanahalli.
42.	08/07/1983	Certified Copy of the Sale Deed registered as Document No.512/1983-84 in Book-I, Volume-1288 at pages 26 to 31, in the Office of the Sub-Registrar, Devanahalli.
43.		Mutation Register Extract bearing M.R.No.10/1993-94 issued by the Revenue Authorities.
44.	10/12/2014	Endorsement issued by The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru.

Kusuma R. Pruthi

45.	31/01/1991	Special Power of Attorney executed by Smt. Varalakshmi Gundu Rao, Smt. H. N. Jamuna and Smt. Sharada Chandrakanth appointed and constituting Sri. K. N. Visveswaraiah as their lawful attorney to look after the suit in O.S.No.118/1986 on the file of the Principal Civil Judge, Bengaluru.
46.		Certified Copy of Decree passed in O.S.No.118//1986 on the file of the Principal Civil Judge, Bengaluru District, Bengaluru.
47.		Certified Copy of the Decree passed in O.S.No.431/1989 on the file of the Munsiff & JMFC, Devanahalli.
48.		Mutation Register Extract bearing M.R.No.143/2006-07 issued by the Revenue Authorities.
49.	26/05/1995	Memorandum of Partition-Cum-Palupatti entered into between Smt.Varalakshmi Gundu Rao and others.
50.	17/12/2013	Rectification Deed entered into between Smt. Varalakshmi Gundu Rao and others.
51.	12/11/2022	Rectification to Memorandum of Partition-Cum-Palupatti dated 26/05/1995.
52.	24/08/2022	Memorandum of Compromise Petition filed in O.S.No.4897/2020 on the file of the City Civil Judge, Bengaluru.
53.	03/11/2022	Orders passed by the Hon'ble High Court of Karnataka in W.P.No.18317/2022.
54.	21/11/2022	Certified Copy of the Decree passed in O.S.No.4897/2020 on the file of the City Civil Judge, Bengaluru.
55.	30/12/2017	Certified Copy of the Orders passed by The Committee Constituted for Re-Construction of Missing Records.
56.	30/07/2022	Certified Copy of the Orders passed by The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru.
57.		Tippani in respect of Sy.No.127 issued by the Revenue Authorities.
58.		Mutation Register Extract bearing M.R.No.T3/2023-24 issued by the Revenue Authorities.



59.		Hissa Tipanni in respect of Sy.No.127 issued by the Revenue Authorities.
60.	24/01/2023	Memorandum of Partition between Sri.Dinesh Gundu Rao, his wife Smt.Tabassum Dinesh Rao and his two daughters Ms. Ananya Dinesh Rao and Ms. Ameera Dinesh Rao.
61.	11/09/2023	Joint Development Agreement registered as Document No.BYP-1-11716/2023-24 in Book-I and stored in Centralised Data Cell in Electronic Form in the Office of the Sub-Registrar, Byatarayanapura, Bengaluru.
62.	11/09/2023	General Power of Attorney registered as Document No.BYP-4-588/2023-24 in Book-IV and stored in Centralised Data Cell in Electronic Form, in the Office of the Sub-Registrar, Byatarayanapura, Bengaluru.
63.	03/10/2023	Orders passed by The Special Deputy Commissioner, Bengaluru in Case No.RRT(2)N(A)CR/777/2009-10.
64.	22/08/2024	Orders passed by The Special Deputy Commissioner, Bengaluru in Case No.RRT(2)N(A)CR/809/2009-10.
65.	22/08/2024	Orders passed by The Special Deputy Commissioner, Bengaluru in Case No.RRT(2)N(A)CR/805/2009-10.
66.	03/10/2023	Orders passed by The Special Deputy Commissioner, Bengaluru in Case No.RRT(2)N(A)CR/786/2009-10.
67.	03/10/2023	Orders passed by The Special Deputy Commissioner, Bengaluru in Case No.RRT(2)N(A)CR/790/2009-10.
68.	03/10/2023	Orders passed by The Special Deputy Commissioner, Bengaluru in Case No.RRT(2)N(A)CR/801/2009-10.
69.		Mutation Register Extract bearing M.R.No.T16/2023-24 issued by the Revenue Authorities.
70.		Mutation Register Extract bearing M.R.No.T27/2023-24 issued by the Revenue Authorities.
71.		Mutation Register Extract bearing M.R.No.T28/2024-25 issued by the Revenue Authorities.
72.		Mutation Register Extract bearing M.R.No.T15/2023-24 issued by the Revenue Authorities.



73.		Index of Lands issued by the Revenue Authorities.
74.		Pahanies for the period between 1988-89 and 1992-93 in respect of property measuring 174 Acres 27 Guntas in Sy.No.13 issued by the Revenue Authorities.
75.		Pahanies for the period between 1993-94 and 1996-97 and 2007-08 in respect of property measuring 20 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village issued by the Revenue Authorities.
76.		Pahanies for the period between 1997-98 and 2001-02 in respect of property measuring 03 Acres 15 Guntas in Sy.No.13 of Navaratna Agrahara Village issued by the Revenue Authorities.
77.		Pahanies for the period between 1993-94 and 2013-14 in respect of property measuring 09 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village issued by the Revenue Authorities.
78.		Pahanies for the period 2014-15 in respect of property measuring 09 Acres 00 Guntas in Sy.No.13/269 of Navaratna Agrahara Village issued by the Revenue Authorities.
79.		Pahanies for the period 2013-14 in respect of Sy.No.13/270, 13/271, 13/272 and 13/273, of Navaratna Agrahara Village issued by the Revenue Authorities.
80.		Pahanies for the period 2023-24 in respect of Sy.No.127 issued by the Revenue Authorities.
81.		Pahanies for the period 2025-26 in respect of Sy.Nos.127/1,127/2, 127/4, 127/5, 127/13, 127/14, 127/15, 127/17 issued by the Revenue Authorities.
82.		Village Map of Navaratna Agrahara Village issued by the Revenue Authorities confirms the location of the property in Sy.No.13.
83.	18/02/2010	Memorandum of Deposit of Title Deeds executed by Sri.Mahesh G. Rao in favour of Canara Bank registered as Document No.3791/2009-10 in Book-I and stored in C.D.No.JALD62, in the Office of the Sub-Registrar, Jala, Bangalore;

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84.	26/04/2023	Discharge Deed executed by Canara Bank in favour of Sri.Mahesh G. Rao registered as Document No.446/2023-24 in Book-I and stored in C.D.No.GAND1445 in the Office of the Sub-Registrar, Gandhinagar, Bangalore.
85.	29/01/2025	Eight Official Memorandums/Conversion Orders bearing Nos.730391, 730418, 734662, 730419, 730405, 730400, 730413 and 734558 issued by The Deputy Commissioner, Bangalore District, Bangalore, in respect of Sy.Nos.127/1, 127/2, 127/4, 127/5, 127/13, 127/14, 127/15 and 127/17, allowing conversion of the aforesaid lands from agricultural to non-agricultural group housing/residential use.
86.		Encumbrance Certificate for the period 01/04/1956 to 31/07/1986 issued by the jurisdictional Sub-Registrar in respect of Sy.No.13.
87.		Encumbrance Certificate for the period from 01/08/1986 to 03/12/2014 in respect of property measuring 05 Acres in Sy.No.13/268 of Navaratna Agrahara Village issued by the jurisdictional Sub-Registrar.
88.		Encumbrance Certificate for the period from 01/08/1986 to 03/12/2014 in respect of property measuring 09 Acres in Sy.No.13/269 of Navaratna Agrahara Village issued by the jurisdictional Sub-Registrar.
89.		Encumbrance Certificate for the period from 01/08/1986 to 03/12/2014 and from 01/04/2009 to 11/08/2025 in respect of Sy.No.13/270 of Navaratna Agrahara Village issued by the jurisdictional Sub-Registrar.
90.		Encumbrance Certificate for the period from 01/08/1986 to 03/12/2014 in respect of Sy.No.13/271 of Navaratna Agrahara Village issued by the jurisdictional Sub-Registrar.
91.		Encumbrance Certificate for the period from 01/08/1986 to 03/12/2014 in respect of Sy.No.13/272 of Navaratna Agrahara Village issued by the jurisdictional Sub-Registrar.
92.		Encumbrance Certificate for the period 01/06/1989 and 31/07/1995 in respect of property measuring 09 Acres 00 Guntas in Sy.No.13 issued by the jurisdictional Sub-Registrar.

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93.		Encumbrance Certificate for the period from 01/04/1980 to 31/07/1986 in respect of property measuring 20 Acres 00 Guntas in Sy.No.13 issued by the jurisdictional Sub-Registrar.
94.		Encumbrance Certificate for the period from 01/04/1980 to 31/07/1986 in respect of property measuring 09 Acres 00 Guntas in Sy.No.13 issued by the jurisdictional Sub-Registrar.
95.		Encumbrance Certificate for the period from 01/08/1986 to 31/03/2007 in respect of property in Sy.No.13/273 issued by the jurisdictional Sub-Registrar.
96.		Encumbrance Certificate for the period from 01/04/1956 to 31/07/1986 in respect of Sy.No.13 of Navaratna Agrahara Village issued by the jurisdictional Sub-Registrar.
97.		Encumbrance Certificate for the period from 01/04/2004 to 11/08/2025 in respect of Sy.No.127/1 of Navaratna Agrahara Village issued by the jurisdictional Sub-Registrar.
98.		Encumbrance Certificate for the period from 01/04/2004 to 11/08/2025 in respect of Sy.No.127/2 of Navaratna Agrahara Village issued by the jurisdictional Sub-Registrar.
99.		Encumbrance Certificate for the period from 01/04/2004 to 11/08/2025 in respect of Sy.No.127/4 of Navaratna Agrahara Village issued by the jurisdictional Sub-Registrar.
100.		Encumbrance Certificate for the period from 01/04/2004 to 11/08/2025 in respect of Sy.No.127/5 of Navaratna Agrahara Village issued by the jurisdictional Sub-Registrar.
101.		Encumbrance Certificate for the period from 01/04/2004 to 11/08/2025 in respect of Sy.No.127/13 of Navaratna Agrahara Village issued by the jurisdictional Sub-Registrar.
102.		Encumbrance Certificate for the period from 01/04/2004 to 11/08/2025 in respect of Sy.No.127/14 of Navaratna Agrahara Village issued by the jurisdictional Sub-Registrar.

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103.		Encumbrance Certificate for the period from 01/04/2004 to 11/08/2025 in respect of Sy.No.127/15 of Navaratna Agrahara Village issued by the jurisdictional Sub-Registrar.
104.		Encumbrance Certificate for the period from 01/04/2004 to 11/08/2025 in respect of Sy.No.127/17 of Navaratna Agrahara Village issued by the jurisdictional Sub-Registrar.

DESCRIPTION OF THE PROPERTY:

All that Property available within the four boundaries detailed below and bearing (1) Sy.No.127/1 measuring 03 Acres 39 Guntas, (2) Sy.No.127/2 measuring 00 Acre 38 Guntas, (3) Sy.No.127/4 measuring 09 Acres 00 Guntas, (4) Sy.No.127/5 measuring 02 Acres 36 Guntas, (5) Sy.No.127/13 measuring 03 Acres 20 Guntas, (6) Sy.No.127/14 measuring 00 Acre 13 Guntas, (7) Sy.No.127/15 measuring 00 Acre 25 Guntas and (8) Sy.No.127/17 measuring 05 Acres 01 Guntas, totally measuring 26 Acres 12 Guntas, and duly converted for non-agricultural group housing/residential purposes vide Official Memorandums/Conversion Orders bearing Nos.730391, 730418, 734662, 730419, 730405, 730400, 730413 and 734558 issued by The Deputy Commissioner, Bangalore District, Bangalore and all situated at Navarathna Agrahara Village, Jala-1 Hobli, earlier Devanahalli Taluk and presently Yelahanka Taluk and bounded by:

East : Remaining portion of Sy.No.13, New Sy.No.127 and Shettigere Village Boundary;

West : Property bearing Sy.No.12/2 and remaining portion of Sy.No.13, New Sy.No.127 of Navarathna Agrahara Village;

North : Property bearing Sy.No.3 and remaining portion of Sy.No.13, New Sy.No.127 of Navarathna Agrahara Village;

South : Road and Remaining portion of Sy.Nos.12/1 and 13, New Sy.No.127 of Navarathna Agrahara Village.

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SOURCE OF TITLE:

The Properties described above will be hereinafter referred to as “**Schedule Property**”. The Properties in Sy.Nos.127/1, 127/13 and 127/14 formed portion of land in Sy.No.127/1 measuring 08 Acres 28 Guntas and 1 Acre 08 Guntas of Kharab. The Properties in Sy.Nos.127/2 and 127/15 formed portion of land in Sy.No.127/2 measuring 01 Acre 23 Guntas. The Properties in Sy.No.127/4 and 127/17 formed portion of land in Sy.No.127/4 measuring 14 Acres 01 Guntas. The said Properties measuring (1) 08 Acres 28 Guntas and 01 Acre 08 Guntas of Kharab land in Sy.No.127/1 (2) 01 Acre 23 Guntas in Sy.No.127/2 and (3) 14 Acres 01 Gunta in Sy.No.127/4 and (4) 02 Acres 36 $\frac{3}{4}$ Guntas in Sy.No.127/5 are collectively originally formed portion of Property in Sy.No.13 of Navarathna Agrahara Village, Jala Hobli, Devanahalli Taluk. Consequent to the enactment of The Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954, the Government of Karnataka vide Notification bearing No. R.8347-L.S.63-56-2 dated 15/09/1956 published in the then Mysore Gazette, appointed 02/10/1956 as the date on which said Act shall come into force in respect of the Navaratna Agrahara Village and accordingly, on and from the said date 02/10/1956, the entire Navaratna Agrahara Village being the Inam Land, vested with the Government subject to rights and privileges as are provided for by or under the said Act.

On an application filed by one Sri. K. Nagaraja, The Special Deputy Commissioner for Abolition of Inams, Bangalore District, Bangalore, vide his Order dated 31/03/1964 passed in Case No.44/1958-59 re-granted the property measuring 70 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village in favour of the said Sri. K. Nagaraja and conferred occupancy rights on him and registered the name of Sri. K. Nagaraja in Register Extract VIII as owner and khatedar and thus from the date of re-grant made in his favour the said Sri. K. Nagaraja started enjoying the property measuring 70 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village as absolute owner and his name came to be mutated in the revenue records vide Records of Rights bearing R.R.No.282.



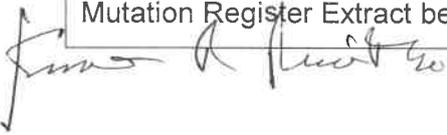
TITLE FOR 05 ACRES 00 GUNTAS IN SY.NO.13 FROM SRI. K. NAGARAJA:

The aforesaid Sri. K. Nagaraja gifted the property measuring 05 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village in favour of one Sri. Chikkanna alias Appanna in terms of a Gift Deed dated 10/11/1957 registered as Document No.1967/1957-58 in Book-I, Volume-711 at pages 79 to 83, in the Office of the Sub-Registrar, Devanahalli Taluk and he started enjoying the said portion of property measuring 05 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village.

Later Sri. Chikkanna alias Appanna sold property measuring 05 Acres 00 Guntas in Sy.No.13 of Navartna Agrahara Village in favour of Sri. Bheema alias Ratnoji Rao (Bheemaroo Ratnoji Rao) in terms of a Sale Deed dated 29/07/1958 registered as Document No.1233/1958-59 in Book-I, Volume-731 at pages 237 to 239, in the Office of the Sub-Registrar, Devanahalli and he started enjoying the said property measuring 05 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village.

The aforesaid Sri. Bheema alias Ratnoji Rao (Bheemaroo Ratnoji Rao) sold 05 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village in favour of Sri. Harbinder Singh Sidhu in terms of a Sale Deed dated 14/06/1972 registered as Document No.1104/1972-73 in Book-I, Volume-1100 at pages 137 and 138, in the Office of the Sub-Registrar, Devanahalli and he started enjoying the property measuring 05 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village as absolute owner and his name came to be mutated in the revenue records vide Records of Rights bearing R.R.No.392. It is observed that in the Records of Rights in the registration number of the Sale Deed dated 14/06/1972 is shown as 1140/1972-73 instead of 1104/1972-73 and the same is only a clerical error.

Later, Sri. Harbinder Singh Sidhu sold the said 05 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village in favour of Smt. Narinder Sidhu in terms of a Sale Deed dated 20/05/1981 registered as Document No.276/1981-82, in Book-I, Volume 1265 at Pages 107 to 108 in the Office of the Sub-Registrar, Devanahalli and he started enjoying the said property measuring 05 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village and his name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.6/1979-80.

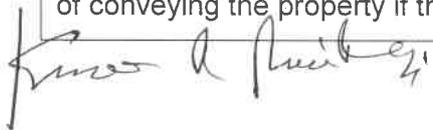


Subsequently, Smt. Narinder Sidhu sold the property measuring 05 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village in favour of Smt. H.N. Jamuna in terms of a Sale Deed dated 22/06/1983 registered as Document No.420/1983-84 in Book-I, Volume-1286 at pages 156 to 161, in the Office of the Sub-Registrar, Devanahalli and she started enjoying the said property measuring 05 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village as absolute owner and her name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.6/1985-86 and 7/1993-94.

TITLE OF SRI. K. NAGARAJA IN RESPECT OF 47 ACRES 00 GUNTAS IN SY.NO.13:

The aforesaid Sri. K. Nagaraj, prior to re-grant of property measuring 70 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village by the Special Deputy Commissioner for Abolition of Inams, Bangalore District, Bangalore in Case No.44/1958-59, agreed to sell the property measuring 65 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village in favour of Sri. Bheema Rao Ratnoji Rao in terms of an Agreement to Sell dated 26/04/1958 registered as Document No.1344/1958-59 in Book-I, Volume-733 at pages 65 to 67, in the Office of the Sub-Registrar, Devanahalli and later, sold property measuring 65 Acres 27 Guntas (not legible) in favour of Sri. Bheema Rao Ratnoji Rao in terms of a Sale Deed dated 04/09/1958 registered as Document No.1667/1958-59 in Book-I, Volume-735 at pages 22 to 24, in the Office of the Sub-Registrar, Devanahalli and thus from the date of sale made in his favour said Sri. Bheema Rao Ratnoji Rao started enjoying the said property measuring 65 Acres 27 Guntas as absolute owner and his name came to be mutated in the revenue records vide Records of Rights bearing R.R.No.283.

It is to be noted that though the re-grant in respect of land in Sy.No.13 measuring 70 Acres 00 Guntas in favour of Sri. K. Nagaraj is after the sale of the property measuring 65 Acres 27 Guntas in favour of Sri. Bheema Rao Ratnoji Rao and 05 Acres 00 Guntas in favour of Sri. Chikkanna alias Appanna, the title of subsequent purchasers does not affect by virtue of the Doctrine of "**Feeding the estoppel by grant**" viz., on the date of conveying the property if the Seller did not possess title and acquires it subsequent

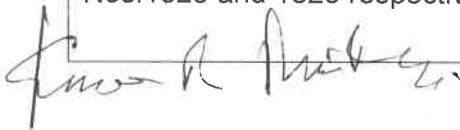


to conveying the property such title acquired subsequently would ensure to the benefit of subsequent Purchaser. Further after the demise of said Sri. K. Nagaraj, his wife and children namely Smt. Subbalakshamma, Sri. Narahari, Sri. Guruprasad, Sri. Manjunath Prasad and Sri. Ramesh, in terms of a Compromise Petition filed in O.S.No.118/1986, which is discussed infra, confirmed the sale of the land measuring 70 Acres 00 Guntas and also confirmed the absolute right, title, interest and ownership held by the then owners i.e., owners as on the date of said Compromise Petition.

The said Sri. Bheema alias Ratnoji Rao, sold property measuring 47 Acres 00 Guntas out of the said 65 Acres 00 Guntas in Sy.No.13 in favour of the following persons in terms of four Sale Deeds detailed below:

- a) Property measuring 09 Acres 00 Guntas in favour of Sri. Appala Seetharamaiah in terms of a Sale Deed dated 23/09/1958 registered as Document No.1825/1958-59 in Book-I, Volume-736 at pages 159 and 160, in the Office of the Sub-Registrar, Devanahalli.
- b) Property measuring 09 Acres 00 Guntas in favour of Smt. Lakshmi Narasamma in terms of a Sale Deed dated 23/09/1958 registered as Document No.1826/1958-59 in Book-I, Volume-735 at pages 50 to 52, in the Office of the Sub-Registrar, Devanahalli.
- c) Property measuring 20 Acres 00 Guntas in Sy.No.13 in favour of one Sri. M. Chakrapani in terms of a Sale Deed dated 23/09/1958 registered as Document No.1824/1958-59 in Book-I, Volume-735 at pages 49 and 50, in the Office of the Sub-Registrar, Devanahalli.
- d) Property measuring 09 Acres 00 Guntas in Sy.No.13 in favour of one Sri. Appala Venkata Rao in terms of a Sale Deed dated 23/09/1958 registered as Document No.1821/1958-59 in Book-I, Volume-736 at pages 155 and 156, in the Office of the Sub-Registrar, Devanahalli.

and thus from the date of purchase the said Sri. Appala Seetharamaiah, Smt. Lakshmi Narasamma, Sri. M. Chakrapani and Sri. Appala Venkata Rao started enjoying their respective portions of the property as absolute owners and their respective names came to be mutated in the revenue records as owners and khatedars vide Records of Rights bearing R.R.Nos.286 and 289 in respect of Sale Deed registered as Document Nos.1825 and 1826 respectively.

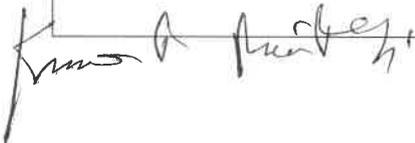


TITLE FROM SRI. APPALA SEETHARAMAIAH (PROPERTY MEASURING 09 ACRES 00 GUNTAS IN SY.NO.13):

The aforesaid Sri. Appala Seetharamaiah sold the property measuring 09 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village in favour of Smt.Narinder Sidhu in terms of a Sale Deed dated 27/12/1971 registered as Document No.2738/1971-72 in Book-I, Volume-1091 at pages 109 to 112, in the Office of the Sub-Registrar, Devanahalli and he started enjoying the said property measuring 09 Acres 00 Guntas in Sy.No.13 as absolute owner and his name came to be mutated in the revenue records vide Records of Rights bearing R.R.No.394.

Thereafter, Smt. Narinder Sindhu sold the said property measuring 09 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village in favour of Sri. Gurudeep Singh Sidhu in terms of a Sale Deed dated 19/04/1975 registered as Document No.110/1975-76 in Book-I, Volume-1175 at pages 15 to 18, in the Office of the Sub-Registrar, Devanahalli and he started enjoying the said property as absolute owner.

The aforesaid Sri. Gurdip Singh Sidhu in turn sold the said property measuring 09 Acres 00 Guntas in Sy.No.13 of Navartna Agrahara Village in favour of Smt. H. N. Jamuna in terms of a Sale Deed dated 08/07/1983 registered as Document No.513/1983-84 in Book-I, Volume-1287 at pages 39 to 44, in the Office of the Sub-Registrar, Devanahalli and she started enjoying the said property as absolute owner and her name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.9/1985-86 and 8/1993-94. The Mutation Register Extract bearing M.R.No.8/1993-94 discloses that proceedings under Section 79 A and 79 B were initiated in respect of the said property in LRF (83) 424/1986-87 and the Assistant Commissioner passed an order dropping the proceedings therein. Endorsement dated 10/12/2014 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that, the Assistant Commissioner, Bangalore South had not transferred the records (file) relating to the proceedings in Case No. LRF (83) 424/1986-87 at the time of handing over the charge to the Assistant Commissioner, Bangalore North Sub-Division, Bangalore. Assuming there was a proceedings



initiated for violation of Section 79-A and 79-B, the said provisions being repealed, any proceedings pending will not affect the title of the said Smt. H. N. Jamuna. Further, pursuant to the sale, there were several proceedings initiated by the revenue authorities, which are discussed infra, and nowhere there is a reference of the said proceedings or vesting of title with the government and thus it can be presumed that the said proceedings were dropped and no adverse orders has been passed.

TITLE FROM SRI. LAKSHMI NARASAMMA (PROPERTY MEASURING 05 ACRES 00 GUNTAS IN SY.NO.13):

Later, Smt. Lakshmi Narasamma sold property measuring 05 Acres 00 Guntas (out of 09 Acres 00 Guntas) in Sy.No.13 of Navaratna Agrahara Village in favour of Sri. Gurdip Singh Sidhu in terms of a Sale Deed dated 10/09/1982 registered as Document No.711/1982-83 in Book-I, Volume-1278 at pages 82 and 83, in the Office of the Sub-Registrar, Devanahalli.

Subsequently, Sri. Gurdip Singh Sidhu sold the said property measuring 05 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village in favour of Smt. H. N. Jamuna in terms of a Sale Deed dated 22/06/1983 registered as Document No.418/1983-84 in Book-I, Volume-1286 at pages 145 to 150, in the Office of the Sub-Registrar, Devanahalli and she started enjoying the said property and her name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.8/1985-86 and 5/1993-94. The mutation Register Extract bearing M.R.No.05/1993-94 discloses that proceedings under Section 79 A and 79 B were initiated in respect of the said property in LRF (83) 141/1987-88 and the Assistant Commissioner passed an order on 17/08/1992 dropping the said proceedings. Endorsement dated 10/12/2014 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that, the Assistant Commissioner, Bangalore South had not transferred the records (file) relating to the proceedings in Case No. LRF (BNA) (83) 141/1987-88 at the time of handing over the charge to the Assistant Commissioner, Bangalore North Sub-Division, Bangalore. Assuming there was a proceedings initiated for violation of Section 79-A and 79-B, the said provisions being repealed, any proceedings pending will not affect the title of the said Smt. H. N.



Jamuna. Further, pursuant to the sale, there were several proceedings initiated by the revenue authorities and no where there is a reference of the said proceedings or vesting of title with the government and thus it can be presumed that the said proceedings were dropped and no adverse orders has been passed.

Thus, in the manner stated supra Smt. H. N. Jamuna acquired property measuring 19 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village, in terms of three Sale Deeds which are reiterated below:

- a) Sale Deed dated 22/06/1983 registered as Document No.420/1983-84 in respect of property measuring 05 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village.
- b) Sale Deed dated 08/07/1986 registered as Document No.513/1983-84 in respect of property measuring 09 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village.
- c) Sale Deed dated 22/06/1983 registered as Document No.418/1983-84 in respect of property measuring 05 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village.

Later, Sri. Mahesh Gundu Rao, Sri. Dinesh Gundu Rao and Sri. Rajesh Gundu Rao filed a suit against the aforesaid Smt. H. N. Jamuna in O.S.No.191/1996 on the file of the II Addl. Civil Judge, Bangalore Rural District, Bangalore seeking "for a declaration declaring that the Plaintiffs are the owners in possession of the Suit Schedule Properties consisting of 19 Acres of land in Sy.No.13 and for permanent injunction and other reliefs" and the suit came to be decreed by the Hon'ble Court vide Decree passed on 03/06/1996 and accordingly the revenue records in respect of the property measuring 21 Acres 00 Guntas in Sy.No.13 came to be mutated in the joint names of Sri. Mahesh Gundu Rao, Sri. Dinesh Gundu Rao and Sri. Rajesh Gundu Rao vide Mutation Register Extract bearing M.R.No.6/1996-97.

In the manner stated supra, Sri. Mahesh Gundu Rao, Sri. Dinesh Gundu Rao and Sri. Rajesh Gundu Rao became full and absolute owners of the property measuring 19 Acres 00 Guntas in Sy.No.13.



TITLE FROM SRI. M. CHAKRAPANI:

The aforesaid Sri. M. Chakrapani who had purchased land in Sy.No.13 on 23/09/1958 sold the said property measuring 20 Acres 00 Guntas in Sy.No.13 in favour of Smt. Narinder Sidhu in terms of a Sale Deed dated 30/11/1970 registered as Document No.2555/1970-71 in Book-I, Volume-1068 at pages 154 to 158, in the Office of the Sub-Registrar, Devanahalli and she started enjoying the said property measuring 20 Acres 00 Guntas as absolute owner and his name came to be mutated in the revenue records vide Records of Rights bearing R.R.No.393.

The said Smt. Narinder Sidhu sold the said property measuring 20 Acres 00 Guntas in Sy.No.13 in favour of Smt. Varalakshmi Gundu Rao in terms of a Sale Deed dated 08/07/1983 registered as Document No.511/1983-84 in Book-I, Volume-1287 at pages 34 to 39, in the Office of the Sub-Registrar, Devanahalli, Bangalore and she started enjoying the said property measuring 20 Acres 00 Guntas in Sy.No.13 as absolute owner and her name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.9/1993-94.

TITLE FROM SRI. APPALA VENKATA RAO:

The aforesaid Sri. Appala Venkata Rao who had purchased 09 Acres of land in Sy.No.13 on 23/09/1958 died intestate leaving behind him, his father Sri. Appalla Brahamanandam and his mother Smt. Appala Subhadramma to succeed to his estate including the property measuring 09 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village and later, Smt. Appala Subhadramma, who sold the same in favour of one Sri. Gurdip Singh Sidhu in terms of a Sale Deed dated 27/12/1971 registered as Document No.2737/1971-72 in Book-I, Volume-1090 at pages 197 to 200, in the Office of the Sub-Registrar, Devanahalli and he started enjoying the said property measuring 09 Acres 00 Guntas in Sy.No.13 and his name came to be mutated in the Revenue Records vide Records of Rights bearing R.R.No.395.

Sri. Gurdip Singh Sidhu in turn gifted the said property measuring 09 Acres 00 Guntas in Sy.No.13 in favour of his sister Smt. Sukhajeeth Sidhu in terms of a Gift Deed dated 16/06/1972 registered as Document No.1174/1972-73 in Book-I, Volume-1100 at pages 184 and 185, in the Office of the Sub-Registrar, Devanahalli and she started

Kusuma Adv.

enjoying the said property measuring 09 Acres 00 Guntas in Sy.No.13 as absolute owner and his name came to be mutated in the revenue records vide Records of Rights bearing R.R.No.396.

Later, Smt. Sukhajeeth Sidhu in turn sold the aforesaid property measuring 09 Acres 00 Guntas in favour of Sri. Gurdip Singh Sidhu in terms of a Sale Deed dated 19/04/1975 registered as Document No.109/1975-76 in Book-I, Volume-1166 at pages 130 to 133, in the Office of the Sub-Registrar, Devanahalli and he started enjoying the said property measuring 09 Acres 00 Guntas in Sy.No.13 as absolute owner.

Thereafter said Sri. Gurdip Singh Sidhu sold the said property measuring 09 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village in favour of Smt. Varalakshmi Gundu Rao in terms of a Sale Deed dated 08/07/1983 registered as Document No.512/1983-84 in Book-I, Volume-1288 at pages 26 to 31, in the Office of the Sub-Registrar, Devanahalli and she started enjoying the aid property measuring 09 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village and accordingly her name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.10/1993-94. The M.R.No.10/1993-94 further discloses that proceedings under Section 79 A and 79 B were initiated in respect of the said property in LRF (83) 141/1987-88 and the Assistant Commissioner passed an order dropping the proceedings therein. Endorsement dated 10/12/2014 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that, the Assistant Commissioner, Bangalore South had not transferred the records (file) relating to the proceedings in Case No. LRF (BNA) (83) 141/1987-88 at the time of handing over the charge to the Assistant Commissioner, Bangalore North Sub-Division, Bangalore. Assuming that the proceeding initiated for violation of Section 79-A and 79-B were pending, since the said provisions being repealed, any proceedings pending will not affect the title of the said Smt. H. N. Jamuna. Further, pursuant to the sale, there were several proceedings initiated by the revenue authorities, which are discussed infra, and nowhere there is a reference of the said proceedings or vesting of title with the government and thus it can be presumed that the said proceedings were dropped and no adverse orders has been passed.



In the manner stated supra Smt. Varalakshmi Gundu Rao became full and absolute owner of the land measuring 29 Acres 00 Guntas in Sy.No.13 of Navarathna Agrahara Village.

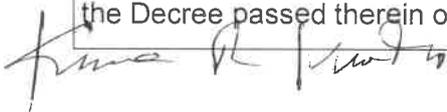
CLAIM OF LEGAL HEIRS OF SRI. K. NAGARAJA:

In the meantime the aforesaid Sri. K. Nagaraj, the jodidhar, died intestate leaving behind him, his wife Smt. Subbalakshamma and children namely Sri. Narahari, Sri. Guruprasad, Sri. Manjunath Prasad and Sri. Ramesh to succeed to his estate.

Thereafter, Smt. Subbalakshamma as Plaintiff No.1 and her children namely Sri. Narahari as Plaintiff No.2, Sri. Guruprasad as Plaintiff No.3, Sri. Manjunath Prasad as Plaintiff No.4 and Sri. Ramesh as Plaintiff No.5 filed a suit in O.S.No.118/1986 on the file of the Principal Civil Judge, Bangalore District, Bangalore against Smt. Varalakshmi Gundu Rao, Smt. H. N. Jamuna and Smt. Sharada Chandrakanth, for a Judgment and Decree against Defendants and in favour of Plaintiffs for declaration that Plaintiffs are the absolute owners of the property mentioned in the Schedule (property measuring 70 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village) for the recovery of possession of the suit schedule properties and for an enquiry into the future mesne profits and etc. The parties to the said suit settled the disputes between themselves and filed a compromise petition in which the Plaintiffs therein, released and relinquished their claim, interest, if any, in the Suit Schedule Properties in favour of the Defendants therein namely, Smt. Varalakshmi Gundu Rao (Defendant No.1), Smt. H. N. Jamuna (Defendant No.2) and Smt. Sharada Chandrakanth (Defendant No.3) and thus the said Smt. Varalakshmi Gundu Rao, Smt. Jamuna (predecessor-in-title in respect of 19 Acres 00 Guntas land discussed supra) and Smt. Sharada Chandrakanth continue to hold their title to their respective properties.

CLAIM OF SRI. K. SRINIVASA MURTHY:

One Sri. K. Srinivasa Murthy, brother of Sri. K. Nagaraja had also filed a suit in O.S.No.431/1989 on the file of The Munsiff & JMFC, Devanahalli against Smt. H. N. Jamuna and Smt. Sharada Chandrakanth. The said suit was later settled between the parties and the parties therein filed a Compromise Petition recording the terms of the settlement arrived between them and the suit was dismissed which is evidenced by the Decree passed therein on 16/10/1992. The said Sri. K. Srinivasa Murthy declared



and confirmed the ownership of Smt. H. N. Jamuna in respect of Sy.No.13 measuring 21 Acres 00 Guntas and the ownership of Smt. Sharada Chandrakanth in respect of Property measuring 06 Acres 07 Guntas in Sy.No.12 of Navarathna Agrahara Village.

SALE OF PORTIONS OF LANDS ACQUIRED BY SMT. VARALAKSHMI GUNDU RAO:

Smt. Varalakshmi Gundu Rao sold the property measuring 17 Acres 03 $\frac{1}{4}$ Guntas out of 20 Acres 00 Guntas in Sy.No.13 of Navarathna Agrahara Village in favour of third parties in terms of thirteen Sale Deeds and retained the balance property measuring 02 Acres 36 $\frac{3}{4}$ in Sy.No.13 and the revenue records in respect of Sy.No.13/273 measuring 02 Acres 36 $\frac{3}{4}$ Guntas were mutated in the name of Smt. Varalakshmi Gundu Rao vide Mutation Register Extract bearing M.R.No.143/2006-07.

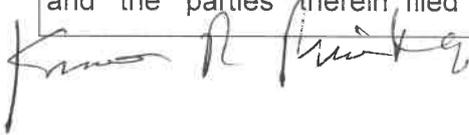
The Property owned and possessed by Sri. Mahesh Gundu Rao, Sri. Dinesh Gundu Rao and Sri. Rajesh Gundu Rao was later numbered as (1) Sy.No.13/269 measuring 09 Acres 00 Guntas, (2) Sy.No.13/270 measuring 05 Acres 00 Guntas (3) Sy.No.13/271 measuring 03 Acres 15 Guntas and (4) Sy.No.13/272 measuring 03 Acres 00 Guntas in all measuring 20 Acres 15 Guntas. Similarly, the property owned and possessed (retained after sale of the portions as aforesaid) by Smt. Varalakshmi Gundu Rao were numbered as (1) Sy.No.13/268 measuring 09 Acres 00 Guntas and (2) Sy.No.13/273 measuring 02 Acres 36 $\frac{3}{4}$ Guntas.

The said Smt. Varalakshmi Gundu Rao, Sri. Mahesh Gundu Rao, Sri. Dinesh Gundu Rao and Sri. Rajesh Gundu Rao partitioned the family properties including the Properties measuring 27 Acres 15 Guntas in Sy.Nos.13/268, 13/269, 13/270, 13/271 and 13/272 (i.e., 19 Acres in the name of Sri. Mahesh Gundu Rao, Sri. Dinesh Gundu Rao and Sri. Rajesh Gundu Rao and 09 Acres 00 Guntas in the name of Smt. Varalakshmi Gundu Rao) in terms of a Memorandum of Partition-Cum-Palupatti dated 26/05/1995 read with Rectification Deeds dated 17/12/2013 and 12/11/2022, wherein the property measuring 14 Acres 01 Gunta in Sy.No.13, was allotted to the share of Sri. Mahesh Gundu Rao and two parcels of land i.e., the property measuring 05 Acres 00 Guntas and 03 Acres 28 Guntas in all measuring 08 Acres 28 Guntas was allotted

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to the share of Sri. Dinesh Gundu Rao and 01 Acre 23 Guntas in Sy.No.13 of Navarathna Agrahara Village was allotted to the share of Smt. Varalakshmi Gundu Rao and 03 Acres 28 Guntas was allotted to the share of Sri. Rajesh Gundu Rao. It is to noted that Sri. Mahesh Gundu Rao, Sri. Dinesh Gundu Rao and Sri. Rajesh Gundu Rao had retained 19 Acres 00 Guntas, however the revenue records were mutated in respect of land measuring 20 Acres 15 Guntas in Sy.Nos.13/269, 13/270, 13/271 and 13/272. Smt. Varalakshmi Gundu Rao purchased 09 Acres 00 Guntas and the said extent was assigned with Sy.No.12/269 and thus the family were in possession and enjoyment of 28 Acres 00 Guntas in Sy.No.13 (this is in exclusion the property measuring 02 Acres 36 $\frac{3}{4}$ Guntas retained by Smt. Varalakshmi Gundu Rao) and in the partition referred to above, the property what is partitioned is property measuring 27 Acres 30 Guntas (the partition is also excluding the land measuring 02 Acres 36 $\frac{3}{4}$ Guntas retained by Smt. Varalakshmi Gundu Rao). The said discrepancies in the extent and the revenue records will not affect the title of the said Sri. Mahesh Gundu Rao and others, since subsequently based upon the possession and enjoyment and based upon the title and partition held between the family members of Smt. Varalakshmi Gundu Rao, the property owned and possessed by each of them were subjected to phodi and assigned with new Survey numbers as detailed below.

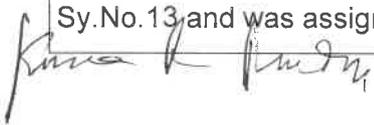
After the demise of the aforesaid Sri. Rajesh Gundu Rao, his mother Smt. Varalakshmi Gundu Rao filed a suit against her daughter-in-law Smt. Sushma and her daughter in O.S.No.4897/2020 on the file of the City Civil Judge, Bengaluru for partition and separate possession of the properties left behind Sri. Rajesh Gundu Rao. During the pendency of the said suit, Smt. Varalakshmi Gundu Rao died intestate leaving behind her, her sons Sri. Mahesh Gundu Rao, Sri. Dinesh Gundu Rao and wife and daughter of Sri. Rajesh Gundu Rao, predeceased son of Smt.Varalakshmi Gundu Rao namely Smt. Sushma and Ms. Anushka, to succeed to her estate including property measuring 01 Acre 23 Guntas in Sy.No.13 acquired under the Partition Deed and property measuring 03 Acres 36 $\frac{3}{4}$ Guntas in Sy.No.13 retained by her after sale portions out of 20 Acres 00 Guntas. The said Sri. Mahesh Gundu Rao and Sri. Dinesh Gundu were impleaded as Plaintiffs in the said suit and later the said suit was settled out of court and the parties therein filed a Compromise Petition and in terms of the said



Compromise Petition, the land measuring 01 Acre 23 Guntas and 02 Acres 36 $\frac{3}{4}$ Guntas in Sy.No.13 were allotted to the joint names of Sri. Mahesh Gundu Rao and Sri. Dinesh Gundu Rao and the property measuring 03 Acres 28 Guntas allotted to the share of Sri. Rajesh Gundu Rao was allotted to the share of Smt. Sushma Gundu Rao. In the said suit in O.S.No.4897/2020, the Compromise Petition filed was rejected by the Hon'ble Court vide its order dated 19/09/2022 and the said order was challenged before the Hon'ble High Court of Karnataka in W.P.No.18317/2022 and the Hon'ble High Court of Karnataka vide its order dated 03/11/2022 quashed the order dated 05/09/2022 and the Compromise Petition/Application was restored for reconsideration and acceptance and accordingly the Hon'ble City Civil Court vide its order dated 21/11/2022 allowed the compromise petition and passed the consent decree.

Thus, in the manner stated supra, Sri. Mahesh Gundu Rao became full and absolute owner of property measuring 14 Acres 01 Guntas in Sy.No.13, Sri. Dinesh Gundu Rao became full and absolute owner of properties measuring 05 Acres 00 Guntas and 03 Acres 28 Guntas in Sy.No.13 and Sri. Mahesh Gundu Rao and Sri. Dinesh Gundu Rao became joint owners of properties measuring (1) 01 Acre 23 Guntas and (2) 02 Acres 36 $\frac{3}{4}$ Guntas in Sy.No.13 thus totalling to 27 Acres 8 $\frac{3}{4}$ Guntas, which is the Schedule Property herein.

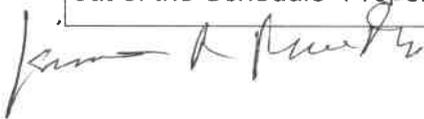
In the meantime, the Committee constituted for Re-Construction of Missing Records vide its order dated 30/12/2017, considering the reports and documents furnished by the Tahsildar and duly authorised/approved by the Assistant Commissioner to the effect that the land measuring 70 Acres 00 Guntas in Sy.No.13 was regranted in favour of Sri. K. Nagaraju in Case No.44/1958-59 dated 31/03/1964, recommended for phodi of the land measuring 70 Acres 00 Guntas out of the Land in Sy.No.13. Pursuant to the said Orders passed by the Committee and based upon the reports of the Tahsildar, The Assistant Commissioner, Bengaluru North Sub-Division, vide his order dated 30/07/2022 directed the Tahsildar to conduct phodi and to fix the Revenue in respect of the phodied Property and accordingly, the land measuring 70 Acres 00 Guntas out of the Much Larger Property in Sy.No.13 was subjected to phodi and bifurcated from Sy.No.13 and was assigned with Sy.No.127 and the said phodi was also record in the



revenue records vide Mutation Register Extract bearing M.R.No.T3/2023-24. Later the land in Sy.No.127 was subjected to phodi and bifurcated into portions i.e., Sy.Nos.127/1 to 127/17. In the said phodi and bifurcation, the properties owned and possessed by Sri. Mahesh Gundu Rao i.e., 14 Acres 01 Guntas was assigned with Sy.Nos.127/4. The property owned and possessed by Sri. Dinesh Gundu Rao measuring 08 Acres 28 Guntas was assigned with Sy.Nos.127/1 and the two parcels of lands in the joint names of Sri. Dinesh Gundu Rao and Sri. Mahesh Gundu Rao i.e., (1) land measuring 01 Acre 23 Guntas was assigned with Sy.No.127/2 and (2) land measuring 02 Acres 36 $\frac{3}{4}$ Guntas was assigned with Sy.No.127/5. Later the properties in Sy.Nos.127/1, 127/2 and 127/4 were also subjected to phodi and bifurcated into subdivisions i.e., (1) 14 Acres 01 Gunta in Sy.No.127/4 was sub-divided into two portions i.e., Sy.Nos.127/4 and 127/17 measuring 09 Acres 00 Guntas and 19 Guntas of Kharab and 05 Acres 01 Guntas respectively, (2) 08 Acres 28 Guntas and 01 Acre 08 Guntas of Kharab was sub-divided into three portions i.e., Sy.Nos.127/1, 127/13 and 127/14 measuring 03 Acres 39 Guntas, 03 Acres 29 Guntas and 02 Acres 08 Guntas inclusive of 01 Acre 08 Guntas of Kharab) respectively and (3) 01 Acre 23 Guntas in Sy.No.127/2 was sub-divided into two portions i.e., Sy.Nos.127/2 and 127/15 measuring 00 Acre 38 Guntas and 00 Acre 25 Guntas respectively.

The aforesaid Sri.Dinesh Gundu Rao and his wife Smt.Tabassum Dinesh Rao and two daughters Ms.Ananya Dinesh Rao and Ms.Ameera Dinesh Rao, effected partition of the Properties in Sy.Nos.12/1 and 13 of Navarathna Agrahara Village under a Memorandum of Partition dated 24/01/2023 and shared the entitlement of Sri.Dinesh Gundu Rao in the Schedule Property among them in the manner stated in the said Memorandum of Partition.

Thereafter Sri. Mahesh Gundu Rao along with his wife and children Sri. Dinesh Gundu Rao along with his wife and children in terms of a Joint Development Agreement dated 11/09/2023 registered as Document No.BYP-1-11716/2023-24 in Book-I and stored in the Centralised Data Cell in Electronic Form, in the Office of the Sub-Registrar, Byatarayanapura, Bengaluru entrusted the property measuring 26 Acres 12 Guntas out of the Schedule Property herein in favour of M/s. Bhartiya Urban Pvt. Ltd., to

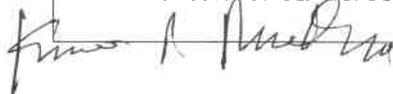


develop the same into Residential Apartment Buildings and agreed to share the development/revenue in the ratio of 30% to the owners 70% to the developers and on the same day, the said Sri. Mahesh Gundu Rao and others in terms of General Power of Attorney registered as Document No.BYP-4-00588/2023-24 in Book-IV and stored in the Centralised Data Cell in Electronic Form, in the Office of the Sub-Registrar, Byatarayanapura, Bengaluru appointed and constituted M/s. Bhartiya Urban Pvt. Ltd. as their lawful attorney authorising and empowering them to sell the development in the said property measuring 26 Acres 12 Guntas out of the Schedule Property and share the revenue/sale proceeds in the agreed ratio.

PROCEEDINGS BEFORE THE REVENUE AUTHORITIES:

The Revenue records in respect of the Schedule Property reflects that certain proceedings were initiated under Section 136 (3) of the Karnataka Land Revenue Act, 1964 in respect of each parcels of lands in the Schedule Property. However, in all such proceedings, the Revenue Authorities have held that all the revenue records standing in the name of the present owners as well as their respective predecessors-in-title are intact and there is no need of interference from the authorities. The said fact is further substantiated by the Orders passed by the Committee constituted for Re-Construction of Missing Records in its order dated 30/12/2017. Further, it is to be noted that The Special Deputy Commissioner, Bengaluru North Sub-Division, Bengaluru, pursuant to the Government Notification dated 10/10/2014 bearing No.RD 807 ASP 2014, once again re-initiated the proceedings under Section 136 (3) of the Karnataka Land Revenue Act in respect of each of the parcels of lands in the Schedule Property as detailed below:

- a) RRT (2) N (A) CR/777/2009-10 in respect of Sy.No.13/271 measuring to an extent of 03 Acres 15 Guntas.
- b) RRT (2) N (A) CR/809/2009-10 in respect of Sy.No.13/270 measuring to an extent of 05 Acres 00 Guntas.
- c) RRT (2) N (A) CR/805/2009-10 in respect of Sy.No.13/269 measuring to an extent of 09 Acres 00 Guntas.
- d) RRT (2) N (A) CR/786/2009-10 in respect of Sy.No.13/273 measuring to an extent of 02 Acres 36 ³/₄ Guntas.



- e) RRT (2) N (A) CR/790/2009-10 in respect of Sy.No.13/272 measuring to an extent of 03 Acres 00 Guntas.
- f) RRT (2) N (A) CR/801/2009-10 in respect of Sy.No.13/268 measuring to an extent of 09 Acres 00 Guntas.

The Special Deputy Commissioner, Bengaluru North Sub-Division, Bengaluru, considering all the material available on record including the order of grant passed by The Special Deputy Commissioner for Abolition of Inams in favour of the aforesaid Sri. Nagaraja and the title deeds under which the present owners have acquired the lands, dropped all the above proceedings vide his orders dated 03/10/2023, 22/08/2024, 24/08/2023, 03/10/2023, 03/10/2023 and 03/10/2023 respectively. Considering the above orders passed by The Special Deputy Commissioner, Bengaluru North Sub-Division, it is clear that the present owners title is free from any revenue proceedings.

The aforesaid Sri. Mahesh Gundurao and Sri.Dinesh Gundu Rao applied for and secured conversion of the Schedule Lands from existing agricultural to non-agricultural group housing/residential use vide Official Memorandums/Conversion Orders bearing Nos.730391, 730418, 734662, 730419, 730405, 730400, 730413 and 734558 issued by The Deputy Commissioner, Bangalore District, Bangalore and thereby the Schedule Property became fit for residential purposes. The aforesaid conversion relates to larger extent than the area shown in the Schedule herein, since the same is considered for proposed development between the parties.

Sri.Mahesh Gundurao had created a Memorandum of Deposit of Title Deeds dated 18/02/2010 registered as Document No.3791/2009-10 in Book-I and stored in C.D.No.JALD62, in the Office of the Sub-Registrar, Jala, Bangalore, in favour of Canara Bank, Bangalore, to raise a loan of Rs.1,60,00,000/- (Rupees One Crore Sixty Lakhs Only) for utilisation of the same for agricultural purposes by creating equitable mortgage on security of 05 Acres of land in Sy.No.13, New Sy.No.13/127 of Navarathna Agrahara Village and thereafter the said mortgage was redeemed and discharged by repayment of the amounts due to Canara Bank by Sri.Mahesh Gundurao evidenced by the Discharge Deed dated 26/04/2023 registered as

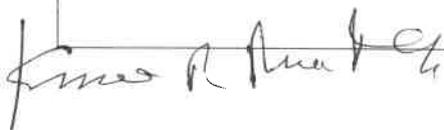


Document No.446/2023-24 in Book-I and stored in C.D.No.GAND1445 in the Office of the Sub-Registrar, Gandhinagar, Bangalore and thereby the said mortgage ceased to subsist on the said land.

REVENUE RECORDS:

Index of Lands issued by the Revenue Authorities discloses that property measuring 09 Acres 00 Guntas in Sy.No.13 of Navarathna Agrahara Village discloses that said property measuring 09 Acres 00 Guntas was owned and possessed by Sri. Appala Seetharamaiah, later came to be owned and possessed by Smt. Narinder Sidhu and subsequently came to be owned and possessed by Sri. Gudip Singh Sidhu. Index of Lands issued by the Revenue Authorities discloses that property measuring 09 Acres 00 Guntas in Sy.No.13 of Navaratna Agrahara Village discloses that said property measuring 09 Acres 00 Guntas was owned and possessed by Sri. Appala Venkatarao, later came to be owned and possessed by Sri. Appala Bramhananda and Smt. Appala Subadramma, subsequently came to be owned and possessed by Sri. Gudip Singh Sidhu, later, Smt. Sukhjit Singh Sidhu and subsequently came to be owned and possessed by Sri. Gudip Singh Sidhu. Index of Lands issued by the Revenue Authorities discloses that property measuring 20 Acres 00 Guntas in Sy.No.13 of Navarathna Agrahara Village discloses that said property measuring 20 Acres 00 Guntas was owned and possessed by Sri. M. Chakrapani, later came to be owned and possessed by Smt. Narinder Sidhu.

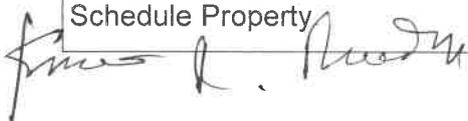
That on perusal of the Pahanies for the period between 1993-94 and 2025-26 for Sy.No.13 and subsequent new numbers referred to above and for the current survey numbers discloses the names of the aforesaid owners and their predecessors-in-title for the respective survey numbers at that point of time prior to the Phodi referred above and thereafter the names of the present owners in the Pahanies with respective survey numbers which are currently in force. The Pahanies do not disclose any tenancy or other claims affecting the title, possession and ownership of the present owners or their predecessors-in-title.



The Mutation Register Extracts bearing (1) M.R.No.T16/2023-24 issued by the Revenue Authorities for the Sy.Nos.127/1,127/2,127/4,127/5, (2) M.R.No.T27/2023-24 issued by the Revenue Authorities for the Sy.Nos.127/13, 127/14, (3) M.R.No.T28/2024-25 issued by the Revenue Authorities for the Sy.No.127/15 and (4) M.R.No.T15/2023-24 issued by the Revenue Authorities for the Sy.No.127/17, also confirm the ownership of the present owners.

Tippani in respect of Sy.No.127 issued by the Revenue Authorities discloses that the land measuring 70 Acres 00 Guntas in Sy.No.127 was bifurcated from Sy.No.13 and the same was assigned with Sy.No.127. The Hissa Tippani in respect of Sy.No.127 issued by the Revenue Authorities discloses that the land in Sy.No.127 was subject to phodi and bifurcated into Seventeen Divisions i.e., Sy.No.127/1 to 127/17. The Hissa Tippani in respect of Sy.No.127/1, 127/2 and 127/4 issued by the Revenue Authorities discloses that the lands in Sy.Nos.127/1, 127/2 and 127/4 were also subjected to phodi and bifurcation and in the said phodi and bifurcation, the same were identified as Sy.nos.127/1, 127/13, 127/14, 127/2, 127/15, 127/4, 127/5 and 127/17 respectively. The Village Map of Navaratna Agrahara Village issued by the Revenue Authorities confirms the location of the property in Sy.No.13 in the said Village.

I am made available copies of the Encumbrance Certificates for the period between 01/04/1955 and 11/08/2025 and the certificates disclose the transactions referred to above between the predecessors-in-title of the present owners and the Certificates do not disclose any pending mortgages or claims to be cleared. There are certain transactions disclosed relating to sale of sites and portions of properties but none of the transactions relates to the owners referred to in this opinion or the Schedule Property. The fact remains that the land in Sy.No.13 was a larger extent and thereafter portions of the same were identified with different survey numbers with prefix 13 including portions of the Schedule Property. It is represented by your executives that none of the transactions referred to in the Encumbrance Certificates to which the present owners and/or their predecessors-in-title are not parties do not relate to the Schedule Property



Thus, on the basis of the documents referred to above, representations made and the observations drawn above, I am of the opinion that (1) **Sri. MAHESH GUNDURAO**, (2) **Smt.SHILPA MAHESH GUNDURAO**, (3) **Sri. PARTHAV MAHESH GUNDURAO**, (4) **Ms. ISHANI MAHESH GUNDURAO**, (5) **Sri. DINESH GUNDU RAO**, (6) **Smt.TABASSUM DINESH RAO**, (7) **Ms. ANANYA DINESH RAO**, (8) **Ms. AMEERA DINESH RAO**, are the owners of the Lands described in the Schedule Property and their title to their respective portions in the Schedule Property are free from encumbrances during the periods referred to above in the Encumbrance Certificates, however subject to the rights of **M/s. BHARTIYA URBAN PVT. LTD.**, Having its Registered Office at No.56/7, Nallambakkam Village, (via Vandalur), Chennai – 600 048, having its Administrative Office presently at 'The Bhartiya Sparkle', Bhartiya City, Thanisandra Main Road, Bangalore–560 064, in respect of 26 Acres 12 Guntas of land in the Schedule Property under the Joint Development Agreement and General Power of Attorney both dated 11/09/2023 referred to above.

While conducting the scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and the conformity of photocopies or extracts with that of the original documents. I have also assumed that copies of the documents made available to me were/are properly authorized and executed. In the event of facts in this opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my opinion, it may or may not have an impact on my opinion. Further during discussion, I have also relied upon various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not inspected the Schedule Property or verified physically, possession or boundaries and not independently validated the information provided to me with any external sources and not independently validated with the records of the Jurisdictional Sub-Registrar, Revenue Authorities. I have not conducted any independent searches at the Courts or Forums or Government Offices in relation to the Schedule Property in respect of any



litigations. This opinion is provided to you on the basis of the documents referred to above and representations and observations made to me as aforesaid and no responsibility will be accepted by me to you or to any third party with regard to this opinion and further this opinion shall not be used as evidence in any courts or other forums or Government/authorities.

All the documents sent to me are returned herewith.

Yours sincerely,



(KUSUMA R. MUNIRAJU),
Advocate.

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