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To:

M/s. ESSEM18 VENTURES LLP,

Having its registered office at No. 64/1,
3rd Floor, SM Plaza, DVG Road,
Basavangudi, Bengaluru-560004.

Sub: Legal opinion sought in respect of the Layout Project called "**VEDAM**" has been developed on the converted lands bearing Sy. Nos. Sy. No. 85/2, Sy. No. 84/1, Sy. No. 84/2, Sy. No. 83/1, Sy. No. 83/2, Sy. No. 77 and Sy. No. 82/2, totally admeasuring 10 Acres 21 Guntas including 10 Guntas Kharab, for which BIAAPA has issued the final layout sanction plan for an extent of 10 Acres 7 ¼ Guntas situated at Doddajala Village, Jala Hobli, Yelahanka Taluk (earlier Bangalore North Taluk), Bangalore.

SCHEDULE PROPERTY

All that piece and parcel of the Residential converted lands described as Item No. I to VI in this Agreement above and on which Layout called "**VEDAM**" has been developed on the converted lands bearing **Sy. No. 85/2, Sy. No. 84/1, Sy. No. 84/2, Sy. No. 83/1, Sy. No. 83/2, Sy. No. 77 and Sy. No. 82/2**, totally admeasuring **10 Acres 21 Guntas including 10 Guntas Kharab**, for which BIAAPA has issued the final layout sanction plan for an extent of **10 Acres 7 ¼ Guntas** situated at Doddajala Village, Jala Hobli, Yelahanka Taluk (earlier Bangalore North Taluk), Bangalore and the entire project is bounded on the:

East By : Land in Sy. No. 173, 86/2, 3, 4, 5, 6 & 81/1
West By : Land Sy. No. 264, 183, 175 and 77, and 78
North By : Land in Sy. No. 262 & Sy. No. 263/2
South By : Land in Sy. No. 80

OWNERSHIP: M/s. ESSEM18 VENTURES LLP (hereinafter the OWNER/ DEVELOPER) is the current owner of the SCHEDULE PROPERTY.



The DEVELOPER is the absolute owner in peaceful possession and enjoyment of all that piece and parcel of the residential converted lands on which the Layout Project called "VEDAM" has been developed on the lands bearing **Sy. No. 85/2** measuring **3 Acres 10 Guntas** plus **10 Guntas** of Kharab (converted from agricultural to non-agricultural residential purposes vide Official Memorandum **No. 432171 dated 13-01-2023** issued by Deputy Commissioner Bangalore) (which is more fully hereunder and hereinafter referred to as the **Item No. I**), the land in **Sy. No. 84/1** measuring **1 Acre 16 Guntas** and **Sy. No. 84/2** measuring **34 Guntas** both situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore District situated at Doddajala Village, Jala Hobli, Yelahanka Taluk (earlier Bangalore North Taluk), Bangalore converted from agricultural to non-agricultural residential purposes vide Official Memorandum **dated 28/02/1996**, bearing No. **BDS: ALN:SR:NA:157/1995-96** (which is more fully hereunder and hereinafter referred to as the **Item No. II**), land in **Sy. No. 83/1**, measuring **12.08 Guntas** (converted from agricultural to non-agricultural residential purposes vide Official Memorandum No. **BDS: ALN:SR:NA:158/95-96, dated 01/03/1996**, passed by the Deputy Commissioner, Bangalore District) situated at Doddajala Village, Jala Hobli, Yelahanka Taluk (earlier Bangalore North Taluk), Bangalore (which is more fully hereunder and hereinafter referred to as the **Item No. III**), land in **Sy. No. 83/2**, measuring **03.08 Guntas** (converted from agricultural to non-agricultural residential purposes vide Official Memorandum **No. 435385, dated 07/02/2023**, passed by the Deputy Commissioner, Bangalore District) situated at Doddajala Village, Jala Hobli, Yelahanka Taluk (earlier Bangalore North Taluk), (which is more fully hereunder and hereinafter referred to as the **Item No. IV**) and land in **Sy. No. 77** measuring **01 Acre 05 Guntas** A Kharab Land (converted from agricultural to non-agricultural residential purposes vide Official Memorandum No. **BDS: ALN:SR:NA:412/1995-96 dated 24-09-1996**) situated at Doddajala Village, Jala Hobli, Yelahanka Taluk (earlier Bangalore North Taluk), Bangalore (which is more fully hereunder and hereinafter referred to as the **Item No. V**), land in **Sy. No. 82/2**, measuring **3 (Three) Acres and 05 (Five) Guntas** and also **5 (Five) Guntas** "A" Kharab land (total 3 Acres and 10 Guntas) (converted from agricultural to non-agricultural residential purposes vide Official Memorandum **dated 16-04-1997**, bearing No. **BDS: ALN:SA:413/1995-96** issued by the office of the Special Deputy Commissioner, Bangalore) situated at Doddajala Village, Jala Hobli, Bangalore North Taluk (which is more fully hereunder and hereinafter referred to as the **Item No. VI**), and in all totally admeasuring **10 Acres 21 Guntas including 10 guntas of Kharab land**, for which BIAAPA has issued the layout sanction plan for an extent of **10 Acres 7 ¼ Guntas** situated at Doddajala Village, Jala Hobli, Yelahanka Taluk (earlier Bangalore North Taluk), the **SCHEDULE PROPERTY** herein;

The DEVELOPER acquired/purchased land of SCHEDULE PROPERTY under various Sale Deeds which are detailed as follows:

List of

Documents produced for the legal scrutiny of the SCHEDULE PROPERTY.

SI.NO	DATE	DESCRIPTION OF THE DOCUMENTS	ORIGINAL/COPY
		SY.NO. 85/2	



1	NIL	RTC from 1968-69 to 1978-79 for Sy. No. 85 measuring 04 Acres reflect in the name of Mr. Hanumanthrayappa S/o. Mr. Muniyappa.	Copy
2	NIL	RTC from 1969-70 to 1998-99 for Sy. No. 85 measuring 04 Acres reflect in the name of Mr. Munishamappa, Subramanya, Muni Gowda, Rame Gowda, Lakshmipathi.	Copy
3	NIL	RTC from 2000-01 to 2019.20 for Sy. No. 85 measuring 04 Acres reflect in the name of Mr. Subramanya Gowda, Munishamaiah, Muniyappa and Ramanna.	Copy
4	NIL	RTC from 2020-21 to 2020-21 for Sy. No. 85 measuring 04 Acres reflect in the name of Mr. Subramanya Gowda, Ashwathanarayana S/o. Munishamaiah, Nagaraju S/o. Munishamaiah, Subramanya, Muniyappa and Ramanna.	Copy
5	NIL	RTC from 2020-21 to 2021-22 for Sy. No. 85 measuring 04 Acres reflect in the name of Mr. Subramanya Gowda, Ashwathanarayana S/o. Munishamaiah, Nagaraju S/o. Munishamaiah, Subramanya, Muniyappa and Ramanna and Lakshmipathi.	Copy
6	NIL	RTC from 2020-21 to 2022-23 for Sy. No. 85 measuring 04 Acres reflect in the name of, Ashwathanarayana S/o. Munishamaiah, Nagaraju S/o. Munishamaiah, Savithramma W/o. Mr. Subramanya Gowda, Subramanya, Muniyappa, Ramaiah and Lakshmipathi.	Copy
7		RTC 2022-23 for Sy. No. 85 measuring 03 Acre 10 Guntas reflect in the name of Venkatesh S/o. Munirathanam.	Copy
8	05.12.2022	Sale Deed registered as Document No. YAN-1-10659/2022-23, Stored in CD No. YAND1669, in the office of the Sub Registrar office at Gandhinagar (Yelahanka).	Copy
9	NIL	Index of Lands for Sy. No. 85 measuring 04 Acres 10 Guntas.	Copy
10	NIL	Records of Rights.	Copy



11	NIL	Survey Sketch for Sy. No. 85 issued by office of the Tahasildhar, Yelahanka Taluk.	Copy
12	NIL	MR. No.IHR-157/81-82.	Copy
13	NIL	MR. NO. H2/2021-22.	Copy
14	06.12.2022	Sale Deed, registered as Document No. YAN-1-10659-2022-23, Stored in CD No. YAND1669, in the office of the Gandhinagar (Yelahanka).	Copy
15	13.01.2023	Official Memorandum vide No. 432171 issued by Deputy Commissioner Bangalore.	Copy
16	28.02.2023	Confirmation of Sale Deed, registered as Document No. YAN-1-14114/2022-23, Stored in CD No. YAND1733, registered in the office of the Sub Registrar Gandhinagar (Yelahanka).	Copy
		SY.NO. 84/1 & 84/2	
17	NIL	RTC from 1968-69 to 1985-86 for Sy. No. 84/1 measuring 01 Acre 16 Guntas reflect in the name of Mr. Muniyappa @ Pillappa.	Copy
18	NIL	RTC from 1987-88 to 2008-09 for Sy. No. 84/1 measuring 01 Acre 16 Guntas reflect in the name of Mr. H. Basappa.	Copy
19	NIL	RTC from 2009-10 for 2022-23 Sy. No. 84/1 measuring 01 Acre 16 Guntas reflect in the name of Mr. A Ramakrishna S/o. Mr. Anjaneyachar and Mr. H. Basappa.	Copy
20	NIL	RTC from 1968-69 to 1985-86 Sy. No. 84/ measuring 34 Guntas reflect in the name of Mr. Muniyappa @ Pillappa.	Copy
21	NIL	RTC from 1986-87 to 2008-09 for Sy. No. 84/2 measuring 34 Guntas reflect in the name of Mr. H. Basappa.	Copy
22	NIL	RTC from 2009-10 to 2022-23 for Sy. No. 84/2 measuring 34 Guntas reflect in the name of Mr. A Ramakrishna S/o. Mr. Anjaneyachar.	Copy
23	NIL	Family Tree of Mr. Sonnappa.	Copy
24	14.02.1955	Sale Deed registered as Document No. 2092/1954-55, Book I, Volume No. 65, at	Copy



		pages 212-213 registered in the office of the Sub Registrar Devanahalli, Bangalore.	
25	29.01.1948	Sale Deed registered as Document No. 1314/1947-48, Book I, Volume 538, at pages 25 to 26 in the office of the Sub registrar Devanahalli, Bangalore.	Copy
26	15.03.1971	Jubana Parikath Patra.	Copy
27	18.04.1995	Agreement of Sale registered as Document No. 416/1995-96, Book I, Volume No. SF591, at pages 117 -122, in the office of the Sub Registrar, Yelahanka, Bangalore.	Copy
28	18.04.1995	General Power of Attorney registered as Document No. 36/1995-96, Book No. IV, Volume-SF33, at pages 119-123, in the office of the Sub Registrar Yelahanka Bangalore.	Copy
29	28.02.1996	Official Memorandum, vide Order bearing No. BDS: ALN:SR:NA: 157:95-96, issued by the Special Deputy Commissioner Bangalore District, Bangalore.	Copy
30	08.10.2004,	Sale Deed registered as Document No. YAN-1-02635-2005-06, Stored in CD No. YAND133, in the office of the Sub Registrar, Yelahanka, Bangalore.	Copy
31	20.05.2005	Partition Deed, registered as Document No. YAN-1-03135-2005-06, Stored in CD No. YAND135, in the office of the Sub Registrar, Yelahanka, Bangalore.	Copy
32	16.12.2011	Deed of Cancellation, registered as Document No. JAL-1-04337-2011-12, Stored in CD. No. JALD119, in the office of the Sub Registrar, Gandhinagar (Jala), Bangalore.	Copy
33	17.08.2005	Sale Deed registered as Document bearing No. YAN-1- 05242/2005-06 stored in CD No. YAND142 in the Office of the Sub-Registrar, Yelahanka, Bangalore.	Copy
34	10.08.2006	Partition Deed registered as Document bearing No. YAN-1- 11115/2006-07 stored in CD No. YAND218 in the Office of the Sub-Registrar,	Copy



		Yelahanka, Bangalore.	
35	06.03.2008	Deed of Confirmation registered as Document bearing No. JAL-1- 03123/2007-08 stored in CD No. JALD18 in the Office of the Sub-Registrar, Jalahalli, Bangalore.	Copy
36	07.02.2015	Sale Deed registered as Document bearing No. KCH-1-05920/2014-15, stored in CD No. KCHD187 in the office of the Sub-Registrar, Gandhinagar (Kacharakanahalli), Bangalore.	Copy
37	20.10.2015	Deed of Confirmation registered as Document bearing No. MLS-1-02661/2015-16 stored in CD No. MLSD112 in the Office of the Sub-Registrar, Gandhinagar (Malleshwaram).	Copy
38	07.11.2015	Deed of Confirmation registered as Document bearing No. MLS-1-02724/2015-16 stored in CD No. MLSD112 in the Office of the Sub-Registrar, Gandhinagar (Malleshwaram).	Copy
39	27.04.2016	Agreement of Sale registered ad Document bearing No. MLS-1-00285/2016-17 stored in CD No. MLSD117 in the Office of the Sub-Registrar, Gandhinagar (Malleshwaram) Bangalore.	Copy
40	29.07.2022	Deed of Cancellation registered as Document bearing No. GAN-1-02636/2022-23 stored in CD No. GAND1245 in the Office of the Sub-Registrar, Gandhinagar Bangalore.	Copy
42	29.07.2022	Deed of Cancellation registered as Document bearing No. GAN-1-02636/2022-23 stored in CD No. GAND1245 in the Office of the Sub-Registrar, Gandhinagar Bangalore.	Copy
43	30.08.2023	Contribution Deed registered as Document No. YAN-1-06098/2023-24, registered on 31.08.2023 in the office of the Sub Registrar Yelahanka, Bangalore.	Copy
44	30.08.2023	Contribution Deed registered as Document No. YAN-1-06099/2023-24, registered on 31.08.2023 in the office of the Sub Registrar Yelahanka, Bangalore.	Copy
		SY.NO. 83/1 (OLD NO. 83)	



45	NIL	RTC from 1968-69 to 1992-93 for Sy. No. 83 measuring 16 Guntas reflect in the name of Mr. Thoti Munishami.	Copy
46	NIL	RTC from 1993-94 to 2019-20 for Sy. No. 83 measuring 16 Guntas reflect in the name of Mr. Krishnappa, Mrs. Meluramma and Narayanappa.	Copy
47	NIL	RTC from 1993-94 to 2020-21 for Sy. No. 83 measuring 16 Guntas reflect in the name of Mr. Krishnappa, Mrs. Meluramma and Narayanappa and Mr. A Ramakrishna S/o. Anjaneyachar.	Copy
48	NIL	RTC from 2020-21 - 2022-23 for Sy. No. 83 measuring 16 Guntas reflect in the name of Mr. Krishnappa, Mrs. Meluramma and Narayanappa and Mr. A Ramakrishna S/o. Anjaneyachar.	Copy
49	NIL	MR. No. 5/1993-94.	Copy
50	NIL	MR. No. 34/1993-94.	Copy
51	20.04.1995	Sale Deed, registered as Document No.499/1995-96, Book I, Volume No. SF591, at pages 185 - 190, in the office of the Sub Registrar Yelahanka, Bangalore.	Copy
52	20.03.1995	General Power of Attorney, registered as Document No. 57/1995-96, Book No. IV, Volume No. SF34, at pages 21-25, in the office of the Sub-Registrar, Yelahanka, Bangalore.	Copy
53	01.03.1996	Official Memorandum vide order bearing No. BDS:ALN:SR:NA:158/1995-96, issued by Special Deputy Commissioner, Bangalore District.	Copy
54	08.10.2004	Deed of Sale, registered as Document No. YAN-1-03198/2005-06 and Stored in CD No. YAND135, in the office of the Sub-Registrar, Yelahanka.	Copy
55	24.05.2005	Rectification Deed, registered as Document No. YAN-1-03219/2005-06 and Stored in CD No. YAND135, in the office of the Sub-Registrar,	Copy



		Yelahanka, Bangalore.	
56	25.05.2005	Sale Deed, registered as Document No. YAN-1-03310-2005-06, Stored in CD No. YAND135, in the office of the Sub Registrar, Yelahanka, Bangalore.	Copy
		SY. NO. 83/2 (OLD NO. 83)	
57	NIL	RTC from 1968-69 to 1992-93 for Sy. No. 83 measuring 16 Guntas reflect in the name of Mr. Thoti Munishami.	Copy
58	NIL	RTC from 1993-94 to 2019-20 for Sy. No. 83 measuring 16 Guntas reflect in the name of Mr. Krishnappa, Mrs. Meluramma and Narayanappa.	Copy
59	NIL	RTC from 1993-94 to 2020-21 for Sy. No. 83 measuring 16 Guntas reflect in the name of Mr. Krishnappa, Mrs. Meluramma and Narayanappa and Mr. A Ramakrishna S/o. Anjaneyachar.	Copy
60	NIL	RTC from 2020-21 - 2022-23 for Sy. No. 83 measuring 16 Guntas reflect in the name of Mr. Krishnappa, Mrs. Meluramma and Narayanappa and Mr. A Ramakrishna S/o. AnjaneyacharM.R. No. 03/1993-94.	Copy
61	16.05.1995	General Power of Attorney, registered as Document No. 96, Book No. IV, Volume No. SF35, at pages 16 to 20, registered on 19/05/1995, in the office of the Sub-Registrar, Yelahanka, Bangalore.	Copy
62	08.10.2004	Deed of Sale, which is registered as Document No. YAN-1-03193/2005-06 and Stored in CD No. YAND135, registered on 23/05/1995 in the office of the Sub-Registrar, Yelahanka, Bangalore.	Copy
63	30.11.2015	General Power of Attorney, registered as Document No. MLS-4-00409/2015-16, Stored in CD No. MLSD113, registered on 18-12-2015, in the office of the Sub Registrar, Gandhinagar (Malleshwaram), Bangalore.	Copy



64	07.02.2023	Official Memorandum vide Order bearing No. 435385, passed by the Deputy Commissioner, Bangalore District.	Copy
65	28.02.2023 v	Sale Deed, registered as Document No. GAN-1-07815-2022-23, Stored in CD No. GAND1404, in the office of the Sub Registrar, Gandhinagar, Bangalore.	Copy
		SY. NO. 77	
66	06.03.1954	Sale Deed, registered as Document No. 3012/1953-54, Book I, Volume 645, Pages at 51-53, registered in the office of the Sub Registrar, Devanahalli, Bangalore.	Copy
67	NIL	RTC from 1968-69 to 2007-08 for Sy. No. 77 measuring 01 Acre reflect in the name of Mr. Munihanumappa S/o. Mr. Hanumanthappa.	Copy
68	NIL	Release Deed dated 17-09-1971, registered as Document No. 1843/1971-72, Book I, Volume No. 1085, Pages at 92-93, registered on 20-09-1971, in the office of the Sub Registrar, Devanahalli, Bangalore.	Copy
69	NIL	MR NO. 22/2005-06 dated 02/09/2005.	Copy
70	NIL	MR.NO.19/1971-72 dated	Copy
71	NIL	Family Tree of Munishamappa S/o. Mr. Hanumantharayappa.	Copy
72	05.05.1995	Sale Deed registered as Document No. 939/1995-96, Book I, Volume No. SF603, Pages at 97-102, registered on 06-05-1995, in the office of the Sub Registrar Yelahanka, Bangalore.	Copy
73	05.05.1995	General Power of Attorney, registered as Document No. 75/1995-96, Book IV, Pages at 1to 5, Volume No. SF35, registered on 06-05-1995 in the office of the Sub Registrar Yelahanka, Bangalore.	Copy
74	24.09.1996	Official Memorandum, bearing No. BDS: ALN:SR412/1995-96 issued by the office of the Special Deputy Commissioner, Bangalore.	Copy



75	17.01.2007	Notarized General Power of Attorney.	Copy
76	18.11.2004	Endorsement issue by Tahasildhar office, Yelahanka stating that RR No. 1063 is not available for Sy. No. 77 issued to Mr. Munishamappa.	Copy
77	29.11.2007	Land Acquisition Karnataka Industrial Area Development Board issued Endorsement issued by Special Land Acquisition Officer, Bangalore South.	Copy
78	07.06.2005	Endorsement issued by Tahsildar, Yelahanka, Bangalore South with respect to Land Reforms Act 1961, under Section 48.	Copy
79	02.01.2009	Land Acquisition endorsement issued by Bangalore International Airport Area Planning Authority.	Copy
81	09.03.2007	Sale Deed, registered as Document No. YAN-1-27894/2006-07, Stored in CD No. YAND278, registered in the office of the Sub Registrar office Yelahanka, Bangalore.	Copy
81	20.10.2015	Deed of Confirmation, Document No. MLS-1-02585/2015-16, Stored in CD No. MLSD112, registered on 29-10-2015, in the office of the Sub-Registrar, Malleshwaram, Bangalore.	Copy
82	31.05.2023	Sale Deed registered as document bearing No. YAN-1-02609/2023-24, Book 1, stored in CD No. YAND1798 registered at the office of the Senior Sub-Registrar, Ganganagar (Yelahanka), Bangalore.	Copy
83	10.11.2023	Deed of Cancellation of Agreement to Sell registered as document bearing No. GAN-1-03025/2023-24, Book 1 registered at the office of the Senior Sub-Registrar, Gandhinagar, Bangalore.	Copy
84	10.11.2023	Deed of Conformation registered as document bearing No. GAN-1-03026/2023-24, Book 1, registered at the office of the Senior Sub-Registrar, Gandhinagar, Bangalore.	Copy
		SY. NO. 82/2	



85	NIL	RTC from 1968-69 to 1980-81 for Sy. No. 82/2 measuring 03 Acre 10 Guntas reflect in the name of Mr. Munihanumappa S/o. Mr. Munishami.	Copy
86	NIL	RTC for the year 1982-83 for Sy. No. 82/2 measuring 03 Acre 10 Guntas reflect in the name of Mr. Ashwathappa and Mr. Subramanya.	Copy
87	NIL	RTC from 1983-84 to 1993-94 for Sy. No. 82/2 measuring 03 Acre 10 Guntas reflect in the name of Mr. Ashwathappa, Jayaramaiah and Mr. Subramanya.	Copy
88	NIL	RTC from 1994-95 to 2005-06 for Sy. No. 82/2 measuring 03 Acre 10 Guntas reflect in the name of Mr. Ashwathappa, and Mr. Subramanya.	Copy
89	NIL	RTC for the year 2006-07 for Sy. No. 82/2 measuring 03 Acre 10 Guntas reflect in the name of Mr. Ashwathappa, Mr. Subramanya and A Ramakrishna S/o. Anjaneyachar.	Copy
90	NIL	RTC from 2007-08 to 2022-23 Sy. No. 82/2 measuring 03 Acre 10 Guntas reflect in the name of Mr. A Ramakrishna S/o. Anjaneyachar.	Copy
91	NIL	Family Tree of Mr. Doddapillappa @ Munishami.	Copy
92	12.05.1972	Partition Deed, registered as Document No. 1112/1972-73.	Copy
93	10.05.1995	Agreement of Sale, registered as Document No. 1012/1995-96 of Book I, Volume SF 603 at Pages from 166 - 171, registered in the office of the Sub Registrar Yelahanka, Bangalore.	Copy
94	10.05.1995	General Power of Attorney, registered as Document No. 87/1995-96, Volume No. SF34, Book IV, Pages at 162-167, registered in the office of the Sub-Registrar, Yelahanka, Bangalore.	Copy
95	16.04.1997	Official Memorandum, bearing No. BDS: ALN:SA:413/1995-96 issued by the office of the	



		Special Deputy Commissioner, Bangalore.	
96	08.10.2004	Sale Deed registered as Document No.YAN-1-22414/04-05, Stored in CD No. YAND109 and registered on 05-02-2005, in the office of the Sub-Registrar, Yelahanka, Bangalore.	Copy
97	09.05.2005	Rectification Deed registered as Document No.YAN-1-03110/05-06, Stored in CD No. YAND134 and registered on 19-05-2005, in the office of the Sub-Registrar, Yelahanka, Bangalore.	Copy
98	22.06.2006	Confirmation Deed, registered as Document No.YAN-1-07135/06-07, Stored in CD No. YAND205, in the office of the Sub-Registrar, Yelahanka, Bangalore.	Copy
99	09.05.2005	Sale Deed registered as Document No.YAN-1-03304/05-06, CD No. YAND135, registered on 27-05-2005, in the office of the Sub Registrar Yelahanka, Bangalore.	Copy
100	20.10.2015	Deed of Confirmation, Document No. MLS-1-02654/2015-16, Stored in CD No. MLSD112, registered on 03-11-2015, in the office of the Sub-Registrar, Malleshwaram, Bangalore.	Copy
101	20.10.2015	Deed of Confirmation, Document No. MLS-1-02654/2015-16, Stored in CD No. MLSD112, registered on 03-11-2015, in the office of the Sub-Registrar, Malleshwaram, Bangalore.	Copy
102	07.02.2023	Sale Deed, registered as Document No. YAN-1-13155-2022-23, Stored in CD No. YAND1718, in the office of the Sub Registrar, Gandhinagar (Yelahanka).	Copy

TRACING AND FLOW OF TITLE

SY.NO. 85/2 (Item No. I):

- I. WHEREAS** Late Mr. Hanumantharayappa S/o. Late Mr. Muniyappa was the owner of the agricultural land in Sy. No. 85 measuring 4 Acres 10 Guntas plus 10 Guntas of Kharab land situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore by way of inheritance and the revenue records stood in the name of Late Mr. Hanumantharayappa since 1968-69 and ever since he was in



peaceful possession and enjoyment of the land in Sy. No. 85 measuring 4 Acres 10 Guntas plus 10 Guntas of Kharab land situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore;

- II. WHEREAS** Mr. Hanumantharayappa died and thereafter his wife Mrs. Chikkaputtamma also died and after their death their five children namely 1) Mr. D.H. Munishamaiah @ Mr. D.H. Muniramayya, 2) Mr. D.H. Subramani Gowda @ Subramanya Gowda, 3) Mr. D.H. Muniyappa, 4) D.H. Ramegowda @ Mr. Shri Ramayya and 5) Mr. Lakshmpati were the legal heirs;
- III. WHEREAS** after the death of Mr. Hanumantharayappa and his wife Mrs. Chikkaputtamma the above-mentioned children inherited the agricultural land in Sy. No. 85 measuring 4 Acres 10 Guntas plus 10 Guntas Kharab land situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore and the same was reflected in the Land Records/RTC/Phani and it is evidenced by IHR-157/81-82;
- IV. WHEREAS** Mr. D.H. Munishamaiah @ Mr. D.H. Muniramayya Son of Mr. Hanumantharayappa died and Mrs. Sharadamma wife of Mr. D.H. Munishamaiah @ Mr. D.H. Muniramayya died and Mr. D.H. Subramani Gowda @ Subramanya Gowda Son of late Mr. Hanumantharayappa died on 05-03-2000 and the RTC and Phani were accordingly amended and in the place of Mr. D.H. Munishamaiah @ Mr. D.H. Muniramayya the name of Mr. M. Ashwathanarayana Son of Mr. D.H. Munishamaiah @ Mr. D.H. Muniramayya and Mr. Nagaraja Son Mr. D.H. Munishamaiah @ Mr. D.H. Muniramayya were included in the RTC records as is evidenced by MR. NO. H2/2021-22. Further in the place of late Mr. D.H. Subramani Gowda @ Subramanya Gowda his wife Mrs. Savithamma was included in the RTC as is evidenced by MR. NO. H2/2021-22;
- V. WHEREAS** in terms of the above, the land in Sy. No. 85 measuring 4 Acres along with 10 Guntas B Kharab land situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore was in the name of Mr. M. Ashwathanarayana Son of Mr. D.H. Munishamaiah @ Mr. D.H. Muniramayya and Mr. Nagaraja Son Mr. D.H. Munishamaiah @ Mr. D.H. Muniramayya, Mrs. Savithamma wife of late Mr. D.H. Subramani Gowda @ Subramanya Gowda, Mr. D.H. Muniyappa Son of late Mr. Hanumantharayappa, Mr. D.H. Ramegowda @ Shriramayya Son of late Mr. Hanumantharayappa and Mr. Lakshmpati Son of late Mr. Hanumantharayappa as per RTC records;
- VI. WHEREAS** Mr. M. Ashwathanarayana Son of Mr. D.H. Munishamaiah @ Mr. D.H. Muniramayya, Mr. Nagaraja Son Mr. D.H. Munishamaiah @ Mr. D.H. Muniramayya, Mrs. Savithamma wife of late Mr. D.H. Subramani Gowda @ Subramanya Gowda, Mr. D.H. Muniyappa Son of Mr. Hanumantharayappa, D.H. Ramegowda @ Mr. Shri Ramayya Son of Mr. Hanumantharayappa and others have released a part of land being 30 Guntas out of the land measuring 4 Acres along with 10 Guntas B Kharab land situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore in Sy. No. 85 situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore in favour of Mr. D H Lakshmpathi S/o. Late Mr. Hanumantharayappa by way of Release Deed dated 05-12-2022 registered as Document No. YAN-1-10654-2022-23, in the office of the Sub Registrar Gandhinagar (Yelahanka) and in furtherance to such release Mr. M. Ashwathanarayana Son of Mr. D.H. Munishamaiah @ Mr. D.H. Muniramayya, Mr. Nagaraja Son Mr. D.H. Munishamaiah @ Mr. D.H. Muniramayya, Mrs.



Savithramma wife of late Mr. D.H. Subramani Gowda @ Subramanya Gowda, Mr. D.H. Muniyappa Son of Mr. Hanumantharayappa, D.H. Ramegowda @ Mr. Shri Ramayya Son of Mr. Hanumantharayappa and Mr. Lakshmpati Son of Mr. Hanumantharayappa came in the possession and enjoyment of the land in Sy. No. 85 measuring 3 Acres 10 Guntas plus 10 Guntas of Kharab situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore (**Item No. I herein**) and the revenue records of the Item No. has been mutated in their names vide MR No. _____;

VII. WHEREAS Mr. M. Ashwathanarayana Son of Mr. D.H. Munishamaiah @ Mr. D.H. Muniramayya, Mr. Nagaraja Son Mr. D.H. Munishamaiah @ Mr. D.H. Muniramayya, Mrs. Savithramma wife of late Mr. D.H. Subramani Gowda @ Subramanya Gowda, Mr. D.H. Muniyappa Son of Mr. Hanumantharayappa, D.H. Ramegowda @ Mr. Shri Ramayya Son of Mr. Hanumantharayappa and Mr. Lakshmpati Son of Mr. Hanumantharayappa have sold and conveyed the Item No. I in favour of M/s Essem18 Ventures LLP, the DEVELOPER herein represented by its Partner Mr. S.M. Venkatesh S/o. Late Mr. Munirathnam under a Sale Deed dated 06-12-2022, registered as Document No. YAN-1-10659-2022-23, Stored in CD No. YAND1669, in the office of the Gandhinagar (Yelahanka) and the revenue records of **Item No. I** has been mutated in the name of the DEVELOPER vide MR. No. _____;

VIII. WHEREAS M/s Essem18 Ventures LLP, the DEVELOPER herein had applied for land conversion from agricultural purposes to non-agricultural purposes and the same has been approved vide No. 432171 dated 13-01-2023 issued by Deputy Commissioner Bangalore, constituting the **Item No. I**;

IX. WHEREAS Mr. Arun S/o. Mr. M. Ashwathanarayan, who is one of the legal heirs was not present at the time execution of the Sale Deed dated 06-12-2022, registered as Document No. YAN-1-10659-2022-23, Stored in CD No. YAND1669, in the office of the Gandhinagar (Yelahanka) and has thereafter then executed a Confirmation of Sale Deed dated 28/02/2023, registered as Document No. YAN-1-14114/2022-23, Stored in CD No. YAND1733, registered in the office of the Sub Registrar Gandhinagar (Yelahanka) in respect of the **Item No. I**;

SY.NO. 84/1 & 84/2 (Item No. II):

I. WHEREAS Mr. Pillappa @ Muniyappa S/o. Mr. Hosabara Sonnappa was the absolute owner of Sy. No. 84/1 measuring 1 Acres 16 Guntas situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore and the same was purchased by him from Mr. Mohammad Khasim Sabi S/o. Mr. Hussain Saheb under a Sale Deed dated 14/02/1955 registered as Document No. 2092/1954-55, Book I, Volume No. 65, at pages 212-213 registered in the office of the Sub Registrar Devanahalli, Bangalore, the above named Mr. Pillappa @ Muniyappa got the revenue records, including the RTC transferred to his name and was exercising all rights of ownership over the property without any disturbance from any person whatsoever;

II. WHEREAS Mr. Sonnappa S/o. Mr. Hosabara Muniyappa, was the absolute owner of Sy. No. 84/2 totally measuring 34 Guntas situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore District, and the same was purchased from Jaffar Sabi



S/o. Jamal Sabi, under a Sale Deed dated 29/01/1948 registered as Document No. 1314/1947-48, Book I, Volume 538, at pages 25 to 26 in the office of the Sub registrar Devanahalli, Bangalore, after the death of the above named Mr. Sonnappa his son Mr. Muniyappa @ Pillappa got the revenue records including the RTC transferred to his name and was exercising all rights of ownership over the property without any disturbance from any person whatsoever;

- III. WHEREAS** the children Mr. Sonappa namely Mr. H. Muniyappa and Mr. H. Basappa portioned their joint properties in accordance with the Jubana Parikath Patra dated 15/03/1971 and according to the said partition Sy. No. 84/1 totally measuring 1 Acre 16 Guntas and Sy. No. 84/2 measuring 34 Guntas both situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore District, were to allotted to the share of Mr. H. Basappa S/o. late Mr. Hosabara Sonnappa, and Mr. Basappa got all the revenue records of the properties transferred to him vide MR.NO. 15//1986-87;
- IV. WHEREAS** the above-named Mr. H. Basappa S/o Late Mr. Sonnappa along with his children Mr. B. Sonne Gowda, Mr. B. Shivappa and B. Krishnappa agreed to sell Sy. No. 84/1 totally measuring 1 Acre 16 Guntas and Sy. No. 84/2 measuring 34 Guntas both situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore District, to Mr. P. Satish Pai S/o. Late Mr. Narasimha Pai, on certain terms and conditions which were contained in the Agreement of Sale dated 18/04/1995 registered as Document No. 416/1995-96, Book I, Volume No. SF591, at pages 117 - 122, in the office of the Sub Registrar, Yelahanka, Bangalore;
- V. WHEREAS** the above named Mr. H. Basappa S/o Late Mr. Sonappa, along with his children Mr. B. Sonne Gowda, Mr. B. Shivappa and Mr. B/ Krishnappa also executed a General Power of Attorney dated 18/04/1995 registered as Document No. 36/1995-96, Book No. IV, Volume-SF33, at pages 119-123, in the office of the Sub Registrar Yelahanka Bangalore in favour of Mr. Raghunath S/o Late Mr. H. Shankar and Mr. R. Venkatesh S/o. M V Ramanna to exercise the powers and to perform the duties specified therein with respect to Sy. No. 84/1 totally measuring 1 Acre 16 Guntas and Sy. No. 84/2 measuring 34 Guntas both situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore District;
- VI. WHEREAS** the lands in Sy. No. 84/1 totally measuring 1 Acre 16 Guntas and Sy. No. 84/2 measuring 34 Guntas both situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore District were converted from agricultural purposes to nonagricultural residential purposes vide Order bearing No. BDS: ALN:SR:NA: 157:95-96 dated 28/02/1996, issued by the Special Deputy Commissioner Bangalore District, Bangalore, constituting the **Item No. II herein**;
- VII. WHEREAS** the above-named Mr. H. Basappa S/o Late Mr. Sonappa, along with his children Mr. B. Sonne Gowda, Mr. B. Shivappa and Mr. B. Krishnappa represented by their General Power of Attorney holder Mr. Venkatesh S/o. Mr. M V Ramanna sold the **Item No. II** in favour of Mr. A Ramakrishna S/o. Mr. Anjaneyachar, under a Sale Deed dated 08/10/2004, registered as Document No. YAN-1-02635-2005-06, Stored in CD No. YAND133, in the office of the Sub Registrar, Yelahanka, Bangalore and since the land was mentioned as agricultural land instead of converted land the above parties executed a Rectification Deed dated 02/07/2005, registered as Document No. YAN-1-04420-2005-06, Stored in CD No. YAND139, in the office of the Sub Registrar, Yelahanka, Bangalore and the Schedule Property was shown as



residentially converted land and Mr. Ramakrishna S/o. Mr. Anjaneyachar got all the revenue records of the Item No. II transferred to his name vide MR. NO. 63/2008-09;

- VIII. WHEREAS** Mr. H. Basappa S/o. Late Sonappa and Manjunatha M S/o Late Mr. Muniyappa entered in to a Partition Deed dated 20/05/2005, registered as Document No. YAN-1-03135-2005-06, Stored in CD No. YAND135, in the office of the Sub Registrar, Yelahanka, Bangalore, according to which the property was allocated to the share of Manjunatha M with respect to **Item No. II**;
- IX. WHEREAS** Deed of Cancellation dated 16/12/2011, registered as Document No. JAL-1-04337-2011-12, Stored in CD. No. JALD119, in the office of the Sub Registrar, Gandhinagar (Jala), Bangalore executed by Mr. B. Sonne Gowda, Mr. B. Shivappa and Mr. B. Krishnappa as First Party and Manjunatha M S/o Late Mr. Muniyappa as the Second Party, the parties had canceled the above-mentioned Partition Deed dated 20/05/2005, registered as Document No. YAN-1-03135-2005-06, Stored in CD No. YAND135, in the office of the Sub Registrar, Yelahanka, Bangalore, with respect to **Item No. II**;
- X. WHEREAS** the abovenamed Mr. Ramakrishna, S/o. Mr. Anjaneyachar sold and conveyed the **Item No. II** in favour of M/S. Duo Properties Pvt. Ltd. Represented by its authorized signatory M.K. Chandrappa under a Sale Deed dated 17/08/2005 registered as Document bearing No. YAN-1- 05242/2005-06 stored in CD No. YAND142 in the Office of the Sub-Registrar, Yelahanka, Bangalore;
- XI. WHEREAS** a Partition Deed dated 10/08/2006 registered as Document bearing No. YAN-1- 11115/2006-07 stored in CD No. YAND218 in the Office of the Sub-Registrar, Yelahanka, Bangalore executed by Jayamma W/o. Mr. Basappa, B. Sonne Gowda S/o. Basappa, Shivappa S/o. Basappa and Krishnappa S/o. Basappa and the **Item No. II** was allotted to the share of B. Sonnegowda;
- XII. WHEREAS** a Deed of Confirmation dated 06/03/2008 registered as Document bearing No. JAL-1- 03123/2007-08 stored in CD No. JALD18 in the Office of the Sub-Registrar, Jalahalli, Bangalore executed by the children of Late Basappa namely B. Sonnegowda S/o. Basappa, Shivappa S/o. Basappa and Krishnappa S/o. Basappa along with their family members and daughters of Late Basappa namely Parvathamma, Nanjamma, Rathnamma and Savithramma in favour of Mr. A. Ramakrishna, S/o. Anjaneyachar, wherein the abovenamed persons declared Mr. A. Ramakrishna, S/o. Anjaneyachar as the absolute owner of the **Item No. II** and they specifically ratified and consented to the Deed of Sale dated 08/10/2004 registered as Document bearing No. YAN-1- 02635/2005-06 stored in CD No. YAND133 in the Office of the Sub-Registrar, Yelahanka Bangalore and Rectification Deed dated 02/07/2005, registered as Document No. YAN-1-04420-2005-06, Stored in CD No. YAND139, in the office of the Sub Registrar, Yelahanka, Bangalore and the abovenamed parties declared that they have no right, title, share and interest in the **Item No. II**;
- XIII. WHEREAS**, the abovenamed M/S. Duo Properties Private Limited, represented by its Director T. Phani Mahesh being the sole and absolute owner in peaceful possession and enjoyment of the property and having uninhibited right of alienation over the same, sold the **Item No. II** in favour of Mr. Sujai M. R. Gowda S/o. M. T. Ramaswamy Gowda under a Sale Deed dated 07/02/2015 registered as Document



bearing No. KCH-1-05920/2014-15, stored in CD No. KCHD187 in the office of the Sub-Registrar, Gandhinagar (Kacharakanahalli), Bangalore;

- XIV. WHEREAS** with an intention to obtain a better and an unimpeachable title to the **Item No. II** Mr. Sujai M. R. Gowda S/o. M. T. Ramaswamy Gowda obtained a Deed of Confirmation dated 20/10/2015 registered as Document bearing No. MLS-1-02661/2015-16 stored in CD No. MLSD112 in the Office of the Sub-Registrar, Gandhinagar (Mallehswaram) from Mr. Satish Pai S/o. Late Narasimha Pai, R. Venkatesh S/o. Ramanna and S. Raghunath S/o. Late H. Shankar wherein the above named parties confirmed the absolute ownership and possession of Mr. Sujai M. R. Gowda S/o. M. T. Ramaswamy Gowda in the **Item No. II** and the said parties also confirmed the execution and the registration of the Deeds in favour of the Mr. Sujai M. R. Gowda S/o. M. T. Ramaswamy Gowda and in favour of his predecessors in title;
- XV. WHEREAS** with an intention to obtain a better and an unimpeachable title to the **Item No. II** Mr. Sujai M. R. Gowda S/o. M. T. Ramaswamy Gowda obtained a Deed of Confirmation dated 07/11/2015 registered as Document bearing No. MLS-1-02724/2015-16 stored in CD No. MLSD112 in the Office of the Sub-Registrar, Gandhinagar (Mallehswaram) from Mr. M.K. Chandrappa S/o. Kenchappa wherein he confirmed the absolute ownership and possession of Mr. Sujai M. R. Gowda S/o. M. T. Ramaswamy Gowda in the **Item No. II** and the said parties also confirmed the execution and the registration of the Deeds in favour of the Mr. Sujai M. R. Gowda S/o. M. T. Ramaswamy Gowda and in favour of his predecessors in title;
- XVI. WHEREAS** Mr. Sujai M. R. Gowda S/o. M. T. Ramaswamy Gowda had agreed to sell the **Item No. II** in favour of Mr. B. S. Sham Sunder S/o. Late B.S. Sathya Narayana Setty on certain terms and conditions which were contained in the Agreement of Sale dated 27/04/2016 registered as Document bearing No. MLS-1-00285/2016-17 stored in CD No. MLSD117 in the Office of the Sub-Registrar, Gandhinagar (Mallehswaram) Bangalore and both the parties by executing a Deed of Cancellation 29/07/2022 registered as Document bearing No. GAN-1-02636/2022-23 stored in CD No. GAND1245 in the Office of the Sub-Registrar, Gandhinagar Bangalore have cancelled the said Agreement of Sale dated 27/04/2016 by mutual consent;
- XVII. WHEREAS** Mr. Sujai M. R. Gowda S/o. M. T. Ramaswamy Gowda has sold and conveyed the **Item No. II** in favour of M/s. Essem18 Developers Private Limited, under a Sale Deed dated 30/07/2022 registered as Document No. YAN-1-05826-2022-23, Stored in CD No. YAND1576, in the office of the Sub Registrar, Gandhinagar (Yelahanka), Bangalore;
- XVIII. WHEREAS** M/s. Essem18 Developers Private Limited is one of the Partners in M/s Essem18 Ventures LLP, (a Partnership Firm) the DEVELOPER herein;
- XIX. WHEREAS** M/s. Essem18 Developers Private Limited, represented by its Managing Director Mr. S.M. Venkatesh, wanted to contribute its capital in the form of the immovable property and hence contributed the **Item No. II** in favour of M/s. Essem18 Ventures LLP, the DEVELOPER herein, represented by one of its designated partner Mr. S.M. Venkatesh under a i). Contribution Deed dated 30.08.2023 registered as Document No. YAN-1-06098/2023-24, registered on 31.08.2023 in the office of the Sub Registrar Yelahanka, Bangalore ii) Contribution Deed dated 30.08.2023 registered as Document No. YAN-1-06099/2023-24, registered on 31.08.2023 in the office of the Sub Registrar Yelahanka, Bangalore;



SY.NO. 83/1 (Old No. 83) (hereinafter ITEM NO. III)

- I. **WHEREAS** the land in Sy. No. 83, totally measuring about 16 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, (Formerly Bangalore North Taluk), Bangalore District, was the ancestral property of Mr. Thoti Muniveera, son of Chikka Thoti and his family members and all the revenue records stood in the name of the above-named Mr. Thoti Muniveera;
- II. **WHEREAS** after the death of the above-named Mr. Thoti Muniveera, his legal heirs, namely, Mrs. Meluramma, W/o late Munishamappa, daughter-in-law of Mr. Thoti Muniveera, her son Krishnappa, S/o late Mr. Munishamappa, Mr. Venkatarayappa, S/o late Mr. Thoti Muniveera and Mr. Narayanappa, S/o late Mr. Thoti Muniveera partitioned their properties by metes and bounds by a panchayat parikath / palu patti dated 30/06/1983, according to which:
- a) An extent of 3.08 guntas in Sy. No. 83, situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore District, was allotted to the share of Mr. Krishnappa, S/o late Munishamappa;
- b) An extent of 9 guntas in Sy. No. 83, situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore District, was allotted to the share of Mr. Venkatarayappa, S/o late Thoti Muniveera; and
- c) An extent of 3.08 guntas in Sy. No. 83, situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore District, was allotted to the share of Mr. Narayanappa, S/o late Thoti Muniveera;
- III. **WHEREAS** the said partition was acted upon and upon an application made by the above-named parties, the revenue authorities transferred an extent of 03.08 Guntas in Sy. No. 83 situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, to the joint names of Mrs. Meluramma W/o late Mr. Munishamappa and Mr. Krishnappa S/o late Munishamappa, vide MR. No. 5/1993-94 and an extent of 09 Guntas in Sy. No. 83 situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, which was allotted to the share of Mr. Venkatarayappa S/o. Thoti Muniveera was transferred to the name of Mr. Krishnappa, S/o. Late Mr. Munishamappa vide MR. No. 34/1993-94;
- IV. **WHEREAS** the above-named Mr. D. V. Krishnappa S/o. Late Mr. Munishamappa, Mrs. Maluramma W/o. Late Mr. Munishamappa and Mr. K Nagesh S/o. Mr. Krishnappa had agreed to sell the land in Sy. No. 83, totally measuring 12.08 Guntas situated at Doddajala Village, Jala Hobli, Bangalore North Taluk to Mr. P Satish Pai S/o. Late Mr. Narasimha Pai, on certain terms and conditions contained in the Agreement of Sale dated 20/04/1995, registered as Document No.499/1995-96, Book I, Volume No. SF591, at pages 185 – 190, in the office of the Sub Registrar Yelahanka, Bangalore;
- V. **WHEREAS** the above named Mr. D.V.Krishnappa S/o. Late Mr. Munishamappa, Mrs. Maluramma W/o. Late Mr. Munishamappa and Mr. K Nagesh S/o. Mr. Krishnappa, executed a General Power of Attorney, dated 20/03/1995 registered as Document No. 57/1995-96, Book No. IV, Volume No. SF34, at pages 21-25, in the office of the Sub-Registrar, Yelahanka, Bangalore, in favour of S. Raghunath, son of late H. Shankar and R. Venkatesh, son of Ramanna, to exercise the powers and to perform the duties specified therein, with respect to Sy. No. 83, totally measuring



about 12.08 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, (Formerly Bangalore North Taluk), Bangalore District;

- VI. WHEREAS** Mr. D. V. Krishnappa applied for land conversion from agricultural to nonagricultural purposes and the same has been approved vide order bearing No. BDS:ALN:SR:NA:158/1995-96, dated 01/03/1996 issued by Special Deputy Commissioner, Bangalore District constituting the **Item No. III herein**;
- VII. WHEREAS** the above named Mr. D.V.Krishnappa S/o. Late Mr. Munishamappa, Mrs. Maluramma W/o. Late Mr. Munishamappa and Mr. K. Nagesh S/o. Mr. Krishnappa represented by their duly authorized General Power of Attorney holder Mr. R. Venkatesh, S/o M.V. Ramanna inter-alia, sold **Item No. III** in favour of Mr. A. Ramakrishna, S/o Anjaneyachar, under a Deed of Sale Dated 08/10/2004, which is registered as Document No. YAN-1-03198/2005-06 and Stored in CD No. YAND135, in the office of the Sub-Registrar, Yelahanka, Bangalore and since the land was shown as agricultural land instead of converted land, the above mentioned parties executed a Rectification Deed dated 24/05/2005, registered as Document No. YAN-1-03219/2005-06 and Stored in CD No. YAND135, in the office of the Sub-Registrar, Yelahanka, Bangalore;
- VIII. WHEREAS** Mr. A. Ramakrishna, S/o Anjaneyachar sold and conveyed the **Item No. III**, in favour of M/s Duo Properties Private Limited under a Sale Deed dated 25-05-2005, registered as Document No. YAN-1-03310-2005-06, Stored in CD No. YAND135, in the office of the Sub Registrar, Yelahanka, Bangalore;
- IX. WHEREAS** with an intention to obtain a better and an unimpeachable title to the **Item No. III**, Deed of Confirmation dated 04/07/2013 registered as Document bearing No. JAL-1-01410/2013-14 stored in CD No. JALD174 in the Office of the Sub-Registrar, Gandhinagar (JALA) was executed by Mrs. Gopamma D/o. Veluramma and Late Munishamappa, Narayanamma D/o. Veluramma and Late Munishamappa, Lakshmamamma D/o. Veluramma and Late Munishamappa, Rathnamma D/o. Veluramma and Late Munishamappa, Rathnamma Grand Daughter of Veluramma, Nagesh S/o Late Krishnappa and Master Raja S/o. Nagesh in favour M/s. Duo Properties Private Limited wherein they confirmed the absolute ownership and possession of M/s. Duo Properties Private Limited in the **Item No. III**;
- X. WHEREAS** with an intention to obtain a better and an unimpeachable title to the **Item No. III** Deed of Confirmation dated 20/10/2015 registered as Document bearing No. MLS-1-02659/2015-16 stored in CD No. MLSD112 in the Office of the Sub-Registrar, Malleshwaram was executed by Mr. Satish Pai S/o. Mr. Narasimha Pai, Mr. R. Venkatesh S/o. Mr. Ramanna and Mr. Ragunath S/o. Late Mr. H Shankar in favour M/s. Duo Properties Private Limited wherein they confirmed the absolute ownership and possession of M/s. Duo Properties Private Limited in the property and the said parties also confirmed the execution and the registration of the Deeds in favour of the M/s. Duo Properties Private Limited and in favour of its predecessors in title;
- XI. WHEREAS** with an intention to obtain a better and an unimpeachable title to the **Item No. III**, a Deed of Confirmation dated 21/10/2016 registered as Document bearing No. KCH-1-03218/2016-17, stored in CD No. KCHD213 in the office of the Sub-Registrar, Gandhinagar (Kacharakanahalli), Bangalore executed by K E Kantesh S/o. K.S. Eshwarappa in favour M/s. Duo Properties Private Limited,



wherein the above named party (who has entered in to Agreement for Sale dated 15/12/2004 executed by erstwhile LAND OWNERS Mr. Krishnappa S/o. Late Munishamappa and Nagesh S/o. Mr. Krishnappa, which was registered as Document No. YAN-1-18337/2004-05, Stored in CD No.YAND98, in the office of the Sub Registrar Office Yelahanka Bangalore) wherein they confirmed the absolute ownership and possession of M/s. Duo Properties Private Limited in the property and the said parties also confirmed the execution and the registration of the Deeds in favour of the M/s. Duo Properties Private Limited and in favour of its predecessors in title;

XII. WHEREAS the above named M/s Duo Properties Private Limited had inter alia secured the **Item No. III** towards a loan in favour of State Bank of India, and Mr. Sujai M R Gowda S/o. M. T. Ramaswamy Gowda, being the highest bidder above the reserve price through E Auction under Tender No. SBI/SAMB/EA/GW/343 on 18/11/2015, purchased the **Item No. III** and after the payment of entire sale consideration, the State Bank of India, Stressed Assets Management Branch, represented by its Chief Manager and Authorized Officer in exercise of its power under the Securitisation of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules 2002, sold the property in favour Mr. Sujai M R Gowda and a Sale Certificate (for immovable property) dated 22/03/2017 was issued to Mr. Sujai M R Gowda and the said sale certificate was registered as Document No. GNR-1-00574/2017-18 and Stored in CD No. GNRD129, in the office of the Sub Registrar, Gandhinagar (Ganganagar), Bangalore and Mr. Sujai M R Gowda was put in physical possession of the **Item No. III** and the said sale made in favour of Mr. Sujai M R Gowda was made free from all encumbrances known to the said Bank;

XIII. WHEREAS Mr. Sujai M R Gowda and M/s Duo Properties Private Limited sold and conveyed the **Item No. III** in favour of M/s Essem18 Ventures LLP. the DEVELOPER herein, under a Sale Deed dated 18/11/2022, registered as Document No. YAN-1-09898/2022-23, Stored in CD No. YAND1655, in the office of the Sub Registrar, Gandhinagar (Yelahanka);

Sy.No.83 (New No. 83/2) (Item No. IV):

- I. WHEREAS** the land in Sy. No. 83, totally measuring about 16 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, (Formerly Bangalore North Taluk), Bangalore District, was the ancestral property of Mr. Thoti Muniveera, son of Chikka Thoti and his family members and all the revenue records stood in the name of the above-named Mr. Thoti Muniveera;
- II. WHEREAS** after the death of the above-named Mr. Thoti Muniveera, his legal heirs, namely, Mrs. Meluramma, W/o late Munishamappa, daughter-in-law of Mr. Thoti Muniveera, her son Mr. Krishnappa, S/o late Munishamappa, Mr. Venkatarayappa, S/o late Mr. Thoti Muniveera and Mr. Narayanappa, S/o late Thoti Muniveera partitioned their properties by metes and bounds by a panchayat parikath / palu patti dated 30/06/1983, according to which:
- d) An extent of 3.08 guntas in Sy. No. 83, situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore District, was allotted to the share of Mr. Krishnappa, S/o late Munishamappa;



- e) An extent of 9 guntas in Sy. No. 83, situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore District, was allotted to the share of Mr. Venkatarayappa, S/o late Thoti Muniveera; and
- f) An extent of 3.08 guntas in Sy. No. 83, situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore District, was allotted to the share of Mr. Narayanappa, S/o late Thoti Muniveera;
- III. WHEREAS** the said partition was acted upon and an application made by the above-named Mr. Narayanappa, and the revenue authorities phoded and transferred an extent of 3.08 guntas in Old Sy. No. 83, situated at Doddajala Village, Jala Hobli, formerly Bangalore North Taluk, Bangalore District, to the name of Mr. Narayanappa, vide M.R. No. 03/1993-94;
- IV. WHEREAS** the above named Mr. Narayanappa, S/o late Thoti Muniveera, and his sons Mr. D. Venkatesh and Mr. N. Raghu, executed a General Power of Attorney, dated 16/05/1995 registered as Document No. 96, Book No. IV, Volume No. SF35, at pages 16 to 20, registered on 19/05/1995, in the office of the Sub-Registrar, Yelahanka, Bangalore, in favour of Mr. S. Raghunath, S/o late H. Shankar and Mr. R. Venkatesh, S/o Mr. Ramanna, to exercise the powers and to perform the duties specified therein, with respect to Sy. No. 83, totally measuring about 03.08 Guntas, situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, (Formerly Bangalore North Taluk), Bangalore District;
- V. WHEREAS** the above-named Mr. Narayanappa, S/o late Thoti Muniveera, and his sons Mr. D. Venkatesh and Mr. N. Raghu represented by their duly authorized General Power of Attorney holder R. Venkatesh, son of Mr. M.V. Ramanna inter-alia, sold Sy. No. 83, totally measuring about 03.08 Guntas, situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore District, in favour of Mr. A. Ramakrishna, S/o Anjaneyachar, under a Deed of Sale Dated 08/10/2004, which is registered as Document No. YAN-1-03193/2005-06 and Stored in CD No. YAND135, registered on 23/05/1995 in the office of the Sub-Registrar, Yelahanka, Bangalore and the land is phoded and newly numbered as Sy. No. 83/2;
- VI. WHEREAS** Mr. A. Ramakrishna, S/o Anjaneyachar, executed a General Power of Attorney dated 30-11-2015, registered as Document No. MLS-4-00409/2015-16, Stored in CD No. MLSD113, registered on 18-12-2015, in the office of the Sub Registrar, Gandhinagar (Malleshwaram), Bangalore, in favour of Mr. SUJAI M R GOWDA, giving him powers to deal with the land in Sy. No. 83, totally measuring about 03.08 Guntas, situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore District, including the right to sell the land in Sy. No. 83, totally measuring about 03.08 Guntas, situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore District;
- VII. WHEREAS** Sy. No. 83 has been phoded and assigned new Sy. No. 83/1 measuring 12.08 Guntas and Sy. No. 83/2 measuring 03.08 Guntas;
- VIII. WHEREAS** the above-named Mr. A. Ramakrishna, S/o Anjaneyachar applied for land conversion from agricultural to non-agricultural residential purposes for the Sy. No. 83/2, totally measuring about 03.08 Guntas, situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore District and the same has been converted from agricultural purposes to non-agricultural residential purposes vide Order bearing No. 435385, dated 07/02/2023, passed by the Deputy Commissioner, Bangalore District constituting the **Item No. IV herein**);



IX. WHEREAS Mr. A. Ramakrishna, S/o Anjaneyachar represented by his GPA holder Mr. Suaji M R Gowda, sold and conveyed the **Item No. IV** in favour of M/s Essem18 Ventures LLP, the DEVELOPER herein under a Sale Deed dated 28-02-2023, registered as Document No. GAN-1-07815-2022-23, Stored in CD No. GAND1404, in the office of the Sub Registrar, Gandhinagar, Bangalore;

SY. NO. 77 (Item No. V):

- I. WHEREAS** one Mr. Munishamappa owned the agricultural land in Sy. No. 77, measuring 1 (One) Acre situated at Doddajala Village, Jala Hobli, Bangalore North Taluk and he acquired the same from Mrs. Muniyamma, Wife of Dandu Chowdappa under a Sale Deed dated 06-03-1954, registered as Document No. 3012/1953-54, Book I, Volume 645, Pages at 51-53, registered in the office of the Sub Registrar, Devanahalli, Bangalore;
- II. WHEREAS** Mr. D. C. Venkatesh, Son of Mr. Dandu Chowdappa released his right, title and interest over the agricultural land in Sy. No. 77, measuring 1 (One) Acre situated at Doddajala Village, Jala Hobli, Bangalore North Taluk in favour of Mr. Munishamappa under a Release Deed dated 17-09-1971, registered as Document No. 1843/1971-72, Book I, Volume No. 1085, Pages at 92-93, registered on 20-09-1971, in the office of the Sub Registrar, Devanahalli, Bangalore and the same is mutated in the revenue records issued by the Village Accountant, Doddajala Village;
- III. WHEREAS** Mr. Munishamappa along with his sons Mr. Mallappa and Mr. Ramananjappa executed an Agreement of Sale dated 05-05-1995, registered as Document No. 939/1995-96, Book I, Volume No. SF603, Pages at 97-102, registered on 06-05-1995, in the office of the Sub Registrar Yelahanka, Bangalore, in favour of Mr. Satish Pai, represented by his G.P.A. Holder Mr. K. Chandrappa for the sale of the agricultural land in Sy. No. 77, measuring 1 (One) Acre situated at Doddajala Village, Jala Hobli, Bangalore North Taluk also Mr. Munishamappa along with his sons Mr. Mallappa and Mr. Ramananjappa executed General Power of Attorney dated 05-05-1995, registered as Document No. 75/1995-96, Book IV, Pages at 1 to 5, Volume No. SF35, registered on 06-05-1995 in the office of the Sub Registrar Yelahanka, Bangalore, in favour of Mr. S. Raghunath and Mr. M. K. Chandrappa and in terms of the General Power of Attorney empowering the attorneys to do various acts, deeds and things (jointly and severally) with power of alienation of the agricultural land in Sy. No. 77, measuring 1 (One) Acre situated at Doddajala Village, Jala Hobli, Bangalore North Taluk;
- IV. WHEREAS** Mr. Munishamappa S/o Hanumappa applied for conversion of the agricultural land in Sy. No. 77, measuring 1 (One) Acre and 5 (Five) Guntas Kharab land situated at Doddajala Village, Jala Hobli, Bangalore North Taluk and the same was approved and converted from agricultural to non-agricultural residential purposes vide Official Memorandum dated 24-09-1996, bearing No. BDS: ALN:SR412/1995-96 issued by the office of the Special Deputy Commissioner, Bangalore constituting the **Item No. V herein;**
- V. WHEREAS** Mr. Munishamappa S/o Hanumappa died on 07-06-1997 and after the death of Mr. Munishamappa S/o Hanumappa his children namely Mr. Mallappa, Mr. Ramananjinappa, Mrs. Anjinamma, Mrs. Pillamma, Mrs. Lakshmamamma, Mrs.



Rathnamma and Mrs. Sumithamma being the legal heirs of Mr. Munishamappa succeeded and became the land owners of the ITEM NO.1;

- VI. WHEREAS** subsequently daughters of Mr. Munishamappa namely Mrs. Anjinamma, Mrs. Pillamma, Mrs. Lakshamma, Mrs. Rathnamma and Mrs. Sumithamma, had executed a notarized General Power of Attorney dated 17-01-2007 in favour of their brother Mr. Mallappa, empowering him to do various acts, deeds and things with power of alienation the **Item No. V herein**;
- VII. WHEREAS** Mr. Mallappa son of Mr. Munishamappa, Mr. Ramananjinappa Son of Mr. Mallappa and daughters of Mr. Mallappa namely Mrs. Anjinamma, Mrs. Pillamma, Mrs. Lakshamma, Mrs. Rathnamma and Mrs. Sumithamma represented by their General Power of Attorney holder brother Mr. Mallappa, sold and conveyed the **Item No. V** in favour of M/s. Duo Properties Private Limited, represented by its Director Mr. T. Phani Mahesh represented by his General Power of Attorney holder Mr. M.K. Gandhi under a Sale Deed dated 09-03-2007, registered as Document No. YAN-1-27894/2006-07, Stored in CD No. YAND278, registered in the office of the Sub Registrar office Yelahanka, Bangalore;
- VIII. WHEREAS** Mr. Satish Pai, S/o. Late Mr. Narasimha Pai and Mr. S. Raghunath, S/o. Late Mr. H. Shankar, executed a Deed of Confirmation dated 20-10-2015, Document No. MLS-1-02585/2015-16, Stored in CD No. MLSD112, registered on 29-10-2015, in the office of the Sub-Registrar, Malleshwaram, Bangalore, in favour of M/s Duo Properties Private Limited (represented by its Director Mr. Sujai M. R. Gowda), that they have not encumbered or created any third party rights in respect of the **Item No. V** and further confirm that ever since the date of the purchase the M/s Duo Properties Private Limited was the absolute owner and in possession and enjoyment of the **Item No. V**;
- IX. WHEREAS** M/s Duo Properties Private Limited (represented by its Director Mr. Sujai M. R. Gowda conveyed and sold the **Item No. V** in favour of the **DEVELOPER** under a Sale Deed dated 31-05-2023 registered as document bearing No. YAN-1-02609/2023-24, Book 1, stored in CD No. YAND1798 registered at the office of the Senior Sub-Registrar, Ganganagar (Yelahanka), Bangalore;
- X. WHEREAS** subsequent to the purchase it has come to the knowledge of the **DEVELOPER** that the M/S. Corporate Properties Inc, M/S. Duo Properties Private Limited, and the Mrs. Shwetha Dayananda had entered into a registered Agreement to Sell dated 18-03-2021 registered as Document No.HBB-1-03052/2020-21, Stored in CD No. HBBD760, in the office of the Sub Registrar Gandhinagar (Yelahanka) in terms of which certain rights and obligations were vested with M/S. Corporate Properties Inc and Mrs. Shwetha Dayananda with respect to **Item No. V**;
- XI. WHEREAS** Mrs. Shwetha Dayananda herein has received the dues payable to her from the erstwhile owner M/S Duo Properties Private Limited, and hence M/S. Corporate Properties Inc and Mrs. Shwetha Dayananda have executed Deed of Cancellation of Agreement to Sell registered as document bearing No. GAN-1-03025/2023-24, Book 1 registered at the office of the Senior Sub-Registrar, Gandhinagar, Bangalore, and cancelled the Agreement to Sell dated 18-03-2021 registered as Document No.HBB-1-03052/2020-21, Stored in CD No. HBBD760, in the office of the Sub Registrar Gandhinagar (Yelahanka) with respect to **Item No. V**;



XII. WHEREAS further M/S. Corporate Properties Inc, Mrs. Shwetha Dayananda and M/S Duo Properties Private Limited as a matter of abundant caution and have confirmed the sale executed by M/S Duo Properties Private Limited in favour of M/s Essem18 Ventures LLP, the DEVELOPER herein, by executing the Deed of Confirmation registered as document bearing No. GAN-1-03026/2023-24, Book 1, registered at the office of the Senior Sub-Registrar, Gandhinagar, Bangalore;

SY.NO.82/2 (Item No. VI):

- I. WHEREAS** one Mr. Munishami alias Anche Doddapillappa among others owned agricultural land in Sy. No. 82/2, measuring 3 (Three) Acres and 05 (Five) Guntas situated at Doddajala Village, Jala Hobli, Yelahanka Taluk along with other properties and on his death his children namely 1st son Mr. Munihanumappa, 2nd son Mr. Gopalappa and 3rd son Mr. Puttanna were the legal heirs;
- II. WHEREAS** Mr. Munihanumappa, Mr. Gopalappa and Mr. Puttanna children of Mr. Munishami alias Anche Doddapillappa executed a family Partition Deed among themselves and as per the terms of the Partition Deed dated 12-05-1972, registered as Document No. 1112/1972-73, among others agricultural land in Sy. No. 82/2, measuring 3 (Three) Acres and 05 (Five) Guntas situated at Doddajala Village, Jala Hobli, Yelahanka Taluk (Schedule A Property as per the Partition Deed mentioned above) fell to the share of Mr. Munihanumappa and the same is reflected in the RTC/Phani in the name Mr. Munihanumappa from the year 1968-69 to 1980-81;
- III. WHEREAS** Mr. Munihanumappa died leaving behind his first wife Mrs. Venkatamma and their son namely Mr. Jayaramaiah and second wife Mrs. Chikkathayamma and their two sons namely Mr. Ashwathappa and Mr. Subramani;
- IV. WHEREAS** after the death of the first wife Mrs. Venkatamma and her son Mr. Jayaramaiah who was unmarried and had no issues, the second wife Mrs. Chikkathayamma, Mr. Ashwathappa and Mr. Subramani children of Mr. Munihanumappa, being the legal heirs, became the owners of the agricultural land in Sy. No. 82/2, measuring 3 (Three) Acres and 05 (Five) Guntas situated at Doddajala Village, Jala Hobli, Yelahanka Taluk as the same reflected in the RTC/Phani Records;
- V. WHEREAS** Mr. Ashwathappa and Mr. Subramani sons of Mr. Munihanumappa along with their family members executed an Agreement of Sale dated 10-05-1995, registered as Document No. 1012/1995-96 of Book I, Volume SF 603 at Pages from 166 - 171, registered in the office of the Sub Registrar Yelahanka, Bangalore, in favour of Mr. P. Satish Pai S/o. Late Mr. Narasimha Pai, represented by his General Power of Attorney Holder Mr. M.K. Chandrappa S/o. Mr. Kenchappa for the sale of the agricultural land in Sy. No. 82/2, measuring 3 (Three) Acres and 05(Five) Guntas situated at Doddajala Village, Jala Hobli, Yelahanka Taluk. Further, Mr. Ashwathappa and Mr. Subramani children of Mr. Munihanumappa along with their family members executed a General Power of Attorney dated 10-05-1995, registered as Document No. 87/1995-96, Volume No. SF34, Book IV, Pages at 162-167, registered in the office of the Sub-Registrar, Yelahanka, Bangalore, in favour of Mr. S. Raghunath S/o. Late Mr. H Shankar and Mr. M. K. Chandrappa S/o. Mr. Kenchappa. The said Mr. S. Raghunath S/o. Late Mr. H Shankar subdelegated his powers to Mr. Venkatesh S/o. Mr. M.V. Ramanna by executing a notarized GPA in



favour of Mr. Venkatesh S/o. Mr. M.V. Ramanna and in terms of the General Power of Attorney empowering the attorneys to do various acts, deeds and things (jointly and severally) with power of alienation of the agricultural land in Sy. No. 82/2, measuring 3 (Three) Acres and 05 (Five) Guntas situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, and in part performance of the Sale Agreement Mr. Ashwathappa and Mr. Subramani sons of Mr. Munihaumappa along with their family members had put Mr. P. Satish Pai S/o Late Mr. Narasimha Pai being the agreement holder in physical possession of the agricultural land in Sy. No. 82/2, measuring 3 (Three) Acres and 05 (Five) Guntas situated at Doddajala Village, Jala Hobli, Yelahanka Taluk;

- VI. WHEREAS** Mr. Ashwathappa and Mr. Subramani sons of Mr. Munishamappa applied for land conversion of the agricultural land in Sy. No. 82/2, measuring 3 (Three) Acres and 05 (Five) Guntas situated at Doddajala Village, Jala Hobli, Yelahanka Taluk and the same was converted from agricultural to non-agricultural residential purposes vide Official Memorandum dated 16-04-1997, bearing No. BDS: ALN:SA:413/1995-96 issued by the office of the Special Deputy Commissioner, Bangalore in respect of the land in Sy. No. 82/2, measuring 3 (Three) Acres and 05 (Five) Guntas plus 5 (Five) Guntas "A" Kharab land situated at Doddajala Village, Jala Hobli, Yelahanka Taluk constituting the **(Item No. VI herein)**;
- VII. WHEREAS** Mr. Ashwathappa and Mr. Subramani sons of Mr. Munihanumappa along with his family members (represented by Mr. Venkatesh, sub delegate of the General Power of Attorney holder Mr. S. Raghunath,) sold and conveyed the **Item No. VI** under a Sale Deed dated 08-10-2004 registered as Document No.YAN-1-22414/04-05, Stored in CD No. YAND109 and registered on 05-02-2005, in the office of the Sub-Registrar, Yelahanka, Bangalore, in favour of Mr. A. Ramakrishna S/o. Mr. Anjaneyachar;
- VIII. WHEREAS** subsequently, Mr. A. Ramakrishna S/o. Mr. Anjaneyachar noticed that there was error in the description of the **Item No. VI** property description which was mentioned as agricultural immovable property instead of mentioning that the land has been converted from agricultural to non agricultural residential purposes vide Official Memorandum bearing No. BDS; ALN; SR 413/95-96 dated 16-04-1997 issued by the Deputy Commissioner, Bangalore, and to rectify the said error Mr. Ashwathappa and Mr. Subramani sons of Mr. Munihanumappa along with their family members represented by their general power of attorney holder Mr. R. Venkatesh S/o. Mr. M.V. Ramanna executed a Rectification Deed dated 09-05-2005 registered as Document No.YAN-1-03110/05-06, Stored in CD No. YAND134 and registered on 19-05-2005, in the office of the Sub-Registrar, Yelahanka, Bangalore, in favour of Mr. Ramakrishna S/o. Mr. Anjaneyachar and thereby rectified the error mentioned in the Sale Deed dated 08-10-2004 registered as Document No.YAN-1-22414/04-05, Stored in CD No. YAND109 and registered on 05-02-2005, in the office of the Sub-Registrar, Yelahanka, Bangalore and the **Item No. VI** has been mutated in the name of Mr. A. Ramakrishna and it reflects in the RTC/Phani Records;
- IX. WHEREAS** Mr. Ashwathappa and Mr. Subramani sons of Mr. Munihanumappa along with their family members executed a Confirmation Deed dated 22-06-2006, registered as Document No.YAN-1-07135/06-07, Stored in CD No. YAND205, in the office of the Sub-Registrar, Yelahanka, Bangalore, in favour of the Mr. A. Ramakrishna S/o. Mr. Anjaneyachar wherein the land owners being Mr. Ashwathappa and Mr. Subramani sons of Mr. Munihanumappa and their family



members had disputes with Mr. A. Ramakrishna S/o. Mr. Anjaneyachar and with the intervention of well-wishers and friends the matter was settled amicably in writing and through this Confirmation Deed the ownership and title of Mr. A. Ramakrishna S/o. Mr. Anjaneyachar over the **Item No. VI** was duly confirmed;

- X. WHEREAS** Mr. A. Ramakrishna, S/o Mr. Anjaneyachar then sold and conveyed the **Item No. VI** to M/s. Duo Properties Private Limited under a Sale Deed dated 09-05-2005 registered as Document No. YAN-1-03304/05-06, CD No. YAND135, registered on 27-05-2005, in the office of the Sub Registrar Yelahanka, Bangalore;
- XI. WHEREAS** Mr. M.K. Chandrappa, S/o Mr. Kenchappa executed a Deed of Confirmation dated 20-10-2015, Document No. MLS-1-02654/2015-16, Stored in CD No. MLSD112, registered on 03-11-2015, in the office of the Sub-Registrar, Malleshwaram, Bangalore, in favour of Mr. Ramakrishna S/o Mr. Anjaneyachar, that he has not encumbered the **Item No. VI** with any other third parties and further confirmed that ever since the date of the purchase Mr. Ramakrishna S/o Mr. Anjaneyachar was the absolute owner and in possession and enjoyment of the **Item No. VI**;
- XII. WHEREAS** Mr. Satish Pai S/o. Late Mr. Narasimha Pai, Mr. R. Venkatesh S/o. Mr. Ramanna, Mr. S. Raghunath S/o. Late Mr. H Shankar, Mr. Ashwin Pai S/o. Mr. Satish Pai and Mr. Ravindra Pai S/o. Mr. Dayananda Pai have executed a Deed of Confirmation dated 20-10-2015, Document No. MLS-1-02654/2015-16, Stored in CD No. MLSD112, registered on 03-11-2015, in the office of the Sub-Registrar, Malleshwaram, Bangalore, in favour of the M/s Duo Properties Private Limited (represented by its Director Mr. Phani Mahesh), that they have not encumbered the **Item No. VI** with any other third parties and further confirm that ever since the date of the purchase M/s. Duo Properties Private Limited was the absolute owner and in possession and enjoyment of the **Item No. VI**;
- XIII. WHEREAS** M/s Duo Properties thereafter sold and conveyed the **Item No. VI**, in favour of M/s Essem18 Ventures LLP, the DEVELOPER herein, under a Sale Deed dated 07-02-2023, registered as Document No. YAN-1-13155-2022-23, Stored in CD No. YAND1718, in the office of the Sub Registrar, Gandhinagar (Yelahanka);

OPINION:

The **DEVELOPER** is the absolute owner of the land in **Sy. No. 85/2** measuring **3 Acres 10 Guntas** plus **10 Guntas** of Kharab (converted from agricultural to non-agricultural residential purposes vide Official Memorandum **No. 432171 dated 13-01-2023** issued by Deputy Commissioner Bangalore) (which is more fully hereunder and hereinafter referred to as the Item No. I), the land in **Sy. No. 84/1** measuring **1 Acre 16 Guntas and Sy. No. 84/2 measuring 34 Guntas** both situated at Doddajala Village, Jala Hobli, Yelahanka Taluk, Bangalore District situated at Doddajala Village, Jala Hobli, Yelahanka Taluk (earlier Bangalore North Taluk), Bangalore converted from agricultural to non-agricultural residential purposes vide Official Memorandum **dated 28/02/1996**, bearing No. **BDS: ALN:SR:NA:157/1995-96** (which is more fully hereunder and hereinafter referred to as the Item No. II) the land in **Sy. No. 83/1**, measuring **12.08 Guntas** (converted from agricultural to non-agricultural residential purposes vide Official Memorandum No. **BDS: ALN:SR:NA:158/95-96, dated 01/03/1996**, passed by the Deputy Commissioner, Bangalore District) situated at Doddajala Village, Jala Hobli, Yelahanka Taluk (earlier Bangalore North Taluk), Bangalore (which is more fully hereunder and hereinafter referred to as the Item No. III), land in **Sy. No. 83/2**, measuring **03.08 Guntas** (converted from



agricultural to non-agricultural residential purposes vide Official Memorandum **No. 435385, dated 07/02/2023**, passed by the Deputy Commissioner, Bangalore District) situated at Doddajala Village, Jala Hobli, Yelahanka Taluk (earlier Bangalore North Taluk), (which is more fully hereunder and hereinafter referred to as the Item No. IV) and land in **Sy. No. 77** measuring **01 Acre 05 Guntas** A Kharab Land (converted from agricultural to non-agricultural residential purposes vide Official Memorandum No. **BDS: ALN:SR:NA:412/1995-96 dated 24-09-1996**) situated at Doddajala Village, Jala Hobli, Yelahanka Taluk (earlier Bangalore North Taluk), Bangalore (which is more fully hereunder and hereinafter referred to as the Item No. V), land in **Sy. No. 82/2**, measuring **3 (Three) Acres and 05 (Five) Guntas and also 5 (Five) Guntas** "A" Kharab land (total 3 Acres and 10 Guntas) (converted from agricultural to non-agricultural residential purposes vide Official Memorandum **dated 16-04-1997**, bearing No. **BDS: ALN:SA:413/1995-96** issued by the office of the Special Deputy Commissioner, Bangalore) situated at Doddajala Village, Jala Hobli, Bangalore North Taluk (which is more fully hereunder and hereinafter referred to as the Item No. VI), and in all totally admeasuring **10 Acres 21 Guntas including 10 guntas of Kharab land** situated at Doddajala Village, Jala Hobli, Yelahanka Taluk (earlier Bangalore North Taluk), Bangalore hereinafter called the Vedam Project Land and the above lands have been purchased by the DEVELOPER under various Sale Deeds from various Owners.

The DEVELOPER with an intention to develop the SCHEDULE PROPERTY had approached (Bangalore International Airport Area Planning Authority (BIAAPA) for the approvals for the development of the Item Nos. I to VI lands along with the Application for the Plan Sanction for SCHEDULE PROPERTY which has been duly approved as is evidenced by the Plan Approval issued under Letter bearing No. BIAAPA/TP/LAO/124/2022-23/23-24, dated 08-06-2023 issued by the BMICAPA;(113 sites).

The Project will be named as "VEDAM" and will be registered under RERA Karnataka.

The DEVELOPER is the sole and absolute owner of the SCHEDULE PROPERTY and has the necessary Plan approval to commence the development of the "VEDAM" Project on the SCHEDULE PROPERTY.

Poornima R
Advocate
Law Assist

