

**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 Deepak . Nupur kabra Mundhra . H. Rashmi . B.S. Amulya Sujit . R. Rashmi . R. Sunandeni . K.S. Sushma . R.Oormeela

Dt:11/05/2022.

**M/s. BREN CORPORATION PRIVATE LIMITED.,**

3<sup>rd</sup> Floor, Balavana,  
Plot No.61, 5<sup>th</sup> 'A' Block,  
Koramangala,  
BANGALORE - 560 095.

Sirs,

Sub: Title Opinion in respect of Properties measuring (i) 00 Acre 32.30 Guntas in Sy.No. 49, (ii) 02 Acres 11.40 Guntas in Sy.No.52 and both situated Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk, converted for non-agricultural residential purposes, vide three Conversion Orders (i) bearing No.BDIS:ALN:SR(S):25/1999/2000 dated 24/02/2000, (ii) bearing No.BDIS:ALN:SR(S):26/1999/2000 dated 24/02/2000 and (iii) bearing No. BDIS:ALN:SR(S): 204/2002/03 dated 25/11/2002, all issued by The Special Deputy Commissioner, Bangalore District, Bangalore and presently bearing Municipal Khata No.814/49/52 of Thalaghattapura, Kengeri Sub-Division, Municipal Ward No.198 of Hemmigepura, Bangalore and totally measuring 1,34,423 Sq. Ft., approximately.

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

SL. NO	DATE	NATURE OF THE DOCUMENTS
<b>:Property measuring 00 Acres 32.30 Guntas in Sy.No. 49:</b>		
1.	30/10/1967	Certified Copy of the Sale Deed executed by Sri.Doddamuniyellappa, Smt. Hanumakka, Sri.Devaraj, Smt.Yellamma and Smt.Girija in favour of Sri.V.Y.Ahmed, registered as Document No.3655/1967-68 in Book-I Volume 669 at Pages 123 to 128 in the Office of the Sub-Registrar, Bangalore South Taluk.

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2.	24/01/1972	Sale Deed executed by Mr. V.Y. Ahmed in favour of Sri.R.Ramchand Bathija, registered as Document No.5989/1971-72 in Book-I Volume 895 at Pages 143 to 146, in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore.
3.	06/10/1986	Sale Deed executed by Sri.R.Ramachand Bathija in favour of Sri. C.T. Raja Rao, registered as Document No.3694/1986-87 in Book-I Volume 2490 at Pages 42-46 in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore.
4.		Mutation Register Extract bearing MR No.8/1987-88 issued by the Revenue Authorities.
5.	18/12/1998	Sale Deed executed by Sri. C.T. Raja Rao in favour of Sri.H.K. Nanjunda Swamy, registered as Document No. 7922/1998-99 in Book-I and stored in C.D.No.25 in the Office of the Sub-Registrar, Kengeri, Bangalore Urban District.
6.		Mutation Register Extract bearing MR No.16/1998-99 issued by the Revenue Authorities.
7.	24/02/2000	Conversion Order bearing No.BDIS:ALN:SR(S):25/1999-2000 issued by The Special Deputy Commissioner, Bangalore District, Bangalore in respect of property measuring 03 Acres 00 Guntas in Sy.No.49.
8.		Mutation Register Extract bearing M.R. Nos. 24/2002-03.
9.	28/03/2011	Joint Development Agreement executed by Sri.Gowrishankar N. Hosakere in favour of M/s Saaya Property Development Private Limited, registered as Document No.9245/2010-11 in Book-I and stored in C.D.No.BSKD107 in the Office of the Sub-Registrar, Banashankari, Bangalore.
10.	28/03/2011	General Power of Attorney executed by Sri.Gowrishankar N.Hosakere in favour of M/s. Saaya Property Development Private Limited, registered as Document No.340/2010-11 in Book-IV and stored in C.D.No. BSKD107 in the Office of the Sub-Registrar, Banashankari, Bangalore.
11.	16/12/2019	Cancellation Deed executed by and between Sri.Gowrishankar N. Hosakere and M/s. Sunland Ventures Private Limited registered as Document No.6715/2019-20 in Book-I and stored in C.D. No.CMPD460, in the Office of the Sub-Registrar, Basawanagudi (Chamarajapete), Bangalore.

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12.	16/12/2019	Deed of Revocation of General Power of Attorney executed by and between Sri.Gowrishnakar N. Hosakere and M/s.Sunland Ventures Private Limited registered as Document No.377/2019-20 in Book-IV and stored in C.D. No.CMPD460, in the Office of the Sub-Registrar, Basawanagudi (Chamarajapete), Bangalore.
<b>:Property measuring 02 Acres 11.40 Guntas in Sy.No. 52:</b>		
13.	30/10/1967	Certified copy of the Sale Deed executed by Sri.Doddamuniyellappa, Smt. Hanumakka and Sri.Devaraj, Smt.Yellamma and Smt.Girija, in favour of Mr.Abdul Rehman registered as Document No.3656/1967-68, in Book-I Volume 670 at Pages 72 to 76, in the Office of the Sub-Registrar, Bangalore South Taluk.
14.		Family Tree of Sri.Abdul Rehman issued by The Village Accountant, Uttarahalli Hobli, Bangalore South Taluk.
15.	24/06/1989	Sale Deed executed by Mrs.Asraf Jan and others in favour of Sri.Munishettappa and his son Sri. Muniswamy, registered as Document No. 283/1989-90 in Book-I, Volume 7 at Pages 32 to 35, in the Office of the Sub-Registrar, Kengeri, Bangalore.
16.	31/10/1990	Sale Deed executed by Sri.Munishettappa and others in favour of Sri.H.S. Nagaraj, registered as Document No. 528/1991-92 in Book-I , Volume 296 at Pages 119 to 128 in the Office of the Sub-Registrar, Kengeri, Bangalore.
17.		Mutation Register Extract bearing M.R.No.7/1991-92 issued by the Revenue Authorities.
18.	06/01/1992	Sale Deed executed by Mr.Mustaq Ahmed in favour of Sri.H.S.Nagaraj, registered as Document No. 6499/1991-92 in Book-I, Volume 437 at Pages 182 to 185 in the Office of the Sub-Registrar, Kengeri, Bangalore.
19.	06/01/1992	Sale Deed executed by Mrs.Abeeda Begum in favour of Sri. H.S. Nagaraj, registered as Document No. 6500/1991-92 in Book-I , Volume 437 at Pages 185 to 189 in the Office of the Sub-Registrar, Kengeri, Bangalore.
20.	06/02/1992	Sale Deed executed by Mrs.Ashraf Jan and Mrs.Rashida Begum in favour of Sri. H.S. Nagaraj, registered as Document No. 7287/1991-92 in Book-I, Volume 441 at Pages 240 to 246 in the Office of the Sub-Registrar, Kengeri, Bangalore.

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21.	06/02/1992	Sale Deed executed by Mr.Nissar Ahmed in favour of Sri.H.S.Nagaraj, registered as Document No. 7288/1991-92 in Book-I, Volume 458 at Pages 1 to 7 in the Office of the Sub-Registrar, Kengeri, Bangalore.
22.	06/02/1992	Sale Deed executed by Mrs.Noor Jan in favour of Sri.H.S.Nagaraj, registered as Document No. 7286/1991-92 in Book-I, Volume 441 at Pages 234 to 240 in the Office of the Sub-Registrar, Kengeri, Bangalore.
23.		Mutation Register Extracts bearing M.R.Nos.25/1991-92, 26/1991-92, 23/1991-92, 24/1991-92 and 22/1991-92 issued by the Revenue Authorities.
24.	29/10/1993	General Power of Attorney executed by Sri. H.S. Nagaraj empowering Sri. H.K. Nanjundaswamy in respect of Property measuring 10 Acres 22 Guntas in Sy.No. 52.
25.	26/05/1994	Sale Deed executed by Sri. H.S. Nagaraj in favour of Sri. C.T. Raja Rao, registered as Document No. 4140/1994-95 in Book-I, Volume 1015, at Pages 117 to 120, in the Office of the Sub-Registrar, Kengeri, Bangalore.
26.	17/05/1994	Sale Deed executed by Sri.H.S.Nagaraj in favour of Sri.C.T.Raja Rao, registered as Document No. 1580/1994-95 in Book-I, Volume 959 at Pages 230 to 234 in the Office of the Sub-Registrar, Kengeri, Bangalore.
27.	17/05/1994	Sale Deed executed by Sri.H.S.Nagaraj in favour of Sri.C.T.Raja Rao, registered as Document No. 1579/1994-95 in Book-I , Volume 979 at Pages 27 to 32 in the Office of the Sub-Registrar, Kengeri, Bangalore.
28.	26/05/1994	Sale Deed executed by Sri.H.S.Nagaraj in favour of Sri.C.T.Raja Rao, registered as Document No. 1975/1994-95 in Book-I, Volume 984 at Pages 71 to 74 in the Office of the Sub-Registrar, Kengeri, Bangalore.
29.	26/05/1994	Sale Deed executed by Sri.H.S.Nagaraj in favour of Sri.C.T.Raja Rao, registered as Document No. 1980/1994-95 in Book-I, Volume 985 at Pages 74 to 77 in the Office of the Sub-Registrar, Kengeri, Bangalore.
30.	26/05/1994	Sale Deed executed by Sri.H.S.Nagaraj in favour of Sri.C.T.Raja Rao, registered as Document No. 1982/1994-95 in Book-I, Volume 985 at Pages 78 to 81 in the Office of the Sub-Registrar, Kengeri, Bangalore.
31.		Mutation Register Extracts bearing M.R.No.19/1994-95, 7/1994-95, 4/1994-95, 8/1994-95, 9/1994-95 and 3/1994-95 issued by the Revenue Authorities.

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32.	22/03/1994	Sale Deed executed Mrs.Waheeda Begum in favour of Sri.C.T.Raja Rao, registered as Document No. 350/1994-95 in Book-I, Volume 953 at Pages 65 to 69 in the Office of the Sub-Registrar, Kengeri, Bangalore.
33.		Mutation Register Extract bearing M.R. No.2/1994-95 issued by the Revenue Authorities.
34.	06/01/1999	Sale Deed executed by Sri. C.T. Raja Rao in favour of Sri. H.K. Nanjunda Swamy, registered as Document No. 8232/1998-99 in Book-I, in the Office of the Sub-Registrar, Kengeri, Bangalore.
35.	07/01/1999	Sale Deed executed Sri.C.T.Raja Rao in favour of Sri. H.K. Nanjunda Swamy, registered as Document No. 8254/1998-99 in Book-I, in the Office of the Sub-Registrar, Kengeri, Bangalore.
36.	08/01/1999	Sale Deed executed by Sri. C.T. Raja Rao in favour of Sri. H.K. Nanjunda Swamy, registered as Document No. 8274/1998-99 in Book-I, in the Office of the Sub-Registrar, Kengeri, Bangalore.
37.		Mutation Register Extract bearing M.R.Nos.17/1998-99, 19/1998-99, 18/1998-99, issued by the Revenue Authorities.
38.	24/02/2000	Conversion Order bearing No.BDIS: ALN:SR(S) 26/1999 - 2000 issued by The Special Deputy Commissioner (Revenue), Bangalore District, Bangalore in respect of property measuring 03 Acres 00 Gunta in Sy.No.52.
<b>:Common documents in respect of Properties in Sy.Nos., 49 and 52:</b>		
39.	25/11/2002	Conversion Order bearing No.BDIS: ALN:SR(S): 204:2002-03 issued by The Special Deputy Commissioner (Revenue), Bangalore District, Bangalore in respect of properties measuring (i) 05 Acres in Sy.No. 49 and (ii) 06 Acres in Sy.No.52.
40.		Mutation Register Extract bearing M.R. No. 58/2002-03 issued by the Revenue Authorities.
41.		Land Tax Assessment Extract for the year 2003-04 issued by the Thalaghattapura Village Panchayath in respect of properties in Sy.Nos.49 and 52 in the name of Sri. H.K. Nanjundaswamy.
42.	07/10/2005	Gift Deed executed by Sri.H.K. Nanjundaswamy in favour of his son Sri.Gowrishankar N. Hosakere, registered as Document No.15616/2005-06 in Book-I and stored in C.D. No. KEND235, in the Office of the Sub-Registrar, Kengeri, Bangalore.

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43.	05/08/2006	Cancellation of Gift Deed executed by Sri.H.K.Nanjunda Swamy in favour of his son Sri.Gowrishankar N. Hosakere, registered as Document No.16251/2006-07, in Book-I and stored in C.D. No. KEND314, in the Office of the Sub-Registrar, Kengeri, Bangalore.
44.	07/10/2005	Gift Deed executed by Sri.H.K.Nanjunda Swamy in favour of his son Sri.Vidyashankar H.N. registered as Document No. 15615/2005-06 in Book-I and stored in C.D. No.KEND235, in the Office of the Sub-Registrar, Kengeri, Bangalore.
45.	05/08/2006	Cancellation of Gift Deed executed by Sri.H.K.Nanjunda Swamy in favour of his son Sri.Vidyashankar H.N., registered as Document No.16245/2006-05 in Book-I and stored in C.D. No. KEND314, in the Office of the Sub-Registrar, Kengeri, Bangalore.
46.	05/08/2006	Gift Deed executed by Sri. H.K. Nanjundaswamy in favour of his son Sri.Gowrishankar N. Hosakere, registered as Document No.16273/2006-07 in Book-I and stored in C.D.No.KEND314 in the Office of the Sub-Registrar, Kengeri, Bangalore.
47.	16/12/2010	Cancellation Deed executed by Sri.H.K.Nanjundaswamy in favour of his son Sri.Gowrishankar N. Hoskere, registered as Document No.6271/2010-11 in Book-I and stored in C.D.No.BSKD92 in the Office of the Sub-Registrar, Banashankari, Bangalore.
48.	13/09/2006	Joint Development Agreement executed by Sri. H.K. Nanjunda Swamy along with his children Sri. H.N. Vidyashankar, Sri.N.Udaya Shankar and Sri.Gowrishankar N. Hosakere in favour of M/s Nyasa Developers (P) Ltd, registered as Document No.22341/2006-07 in Book-I and stored in C.D. No.KEND329, in the Office of the Sub-Registrar, Kengeri, Bangalore.
49.	13/09/2006	General Power of Attorney executed by Sri.H.K.Nanjunda Swamy along with his children Sri.H.N.Vidyashankar, Sri.N.Udaya Shankar and Sri.Gowrishankar N. Hosakere in favour of M/s Nyasa Developers (P) Ltd, registered as Document No.365/2006-07 in Book-IV and stored in C.D.No.KEND329 in the Office of the Sub-Registrar, Kengeri, Bangalore.
50.	16/12/2010	Cancellation Deed of Joint Development Agreement executed by Sri.H.K.Nanjunda Swamy along with his children Sri. H.N. Vidyashankar, Sri. N. Udaya Shankar and Sri.Gowrishankar N. Hosakere in favour of M/s Nyasa Developers (P) Ltd, registered as Document No. 6263/2010-11 in Book-I and

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		stored in C.D.No.BSKD92 in the Office of the Sub-Registrar, Bانشankari, Bangalore.
51.	16/12/2010	Cancellation Deed of General Power of Attorney executed by Sri. H.K. Nanjunda Swamy along with his children Sri. H.N. Vidyashankar, Sri.N.Udaya Shankar and Sri. Gowrishankar N. Hosakere in favour of M/s Nyasa Developers (P) Ltd, registered as Document No.212/2010-11 in Book-IV and stored in C.D. No.BSKD92 in the Office of the Sub-Registrar, Bانشankari, Bangalore.
52.	16/12/2010	Gift Deed executed by Sri.H.K.Nanjundaswamy in favour of his son Sri.Gowrishankar N. Hosakere, registered as Document No.6281/2010-11, in Book-I and stored in C.D. No.BSKD92, in the Office of the Sub-Registrar, Banashankari, Bangalore.
53.	02/05/2011	Rectification Deed executed by Sri.H.K.Nanjundaswamy in favour of his son Sri.Gowrishankar.N. Hosakere, in Sy.No.52, registered as Document No.797/2011-12 in Book-I and stored in C.D.No.BSKD111 in the Office of the Sub-Registrar, Banashankari, Bangalore.
54.	28/03/2011	Joint Development Agreement executed by Sri.Gowrishankar N. Hosakere in favour of M/s Saaya Property Development Private Limited, registered as Document No.9242/2010-11 in Book-I and stored in C.D.No.BSKD107 in the Office of the Sub-Registrar, Banashankari, Bangalore.
55.	28/03/2011	General Power of Attorney executed by Sri.Gowrishankar N. Hosakere in favour of M/s Saaya Property Development Private Limited, registered as Document No.339/2010-11 in Book-I and stored in C.D.No.BSKD107 in the Office of the Sub-Registrar, Banashankari, Bangalore.
56.	16/12/2019	Cancellation of Deed executed by and between Sri.Gowrishankar N. Hosakere and M/s.Sunland Developers Private Limited (earlier known as M/s.Saaya Property Developers Private Limited), registered as Document No.6719/2019-20 in Book-I and stored in C.D. No.CMPD460, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore.
57.	16/12/2019	Deed of Revocation, registered as Document No.379/2019-20 in Book-IV and stored in C.D. No.CMPD460, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore.
58.		Special Notice issued the Bruhat Bangalore Mahanagara Palike in respect of Property bearing Municipal Khata No.814/49/52.

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59.	18/01/2019	Khata Certificate issued by the Bruhat Bangalore Mahanagara Palike.
60.	18/01/2019	Khata Extract issued by the Bruhat Bangalore Mahanagara Palike.
61.	16/12/2019	Joint Development Agreement executed by Sri. Gowrishankar N. Hosakere in favour of M/s.Bren Corporation Private Limited, registered as Document No.8012/2019-20 in Book-I and stored in C.D. No. CMPD497, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore.
62.	16/12/2019	General Power of Attorney executed by Sri. Gowrishankar N. Hosakere in favour of M/s.Bren Corporation Private Limited, registered as Document No.458/2019-20 in Book-IV and stored in C.D. No.CMPD497, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore.
63.	06/09/2021	Compliant to Police, Bangalore filed by Sri. Gowrishankar N. Hosakere.
64.	17/09/2021	Public Notice published in Newspapers namely 'Udayavani' (the Kannada Daily Newspaper) and 'The Hindu' (the English Daily Newspaper).
65.	02/11/2021	Confirmation Deed executed by Sri. H.K. Nanjundaswamy in favour of Sri. Gowrishankar N. Hosakere registered as Document No.4767/2021-22 in Book-I and stored in C.D. No. BSGD1042, in the Office of the Sub-Registrar, Basavanagudi, Bangalore.
<b>:Revenue documents in respect of Property in Sy.No. 49:</b>		
66.		Pahanies issued by the Revenue Authorities for the period between 1969-70 and 1973-74 and 1984-85 to 2019-20 issued by the Revenue Authorities.
67.		Mula Tippani in respect of property in Sy.No.49 issued by the Revenue Authorities.
68.	30/12/2003	Tax paid receipts issued by the Bangalore District Panchayath.
69.		Encumbrance Certificates in respect of the property in Sy.No.49 for the period between 01/04/1966 and 02/02/2022 issued by the Jurisdictional Sub-Registrar.
70.		Encumbrance Certificate in respect of the property bearing Municipal No. 814/49/52 for the period from 01/04/2016 to 02/02/2022 issued by the Jurisdictional Sub-Registrar.

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<b>:Revenue documents in respect of Property in Sy.No. 52:</b>		
71.		Pahanies in respect of property in Sy.No.52 issued by the Revenue Authorities for the period between 1969-70 and 2019-20.
72.		Mula Tippani issued by the Revenue Authorities.
73.	30/12/2003	Tax paid receipts issued by the Bangalore District Panchayath.
74.	24/04/2015	Endorsement issued by the Tahsildar, Bangalore South Taluk stating that there are no tenancy claims in respect of property measuring 05 Acres in Sy.No.49.
75.		Encumbrance Certificate in respect of the property in Sy.No.52 for the period between 01/04/1960 and 11/04/2022 issued by the Jurisdictional Sub-Registrar.
<b>Common revenue documents in respect of Properties in Sy.Nos., 49 and 52:</b>		
76.		Tax paid receipts for the period between 2008-09 and 2020-21 issued by the Bruhat Bangalore Mahanagara Palike.
77.	15/11/2011	Endorsement issued by the Tahsildar, Bangalore South Taluk stating that Pahanies for the period from 1974-75 to 1983-84 and 1997-98 are not devastated in his office record.
78.	24/04/2016	Endorsement issued by the Tahsildar, Bangalore South Taluk stating that there are no tenancy claims in respect of property in Sy.No.52.
79.	08/04/2015	Endorsement issued by The Assistant Commissioner, Bangalore South Sub-Division, Bangalore stating that there are no proceeding initiated under Sections 79A and 79 B of The Karnataka Land Reforms Act 1961.
80.	10/04/2015	Endorsement issued by The Assistant Commissioner, Bangalore South Sub-Division, Bangalore stating that there is no proceeding initiated under the provisions of Karnataka Schedule Caste and Schedule Tribe (Prohibition of Transfer of Certain Lands ) Act 1978.
81.		Akarbandh issued by the Revenue Authorities.
82.		Village Map of Talaghattapura issued by the Revenue Authorities.
83.		Encumbrance Certificate in respect of the property bearing Municipal Khata No. 814/49/52 for the period between 01/04/2016 and 03/04/2022 issued by the Jurisdictional Sub-Registrar.

*Kusuma R. Advokates*

**DESCRIPTION OF THE PROPERTY:-**

All that Properties measuring (i) 00 Acre 32.30 Guntas in Sy.No.49, (ii) 02 Acres 11.40 Guntas in Sy.No.52 and both situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk, converted for non-agricultural residential purposes, vide three Conversion Orders (i) bearing No.BDIS:ALN:SR(S): 25/1999/2000 dated 24/02/2000, (ii) bearing No.BDIS:ALN:SR(S): 26/1999/2000 dated 24/02/2000 and (iii) bearing No.BDIS:ALN:SR(S): 204/2002/03 dated 25/11/2002, all issued by The Special Deputy Commissioner, Bangalore District, Bangalore and presently bearing Municipal Khata No.814/49/52 of Thalaghattapura, Kengeri Sub-Division, Municipal Ward No.198 of Hemmigepura, Bangalore and totally measuring 1,34,423 Sq.Ft., approximately and bounded by:

East : Sri. Shankara Regency Residential Layout;  
West : Private Property and BDA Layout;  
North : Sri. Shankara Regency Residential Layout and BDA Layout; and  
South : Road and Private Property.

**:SOURCE OF TITLE:**

The above properties will be hereinafter together referred to as '**Schedule Property**' for convenience.

**1) Property in Sy. No. 49:**

The Property in Item No.1 earlier formed portion of Much Larger Property measuring 09 Acres 19 Guntas and 02 Guntas of 'A' Kharab land in Sy.No.49 of Thalaghattapura Village and was owned and possessed by Sri. Doddamuniyellappa as his self-acquired property.

The said Sri.Doddamuniyellappa along with his wife Smt.Hanumakka and his children namely Sri.Devaraja, Smt.Yellamma and Smt.Girija sold the Much Larger Property in favour of Mr. V.Y. Ahmed in terms of a Sale Deed dated 30/10/1967, registered as Document No.3655/1967-68 in Book-I Volume 669 at Pages 123 to 128, in the Office of the Sub-Registrar, Bommanahalli, Bangalore and Mr.V.Y.Ahmed started enjoying

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the Much Larger Property as owner thereof and his name came to be mutated in the revenue records as owner and khatedar as seen from the pahanies issued by the Revenue Authorities.

The said Mr. V.Y. Ahmed later sold the Much Larger Property in favour of Sri.R.Ramchand Bathija in terms of a Sale Deed dated 24/01/1972, registered as Document No.5989/1971-72 in Book-I Volume 895 at Pages 143 to 146, in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore and since then Sri.R.Ramachand Bathija started enjoying the same as owner thereof.

The said Sri.R.Ramchand Bathija later sold the Much Larger Property in favour of Sri.C.T. Raja Rao in terms of a Sale Deed dated 06/10/1986, registered as Document No.3694/1986-87 in Book-I Volume 2490 at Pages 42 to 46, in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore and since then Sri. C.T. Raja Rao started enjoying the same as owner and his name came to be mutated in the revenue records as owner and khatedar vide Mutation Register Extract bearing M.R. No.08/1987-88.

Later, Sri.C.T.Raja Rao sold the Much Larger Property in favour of Sri. H.K. Nanjunda Swamy in terms of a Sale Deed dated 18/12/1998, registered as Document No.7922/1998-99 in Book-I and stored in C.D. No. 25, in the Office of the Sub-Registrar, Kengeri and since then Sri.H.K.Nanjunda Swamy started enjoying the same as owner and his name came to be mutated in the revenue records as owner and khatedar vide mutation Register Extract bearing M.R.No.16/1998-99.

**2) Property in Sy. No. 52:**

The Property in Item No. 2 earlier formed portion of Much Larger Property measuring 10 Acres 12 Guntas of cultivable land and 00 Acre 10 Guntas of 'B' Kharab land, in all measuring 10 Acres 22 Guntas in Sy.No.52 of Thalaghattapura Village and was originally owned and possessed by Sri.Doddamuniyellappa which was his self-acquired property.

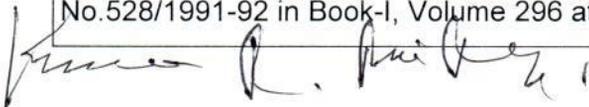
*Kusuma R. Subbaraj*

The said Sri.Doddamuniyellappa along with his wife Smt.Hanumakka and his minor children namely Sri.Devaraj, Smt.Yellamma and Smt.Girija sold the Much Larger Property in favour of Mr.Abdul Rehman in terms of a Sale Deed dated 30/10/1967 registered as Document No.3656/1967-68 in Book-I Volume 670 at Pages 72 to 76, in the Office of the Sub-Registrar, Bangalore South Taluk and since then Mr.Abdul Rehman started enjoying the Much Larger Property as owner.

The said Mr.Abdul Rehman died intestate on 17/09/1988, leaving behind him, his wife Mrs.Asraf Jan and his six children namely Mrs.Abhida Begum, Mrs.Waheeda Begum, Mr.Mustaq Ahmed, Mrs.Noor Jan, Mr.Nissar Ahmed and Mrs.Rasheeda Begum as his heirs to succeed to his estate including the Much Larger Property and the revenue records were mutated in their names as owners. The Family Tree issued by the Village Accountant, Uttarahalli Hobli, Bangalore South Taluk and the Inheritance Certificate bearing IHC No.1/1988-89 issued by the Revenue Authorities confirms the family details of Mr.Abdul Rehman as stated above.

Subsequently the aforesaid heirs of Mr.Abdul Rehman sold eastern portion of the Much Larger Property 03 Acres 00 Guntas along with easement right in 12 feet wide road, in favour of Sri.Munishettappa and his son Sri.Muniswamy in terms of a Sale Deed dated 24/06/1989, registered as Document No.283/1989-90 in Book-I Volume 7 at Pages 32 to 35, in the Office of the Sub-Registrar, Kengeri and since then, Sri.Munishettappa and his son Sri.Muniswamy started enjoying the said Property as owners thereof.

Later the aforesaid (1) Sri. Munishettappa and his wife (2) Smt. Siddamma and his children namely (3) Sri. Muniswamappa also known as Sri. Muniswamy, (4) Smt. Yellamma, (5) Sri. Krishnappa, (6) Smt. Vajramma, (7) Smt. Bhagyamma, (8) Sri. Munirathnam, (9) Smt. Sakamma, (10) Ms. Nagamma (minor) and Ms. Manjula (minor) together sold the aforesaid eastern portion of Much Larger Property measuring 03 Acres 00 Guntas along with easement right in 12 feet wide road, in favour of Sri. H.S. Nagaraj in terms of a Sale Deed dated 31/10/1990, registered as Document No.528/1991-92 in Book-I, Volume 296 at Pages 119 to 128, in the Office of the Sub-



Registrar, Kengeri, Bangalore and since then Sri. H.S. Nagaraj started enjoying the said Property as owner thereof and his name came to be mutated in the revenue records as owner and khatedar vide Mutation Register Extract bearing M.R. No.7/1991-92.

Subsequently, out of the remaining extent of Much Larger Property measuring 07 Acres 17 Guntas including 10 Guntas of kharab land, the above named heirs of Mr.Abdul Rehman sold their respective shares in favour of Sri. H.S. Nagaraj in terms of five separate Sale Deeds as detailed below:

- (1). Mr.Mustaq Ahmed sold his 7/32<sup>nd</sup> undivided share in Property measuring 07 Acres 17 Guntas, i.e., Property measuring 01 Acre 25 Guntas in terms of a Sale Deed dated 06/01/1992, registered as Document No.6499/1991-92 in Book-I, Volume 437 at Pages 182 to 185, in the Office of the Sub-Registrar, Kengeri, Bangalore;
- (2). Mrs.Abeeda Begum (through her Power of Attorney Holder Smt.Pramila Vijayan) sold her 7/64<sup>th</sup> undivided share in Property measuring 07 Acres 17 Guntas, i.e., Property measuring 00 Acre 32 ½ Guntas in terms of a Sale Deed dated 06/01/1992, registered as Document No.6500/1991-92 in Book-I, Volume 437 at Pages 185 to 189, in the Office of the Sub-Registrar, Kengeri, Bangalore;
- (3). Mrs.Ashraf Jan and Mrs.Rashida Begum together sold their 15/64<sup>th</sup> undivided share in Property measuring 07 Acres 17 Guntas, i.e., Property measuring 01 Acre 29 ½ Guntas in terms of a Sale Deed dated 06/02/1992, registered as Document No.7287/1991-92 in Book-I Volume 441 at Pages 240 to 246, in the Office of the Sub-Registrar, Kengeri, Bangalore;
- (4). Mr.Nissar Ahmed sold his 7/32<sup>nd</sup> undivided share in Property measuring 07 Acres 17 Guntas, i.e., Property measuring 01 Acre 25 Guntas in terms of a Sale Deed dated 06/02/1992, registered as Document No.7288/1991-92 in Book-I, Volume 458 at Pages 1 to 7, in the Office of the Sub-Registrar, Kengeri, Bangalore; and
- (5). Mrs.Noor Jan sold her 7/64<sup>th</sup> undivided share in Property measuring 07 Acres 17 Guntas, i.e., Property measuring 00 Acre 32 ½ Guntas in terms of a Sale Deed dated 06/02/1992, registered as Document No.7286/1991-92 in Book-I Volume 441 at Pages 234 to 240, in the Office of the Sub-Registrar, Kengeri, Bangalore;

*Handwritten signature*

since then Sri.H.S.Nagaraj started enjoying the portion of Much Larger Property measuring 06 Acres 24 ½ Guntas in Sy.No.52 as owner and his name came to mutated in the revenue records in respect of the said properties as owner and khatedaar vide Mutation Register Extracts bearing M.R. Nos.25/1991-92, 26/1991-92, 23/1991-92, 24/1991-92 and 22/1991-92 respectively. However, I am not made available with the General Power of Attorney executed by Mrs.Abeeda Begum empowering Smt.Pramila Vijayan to sell her share in Property in Sy.No.52. Any claims from the said Mrs. Abeeda Begum at this period of time may be barred by limitation.

One of the children of Mr.Abdul Rehman by name Mrs.Waheeda Begum retained her portion of undivided share in the Much Larger Property.

Thus in the manner stated above Sri.H.S.Nagaraj became owner of land parcels measuring (i) 03 Acres 00 Guntas, (ii) 01 Acre 25 Guntas, (iii) 00 Acre 32 ½ Guntas, (iv) 01 Acre 29 ½ Guntas, (v) 01 Acre 25 Guntas and (vi) 00 Acre 32 ½ Guntas respectively in total measuring 09 Acres 24 ½ Guntas of land in Sy.No.52 of Thalaghattapura Village.

Subsequently, Sri.H.S.Nagaraj through his General Power of Attorney Holder Sri. H.K. Nanjunda Swamy sold the above Property measuring 09 Acres 24 ½ Guntas in Sy.No. 52 in favour of Sri. C.T.Raja Rao in terms of Sale Deeds detailed below:

- (1). Sale Deed dated 26/05/1994, registered as Document No.4140/1994-95 in Book-I Volume 1015 at Pages 117 to 120, in the Office of the Sub-Registrar, Kengeri, Bangalore in respect of Property measuring 03 Acres 00 Guntas along with 12 Feet wide passage for entry in Sy.No.52;
- (2). Sale Deed dated 17/05/1994, registered as Document No.1580/1994-95 in Book-I Volume 959 at Pages 230 to 234, in the Office of the Sub-Registrar, Kengeri, Bangalore in respect of Property measuring 01 Acre 25 Guntas;
- (3). Sale Deed dated 17/05/1994, registered as Document No.1579/1994-95, in Book-I Volume 979 at Pages 27 to 32, in the Office of the Sub-Registrar, Kengeri, Bangalore in respect of Property measuring 00 Acre 32 ½ Guntas;
- (4). Sale Deed dated 26/05/1994, registered as Document No.1975/1994-95, in Book-I Volume 984 at pages 71 to 74, in the Office of the Sub-Registrar, Kengeri, Bangalore in respect of property measuring 01 Acre 29 ½ Guntas;

*Kusuma R. Prabhakar*

- (5). Sale Deed dated 26/05/1994, registered as Document No.1980/1994-95, in Book-I Volume 985 at pages 74 to 77, in the Office of the Sub-Registrar, Kengeri, Bangalore in respect of property measuring 00 Acre 32 ½ Guntas; and
- (6). Sale Deed dated 26/05/1994, registered as Document No.1982/1994-95, in Book-I Volume 985 at pages 78 to 81, in the Office of the Sub-Registrar, Kengeri, Bangalore in respect of property measuring 01 Acre 25 Guntas;

since then Sri. C.T. Raja Rao started enjoying the portion of Much Larger Property measuring 09 Acres 24 ½ Guntas in Sy.No.52 as owner and his name came to be mutated in the revenue records in respect of said properties as owner and khatedaar vide Mutation Register Extracts bearing M.R. Nos.19/1994-95, 7/1994-95, 4/1994-95, 8/1994-95, 9/1994-95 and 3/1994-95 respectively.

The aforesaid Mrs.Waheeda Begum who retained her 7/64<sup>th</sup> undivided share, right, title, interest and ownership in portion of Much Larger Property measuring 07 Acres 17 Guntas i.e., Property measuring 00 Acre 32 ½ Guntas, sold the same in favour of Sri. C.T. Raja Rao in terms of a Sale Deed dated 22/03/1994, registered as Document No.350/1994-95, in Book-I Volume 953 at pages 65 to 69, in the Office of the Sub-Registrar, Kengeri, Bangalore and since then Sri. C.T. Raja Rao started enjoying the said portion of property and his name came to be mutated in the revenue records as owner and khatedaar vide Mutation Register Extract bearing M.R. No.2/1994-95.

Thus, Sri.C.T.Raja Rao thereby became owner in respect of Much Larger Property measuring 09 Acres 24 ½ Guntas and 00 Acre 32 ½ Guntas, in all measuring 10 Acres 17 Guntas as owner.

Later, Sri. C.T. Raja Rao sold the Property measuring 10 Acres 17 Guntas in favour of Sri. H.K. Nanjunda Swamy in terms of three separate Sale Deeds detailed below:

- (1). Sale Deed dated 06/01/1999, registered as Document No.8232/1998-99 in Book-I, in the Office of the Sub-Registrar, Kengeri, Bangalore in respect of properties measuring (i) 01 Acre 25 Guntas, (ii) 00 Acre 32 ½ Guntas and (iii) 01 Acre 25 Guntas, in all measuring 04 Acres 02 ½ Guntas;

*Kusuma R. Nanjunda Swamy*

- (2). Sale Deed dated 07/01/1999, registered as Document No.8254/1998-99 in Book-I, in the Office of the Sub-Registrar, Kengeri, Bangalore in respect of properties measuring (i) 00 Acre 32 ½ Guntas, (ii) 00 Acre 32 ½ Guntas and (iii) 01 Acre 29 ½ Guntas, in all measuring 03 Acres 14 ½ Guntas; and
- (3). Sale Deed dated 08/01/1999, registered as Document No.8274/1998-99 in Book-I, in the Office of the Sub-Registrar, Kengeri, Bangalore in respect of property measuring 03 Acres 00 Guntas along with 12 Feet wide passage for entry in Sy.No.52.

and from the date of sale, Sri. H.K. Nanjunda Swamy started enjoying the Much Larger Property measuring 10 Acres 17 Guntas in Sy.No.52 as owner and his name came to be mutated in the revenue records as owner and khatedaar vide Mutation Register Extracts bearing M.R.Nos.17/1998-99, 19/1998-99 and 18/1998-99 respectively.

**Common facts in respect of Properties in Sy.Nos., 49 and 52:**

In the manner stated above, the aforesaid Sri. H.K. Nanjunda Swamy acquired ownership to the Property measuring 09 Acres 19 Guntas and 02 Guntas of kharab land in Sy.No. 49 and Property measuring 10 Acres 17 Guntas in Sy.No. 52.

Subsequently, Sri.H.K.Nanjunda Swamy secured conversion of portion of Much Larger Property i.e., Property measuring 08 Acres in Sy.No. 49 and Property measuring 09 Acres in Sy.No. 52, (which is hereinafter together referred to as 'the Larger Property'), from agricultural use to non-agricultural residential use vide three Conversion Orders detailed below:

- (1). Conversion Order dated 24/02/2000, bearing No.BDIS:ALN:SR(S) 25/1999/2000, issued by the Special Deputy Commissioner, Bangalore District, Bangalore in respect of Property measuring 03 Acres in Sy.No.49;
- (2). Conversion Order dated 24/02/2000, bearing No. BDIS: ALN: SR(S) 26/1999-2000, issued by The Special Deputy Commissioner, Bangalore District, Bangalore in respect of Property measuring 03 Acres in Sy.No.52; and
- (3). Conversion Order dated 25/11/2002, bearing No. BDIS: ALN: SR(S): 204:2002/03 issued by The Special Deputy Commissioner, Bangalore District, Bangalore in respect of Properties measuring (i) 05 Acres in Sy.No.49 and (ii) 06 Acres in Sy.No.52.

*Kuma K. Nanjunda Swamy*

and since then the Larger Property ceased to be an agricultural land and became fit for residential use. The Land Tax Assessment Extract for the year 2003-04 issued by the Thalaghattapura Village Panchayath in respect of Properties in Sy.Nos.49 and 52 bearing Khata No.813 in the name of Sri. H.K. Nanjunda Swamy is produced.

Out of Larger Property, the aforesaid Sri. H.K. Nanjunda Swamy gifted portion of Properties measuring (i) 24.60 Guntas and  $\frac{1}{4}$  share in the land measuring 02 Acres 02 Guntas in Sy.No.49 and (ii) 23.30 Guntas and  $\frac{1}{4}$  share in the land measuring 05 Acres 06 Guntas in Sy.No.52, in favour of his son Sri.Gowrishankar N. Hosakere in terms of a Gift Deed dated 07/10/2005, registered as Document No.15616/2005-06 in Book-I and stored in C.D. No.KEND235, in the Office of the Sub-Registrar, Kengeri, Bangalore, which was later cancelled in terms of a Cancellation of Gift Deed dated 05/08/2006, registered as Document No.16251/2006-07 in Book-I and stored in C.D. No. KEND314, in the Office of the Sub-Registrar, Kengeri, Bangalore.

The said Sri. H.K. Nanjundaswamy gifted portion of Larger Property measuring (i) 29.53 Guntas and  $\frac{1}{4}$ <sup>th</sup> share in 02 Acres 02 Guntas in Sy.No. 49 and (ii) 18.35 Guntas and  $\frac{1}{4}$ <sup>th</sup> share in 05 Acres 06 Guntas in Sy.No. 52, in favour of his another son Sri.Vidyashankar H.N. in terms of a Gift Deed dated 07/10/2005, registered as Document No. 15615/2005-06 in Book-I and stored in C.D. No. KEND235, in the Office of the Sub-Registrar, Kengeri, Bangalore which was later cancelled in terms of Cancellation of Gift Deed dated 05/08/2006, registered as Document No.16245/2006-05, in Book-I and stored in C.D. No. KEND314, in the Office of the Sub-Registrar, Kengeri, Bangalore.

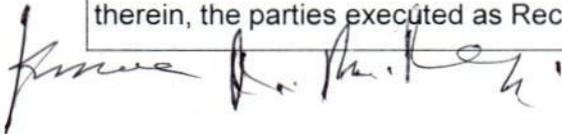
Later, Sri. H.K. Nanjundaswamy again gifted portion of Larger Property measuring (i) 27.3 Guntas and  $\frac{1}{4}$ <sup>th</sup> undivided share in land measuring 16 Guntas and 01 Acre 27.5 Guntas in Sy.No. 49, and (ii) 00 Acre 19.5 Guntas and  $\frac{1}{4}$ <sup>th</sup> undivided share in Property measuring 05 Acres 11.5 Guntas in Sy.No. 52 in favour of his son Sri.Gowrishankar N.Hosakere, in terms of a Gift Deed dated 05/08/2006, registered as Document No.16273/2006-07 in Book-I and stored in C.D. No.KEND314, in the Office of the Sub-Registrar, Kengeri, Bangalore which was later cancelled in terms of a Cancellation of

*K. H. K. Swamy*

Gift Deed dated 16/12/2010, registered as Document No.6271/2010-11, in Book-I and stored in C.D. No. BSKD92, in the Office of the Sub-Registrar, Banashankari, Bangalore.

Thereafter, Sri.H.K.Nanjunda Swamy along with his children namely Sri.H.N. Vidyashankar, Sri.N.Udaya Shankar and Sri.Gowrishankar N. Hosakere entrusted portion of Larger Property measuring (i) 16 Guntas in Sy.No. 49 and (ii) 05 Acres 11.5 Guntas in Sy. No. 52, in favour of M/s.Nyasa Developers (P) Ltd, in terms of a Joint Development Agreement dated 13/09/2006, registered as Document No.22341/2006-07, in Book-I and stored in C.D. No. KEND329, in the Office of the Sub-Registrar, Kengeri, Bangalore and simultaneously empowered M/s.Nyasa Developers (P) Ltd as their attorney in terms of a General Power of Attorney of even date registered as Document No.365/2006-07, in Book-IV and stored in C.D. No. KEND329, in the Office of the Sub-Registrar, Kengeri, Bangalore. Subsequently, the said Joint Development Agreement and General Power of Attorney were cancelled in terms of Cancellation Deed of Joint Development Agreement dated 16/12/2010, registered as Document No. 6263/2010-11 in Book-I and stored in C.D. No. BSKD92, in the Office of the Sub-Registrar, Banashankari, Bangalore and Cancellation Deed of General Power of Attorney dated 16/12/2010, registered as Document No.212/2010-11 in Book-IV and stored in C.D. No. BSKD92, in the Office of the Sub-Registrar, Banashankari, Bangalore.

Later, the said Sri. H.K. Nanjundaswamy executed a Gift Deed dated 16/12/2010 in favour of his son Sri.Gowrishankar N. Hosakere, registered as Document No.6281/2010-11 in Book-I and stored in C.D. No.BSKD92, in the Office of the Sub-Registrar, Banashankari, Bangalore, wherein he gifted exclusive right, title, interest and ownership in lands measuring (i) 32.3 Guntas in Sy.No. 49 and (ii) 02 Acres 11.4 Guntas in Sy.No.52 i.e., **the 'Schedule Property' herein** (earmarked as 'DCMLKJHGFED' in the sketch attached to the said Gift Deed) and since then Sri.Gowrishankar N. Hosakere started enjoying the Schedule Property as owner thereof. Since there was an error in dimension of the Schedule 'B' Property therein, the parties executed as Rectification Deed dated 02/05/2011, registered as



Document No.797/2011-12 in Book-I and stored in C.D. No.BSKD111, in the Office of the Sub-Registrar, Banashankari, Bangalore. Thus Sri.Gowrishankar N. Hoskere started enjoying the Schedule Property as owner thereof.

Later, Sri.Gowrishankar N. Hosakere entrusted portion of Schedule Property measuring (i) 08.3 Guntas in Sy.No.49 and (ii) 02 Acres 11.4 Guntas in Sy.No. 59, in total measuring 02 Acres 19.7 Guntas, marked as 'Part-1' in sketch attached to the said document, in favour of M/s.Saaya Property Development Private Limited, A Registered Company incorporated under The Companies Act, 1956 to develop the same in terms of a Joint Development Agreement dated 28/03/2011, registered as Document No.9242/2010-11 in Book-I and stored in C.D.No.BSKD107, in the Office of the Sub-Registrar, Banashankari, Bangalore, to develop the said property into Multistoried Residential Buildings and/or Commercial Complex and simultaneously executed a General Power of Attorney even date, registered as Document No.339/2010-11 in Book-IV and stored in C.D.No.BSKD107, in the Office of the Sub-Registrar, Banashankari, Bangalore by empowering the Developers to develop the property and to sell their share of land and buildings thereon. Subsequently, the said Joint Development Agreement was cancelled by the said Sri.Gowrishankar N. Hosakere and M/s.Sunland Ventures Private Limited (earlier known as M/s.Saaya Property Development Private Limited) in terms of a Cancellation of Deed dated 16/12/2019, registered as Document No.6719/2019-20 in Book-I and stored in C.D. No.CMPD460, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore and simultaneously revoked the aforesaid General Power of Attorney in terms of a Deed of Revocation dated 16/12/2019, registered as Document No.379/2019-20 in Book-IV and stored in C.D. No.CMPD460, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore.

Later, Sri.Gowrishankar N. Hosakere entrusted the another portion of Schedule Property measuring 00 Acre 24 Guntas in Sy.No. 49, marked as 'Part-2' in sketch attached to the said document, in favour of M/s.Saaya Property Development Private Limited, to develop the same in terms of a Joint Development Agreement

*Kumar R. Subbaraj*

dated 28/03/2011, registered as Document No.9245/2010-11, in Book-I and stored in C.D.No.BSKD107, in the Office of the Sub-Registrar, Banashankari, Bangalore, to develop the said property into multi-storeyed Residential Buildings and/or commercial complex and simultaneously executed a General Power of Attorney dated 28/03/2011, registered as Document No.340/2010-11, in Book-IV and stored in C.D.No.BSKD107, in the Office of the Sub-Registrar, Banashankari, Bangalore by empowering the Developers to develop the property and to sell their share of land and buildings thereon. Subsequently, the said Joint Development Agreement was cancelled by the said Sri.Gowrishankar N. Hosakere and M/s.Sunland Ventures Private Limited (earlier known as M/s.Saaya Property Development Private Limited) in terms of a Cancellation of Deed dated 16/12/2019, registered as Document No.6715/2019-20 in Book-I and stored in C.D. No.CMPD460, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore and simultaneously revoked the aforesaid General Power of Attorney in terms of a Deed of Revocation dated 16/12/2019, registered as Document No.377/2019-20 in Book-IV and stored in C.D. No.CMPD460, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore.

Later the Schedule Property in Sy.Nos.49 and 52 admeasuring 1,34,423 Sq.Ft, approximately came within the municipal limits and was assigned with New Municipal Khata No.814/49/52 in the name of Sri.Gowshankar N. Hosakere vide Khata Certificate and Khata Extract both dated 18/01/2019 issued by the Bruhat Bangalore Mahanagara Palike.

Thereafter, Sri.Gowrishankar Hosakere (hereinafter referred to as the 'Owner') entrusted the Schedule Property to M/s. Bren Corporation Private Limited., (hereinafter referred to as 'Developers') in terms of a Joint Development Agreement dated 16/12/2019, registered as Document No.8012/2019-20 in Book-I and stored in C.D. No. CMPD497, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore to develop the same into Residential Apartment Buildings and Commercial Buildings, hereinafter referred to as Mixed Use Buildings, wherein the Owner and the Developers agreed to share the built-up areas and land shares and simultaneously

*Kusuma R. Ambekar*

executed a General Power of Attorney of even date, registered as Document No.458/2019-20 in Book-IV and stored in C.D. No.CMPD497, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore empowering the Developers to develop the said property and to sell their share of land and buildings thereon.

Since the Original of the aforesaid Gift Deed dated 16/12/2010 executed by Sri.H.K.Nanjundaswamy in favour of his son Sri. Gowrishankar. N. Hosakere, registered as Document No.6281/2010-11 in Book-I and stored in C.D.No.BSKD92 in the Office of the Sub-Registrar, Banashankari, Bangalore and Rectification Deed executed by Sri.H.K.Nanjundaswamy in favour of his son Sri.Gowrishankar.N. Hosakere, registered as Document No.797/2011-12 in Book-I and stored in C.D.No.BSKD111 in the Office of the Sub-Registrar, Banashankari, Bangalore were lost, Sri. Gowrishankar N. Hosakere has lodged a Complaint to the Sub-Inspector of Police, Bangalore City on 06/09/2021 and published in Newspapers namely 'Udayavani' (the Kannada Daily Newspaper) and 'The Hindu' (the English Daily Newspaper) in its issue dated 17/09/2021. Pursuant to that, Sri. H.K. Nanjundaswamy also confirmed the aforesaid gift in favour of his son Sri. Gowrishankar N. Hoskere in terms of a Confirmation Deed dated 02/11/2021, registered as Document No. 4767/2021-22 in Book-I and stored in C.D. No. BSGD1042, in the Office of the Sub-Registrar, Basavanagudi, Bangalore.

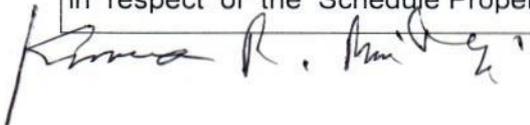
Pahanies in respect of Property in Sy.No.49 issued by the Revenue Authorities for the period from 1969-70 to 1973-74, from 1984 – 85 to 2019-20 discloses the names of Sri.Doddamuniyellappa, Sri.R.Ramachandra Batheja, Sri.C.T.Raja Ram, Sri.H.K.Nanjundaswamy as owners of said Property during relevant period of time. The pahanies do not disclose any tenancy claims. Mula Tippani in respect of Property in Sy.No. 49 issued by the Revenue Authorities discloses the shape of the said property. Tax aid receipt dated 30/12/2002 in respect of the Property in Sy.No.49 issued by the Bangalore District Panchayath is produced. Endorsement dated 24/04/2015, issued by The Tahsildar, Bangalore South Taluk stating that there are no tenancy claims in

*Kusuma R. Nanjundaswamy*

respect of the Property measuring 05 Acres in Sy.No.49. Akarabandh in respect of Property in Sy.No.49 issued by the Revenue Authorities confirms the extent as 09 Acres 21 Guntas including 02 Guntas of 'A' Kharab land. Encumbrance Certificates in respect of Property Measuring 09 Acres 21 Guntas in Sy.No. 49 for the period between 01/04/1966 and 02/02/2022 issued by the Jurisdictional Sub-Registrar discloses above referred transactions.

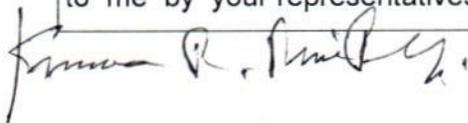
Pahanies in respect of Property in Sy.No.52 issued by the Revenue Authorities for the period between 1969-70 and 2019-20 discloses the names of Mrs. Asraf Jan, Mrs.Abeeda Begum, Mrs. Vahida Begum, Mr. Mustaq Ahmed, Mrs. Noor Jan, Mr.Nissar Ahmed, Ms. Rasheeda Begum, Sri.Munishettappa, Sri.Muniswamy, Sri. H.S. Nagaraj, Sri. C.T. Raja Rao and Sri. H.K. Nanjunda Swamy as owners to their respective portions of the said Property during relevant period of time. The pahanies do not disclose any tenancy claims. Mula Tippani in respect of the Property in Sy.No.52 issued by the Revenue Authorities discloses the shape of the said property. Tax Paid Receipts dated 30/12/2003 in respect of the Property in Sy.No.52 issued by the Bangalore District Panchayath is produced. Endorsement dated 24/04/2015, issued by The Tahsildar, Bangalore South Taluk stating that there are no tenancy claims in respect of the Property measuring 07 Acres 12 Guntas in Sy.No.52. Akarabandh in respect of Property in Sy.No.52 issued by the Revenue Authorities confirms the extent as 10 Acres 12 Guntas and 00 Acre 10 Guntas of kharab land. Encumbrance Certificates in respect of Property in Sy.No.52 for the period between 01/04/1960 and 11/04/2022 issued by the Jurisdictional Sub-Registrar discloses the above referred transactions during the said periods.

Tax Paid Receipts in respect of the Property bearing Khata No.814 for the period between 2008-09 and 2020-21 issued by the Bruhat Bangalore Mahanagara Palike are produced. Endorsement dated 15/11/2011 issued by the Tahsildar, Bangalore South Taluk stating the pahanies for the period from 1974-75 to 1983-84 and 1997-98 in respect of the Schedule Property in Sy.Nos.49 and 52 are not available in his



office record. Endorsement dated 08/04/2015 issued by The Assistant Commissioner, Bangalore South Sub-Division, Bangalore stating that there is no any proceedings initiated under Sections 79 A and 79 B of The Karnataka Land Reforms Act, 1961 in respect of the Schedule Property. Endorsement dated 10/04/2015 issued by The Assistant Commissioner, Bangalore South Sub-Division, Bangalore stating that there are no proceeding initiated under Karnataka scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands Act), 1978 in respect of the Schedule Property. Village Map of Thalaghattapura issued by the Revenue Authorities discloses the location of Properties in Sy.Nos.49 and 52 in the said Village. Encumbrance Certificates in respect of Property bearing Municipal Khata No.814/49/52 issued by the Jurisdictional Sub-Registrar for the period between 01/04/2016 and 03/04/2022 disclose the aforesaid transaction during the said period.

Thus on the basis of the documents referred to above, representations made and subject to my aforesaid observations, I am of the opinion that **SRI. GOWRISHANKAR N. HOSAKERE** is the owner of Schedule Property and his title to the same is clear and marketable and also free from all encumbrances during the periods referred to in the Encumbrance Certificates and subject to the rights of **M/s. BREN CORPORATION PRIVATE LIMITED** in terms of Joint Development Agreement and General Power of Attorney both dated 16/12/2019. 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 photo-copies 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 and no responsibility will be accepted by me in respect thereto or to any third party with regard to this opinion. This opinion is provided to you on the basis of the documents referred to above and representations and observations made etc., as aforesaid and further this opinion shall not be used as evidence in any courts or other forums or authorities.

All documents sent to me are returned herewith.

Yours faithfully,



**(KUSUMA R. MUNIRAJU),  
ADVOCATE.**