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Bangalore
22nd May 2024

LEGAL OPINION

NAME OF THE PROJECT: POETRY OF EARTH - PHASE I

M/s.URBAN EXCELLENCE LLP, represented by its Partners have sought for Legal Opinion in respect of all that piece and parcel of the residentially Converted Land Bearing (i) Sy.No.199/1, measuring 2 Acres 20 Guntas, (ii) Sy.No.199/2 Old Sy.No.199/2A, measuring 18½ Guntas, Sy.No.199/8, Old Sy.No.199/4, measuring 18½ Guntas and Sy.No.199/9, Old Sy.No.199/5, measuring 5 Guntas, presently bearing Bruhat Bengaluru Mahanagara Palike Katha No.4472, Municipal No.340 (Converted Vide Official Memorandum dated 7/8/2013 bearing No.ALN.(E.V.H.)SR./65/2013-14, issued by the Deputy Commissioner, Bangalore District, alongwith Rectified Official Memorandum dated 06/11/2013, bearing No.ALN(EVH)65/2013-14, issued by Deputy Commissioner, Bangalore District (iii) Sy.No.199/6, Old Sy.No.199/3B, measuring 10.14 Guntas [converted vide Official Memorandum dated 13/12/2021,, No.274916, issued by Deputy Commissioner, Bangalore District], Presently bearing Bruhat Bangalore Mahanagara Palike Katha No.4471, Municipal No.339 (iv) Sy.No.199/7, Old Sy.No.199/3B measuring 0.01.02 Guntas [converted vide Official Memorandum dated 13/12/2021, No. 274915, issued by Deputy Commissioner, Bangalore District], Presently bearing Bruhat Bangalore Mahanagara Palike Katha No.4470, Municipal No.338, Property at Sl.No.(i) to (iv). The said property alongwith larger extent totally measuring 7 Acres 14.37 Guntas is presently bearing Amalgamated BBMP Katha No.4472/199/1, 199/2A, 199/4, 199/5, 199/6, 199/7, 188/1, 188/10, 188/11, 198/3, 199/11, 199/10, 199/2, 199/8, 199/9, Municipal No.340, Situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, now coming within the jurisdiction of Bruhat Bangalore Mahanagara Palike, Ward No.149, Bangalore and Sy.No.199/1, 199/2, 199/8, 199/9, 199/6 and 199/7 are bounded on the

East by : Sy.No.199/3B, Road, Sy.No.199/3A and remaining portion of Sy.No.199/1;
West by : Sy.No.199/2B and remaining portion of Sy.No.199/1;
North by : Sy.No.201;
South by : Sy.No.199/2B, Sy.No.188 and Sy.No.199/3B;





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The above said Property is hereunder and hereinafter referred to as the "**SUBJECT PROPERTY**". In this regard we are furnished with the **photo-copies** of the following documents for scrutiny and opinion thereof.

I. LIST OF DOCUMENTS SCRUTINISED:

Sy.No.199

1. Village Map of Varthur Village.
2. Original Tippan, in respect of Sy.No.199, measuring 9 Acres 19 Guntas + 2 Guntas Karab, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.
3. Karda Nakalu, in respect of Sy.No.199, measuring 9 Acres 19 Guntas + 2 Guntas Karab, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.
4. Hissa Survey Tippani dated 04/09/1929, in respect of Sy.No.199, measuring 9 Acres 19 Guntas + 2 Guntas Karab, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.
5. Hissa Tippani Nakalu, in respect of Sy.No.199, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

Sy.No.199/1

6. Endorsement issued by Thashildar, Bangalore East Taluk, stating that Atlas Nakalu, RR Eda/Balabagada Nakalu, in respect of Sy.No.199/1, situated at Varthur Village is not available.
7. Index of Lands, in respect of Sy.No.199/1, measuring 6 Acres 18 Guntas + 2 Guntas Karab, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.
8. Mysore Revision Settlement Register, in respect of Sy.No.199/1, measuring 6 Acres 18 Guntas + 2 Guntas Karab, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.





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9. Sale Deed dated 27/04/1935, executed by Smt.Venkatamma daughter of Gudiyappa's Venkatappa in favour of Sri.Venkatappa son of Gudiyappa, registered as document No.2901 of Book 1, Volume 318, Pages 236 to 239, registered in the office of Sub-Registrar, Bangalore Taluk, in respect of Sy.No.199/1, measuring 6 Acres 18 Guntas, situated at Varthur Kasaba Village, Varthur Hobli, Bangalore Taluk.
10. G-Tree of Late Bale Venkatappa, showing the details of his wife and children.
11. Partition Deed dated 18/06/1958, entered between Sri.Venkatappa son of Gudiyappa and his children Sri.Munisamaiah, Sri.Ramaswamy and Sri.B.V.Thimmaiah, registered as document No.1210 of Book 1, Volume 65, Pages 145 to 147, registered in the office of Sub-Registrar, Bangalore South Taluk and as per Partition, Sri.B.V.Munishamaiah has allotted 2 Acres 20 Guntas, Sri.Ramaswamy has allotted 1 Acre 18 Guntas and Sri.B.V.Thimmaiah has allotted 2 Acres 20 Guntas in respect of Sy.No.199/1 of Varthur Village.
12. Affidavit dated 26/04/2022, sworn by Sri.T.Ravindra Kumar son of Late B.V.Thimmaiah, stating that Sri.Bale Venkatappa expired on 30/10/1984 and the purpose of this certificate is to get the Death Certificate of Late Bale Venkatappa.
13. Affidavit dated 26/04/2022, sworn by Sri.T.Ravindra Kumar son of Late B.V.Thimmaiah, stating that Smt.Bale Venkatamma expired on 21/03/1984 and the purpose of this certificate is to get the Death Certificate of Late Bale Venkatamma.
14. G-Tree of Late B.V.Thimmaiah son of Bale Venkatappa, showing the details of his wife and children.
15. Partition Deed dated 21/04/2001, entered between Sri.B.V.Thimmaiah son of Late Bale Venkatappa, Smt.Saraswathamma wife of Sri.B.V.Thimmaiah and their children Sri.T.Ravindra Kumar, Sri.T.Venugopal, Sri.T.Venkatesh Babu and Smt.T.Pushpavathi, registered as document No.630/2001-02 in Book I, registered in the office of Sub-Registrar, Bangalore South Taluk.





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16. Mutation Register Extract No.199/2002-2003, reflecting Partition deed dated 21/04/2001, registered as document No.630/2001-2002, in respect of Sy.No.199/1, measuring 2 Acres 20 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk and as per partition deed, (i) Sri.B.V.Thimmaiah son of Late Bale Venkatappa and his wife Smt.Saraswathamma, (ii) Sri.T.Ravindra Kumar, (iii) Sri.T.Venugopal, (iv) Sri.T.Venkatesh Babu have allotted 25 Guntas each.

17. Mutation Register Extract No.18/2002-2003, as per Order dated 23/04/2001, bearing No.RRT 1293/2001-2002, (i) Smt.Saraswathamma wife of Sri.B.V.Thimmaiah, (ii) Sri.T.Ravindra Kumar, (iii) Sri.T.Venugopal, (iv) Sri.T.Venkatesh Babu have allotted 25 Guntas each, in respect of Sy.No.199/1, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

18. Death Certificate of Sri.T.Venkatesh Babu son of B.V.Thimmaiah (Date of Death 18/01/2004)

19. Death Certificate of Sri.B.V.Thimmaiah son of Venkatappa (Date of Death 31/10/2004)

20. Will dated 09/11/2005, executed by Smt.Saraswathamma wife of Late B.V.Thimmaiah in favour of Sri.T.Ravindra Kumar and Sri.T.Venugopal sons of Smt.Saraswathamma, registered as document No.BAS-3-00107/2005-06 of Book 3, stored in CD.No.BASD194, registered in the office of Sub-Registrar, Bangalore South Taluk.

21. Death Certificate of Smt.Saraswathamma wife of Late B.V.Thimmaiah (Date of Death 12/01/2009)

22. Release Deed dated 24/12/2012, executed by Smt.T.Pushpavathi @ C.Pushpavathi daughter of Late Sri.B.V.Thimmaiah and Late Smt.Saraswathamma in favour of Sri.T.Ravindra Kumar and Sri.T.Venugopal sons of Late Sri.B.V.Thimmaiah and Late Smt.Saraswathamma, registered as document No.INR-1-05026/2012-13 of Book 1, stored in CD.No.INRD52, registered in the office of Sub-Registrar, Indira Nagar, Bangalore, in respect of Sy.No.199/1, measuring 2 Acres 20 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, previously Bangalore South Taluk, now comes under the jurisdiction of BBMP, Bangalore.





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23. Joint Development Agreement dated 18/04/2016, entered between Sri.T.Ravindra Kumar alongwith his children, Sri.T.Venugopal alongwith his children, Smt.Lakshmi Devi wife of Late T.Venkatesh Babu and her daughter in favour of M/s.Innovative Infra Projects represented by its managing partners Sri.D.Srinivas son of Sri.D.Janardhan and Sri.A.Praveen son of A.Venkataswamy, registered as document No.MDP-1-00246/2016-17 of Book 1, stored in CD.No.MDPD181, registered in the office of Sub-Registrar, Mahadevapura, Bangalore, in respect of residentially converted land bearing Sy.No.199/1, (Converted vide official memorandum dated 07/08/2013, bearing No.ALN(EVH)SR/65/2013-14, issued by Deputy Commissioner, Bangalore District, Bangalore) measuring 2 Acres 20 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

24. General Power of Attorney dated 18/04/2016, executed by Sri.T.Ravindra Kumar alongwith his children, Sri.T.Venugopal alongwith his children, Smt.Lakshmi Devi wife of Late T.Venkatesh Babu and her daughter in favour of M/s.Innovative Infra Projects represented by its managing partners Sri.D.Srinivas son of Sri.D.Janardhan and Sri.A.Praveen son of A.Venkataswamy, registered as document No.MDP-4-00017/2016-17 of Book 1, stored in CD.No.MDPD181, registered in the office of Sub-Registrar, Mahadevapura, Bangalore, in respect of residentially converted land bearing Sy.No.199/1 (Converted vide Official Memorandum dated 07/08/2013, bearing No.ALN(EVH) SR 65/2013-14, issued by Deputy Commissioner, Bangalore District) measuring 2 Acres 20 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

25. General Power of Attorney dated 18/04/2016, executed by Smt.Lakshmidevi wife of Late T.Venkatesh Babu, Kum.Gayathri minor daughter of Late T.Venkatesh Babu, represented by his mother and natural guardian Smt.Lakshmi Devi in favour of Sri.T.Ravindra Kumar, Sri.T.Venugopal sons of Late B.V.Thimmaiah, registered as document No.MDP-4-00018/2016-17 of Book 4, stored in CD No.MDPD181, registered in the office of Sub-Registrar, Mahadevpura, Bangalore, in respect of Sy.No.199/1, measuring 25 Guntas and 2 Acres 20 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.





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26. Memorandum of Understanding dated 19/04/2016, entered between Sr.T.Ravindr Kumar, Sri.T.Venugopal, Smt.Lakshmi Devi wife of Late T.Venkatesh Babu sons of Late B.V.Thimmaiah and others in favour of M/s.Innovative Infra Projects represented by its managing partners Sri.D.Srinivas son of Sri.D.Janardhan and Sri.A.Praveen son of A.Venkataswamy, in respect of Sy.No.199/1, measuring 2 Acres 20 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

27. Cancellation of Joint Development Agreement dated 03/09/2021, entered between Sri.T.Ravindra Kumar alongwith his children, Sri.T.Venugopal alongwith his children, Smt.Lakshmi Devi wife of Late T.Venkatesh Babu and her daughter in favour of M/s.Innovative Infra Projects represented by its managing partners Sri.D.Srinivas son of Sri.D.Janardhan and Sri.A.Praveen son of A.Venkataswamy, registered as document No.VRT-1-02658/2021-2022 of Book 1, stored in CD.No.VRTD1018, registered in the office of Sub-Registrar, Varthur, Bangalore, in respect of residentially converted land bearing Sy.No.199/1, (Converted vide official memorandum dated 07/08/2013, bearing No.ALN(EVH)SR/65/2013-14, issued by Deputy Commissioner, Bangalore District, Bangalore) measuring 2 Acres 20 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

28. Deed of Revocation of General Power of Attorney dated 02/09/2021, executed by Sri.T.Ravindra Kumar alongwith his children, Sri.T.Venugopal alongwith his children, Smt.Lakshmi Devi wife of Late T.Venkatesh Babu and her daughter in favour of M/s.Innovative Infra Projects represented by its managing partners Sri.D.Srinivas son of Sri.D.Janardhan and Sri.A.Praveen son of A.Venkataswamy, registered as document No.MDP-4-00120/2021-2022 of Book 4, stored in CD.No.VRTD1018, registered in the office of Sub-Registrar, Varthur, Bangalore, in respect of residentially converted land bearing Sy.No.199/1 (Converted vide Official Memorandum dated 07/08/2013, bearing No.ALN(EVH) SR 65/2013-14, issued by Deputy Commissioner, Bangalore District) measuring 2 Acres 20 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.





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29. RTC Extract from 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1994-95, 1995-96 to 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-24 in respect of Sy.No.199/1, measuring 6 Acres 18 Guntas + 2 Guntas Karab, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

30. Akarband Durasth, in respect of Sy.No.199/1, measuring 6 Acres 18 Guntas + 2 Guntas Karab, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

31. Endorsement dated 25/03/2021, issued by Assistant Commissioner, Bangalore North Sub-Division, stating that no applications are filed under the provision of PTCL Act, in respect of Sy.No.199/1, measuring 2 Acres 20 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

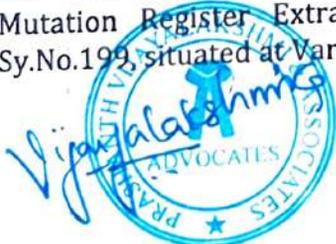
32. Endorsement dated 30/03/2021, issued by Assistant Commissioner, Bangalore North Sub-Division, for clearance under section 79 A and B of Karnataka Land Reforms Act, in respect of Sy.No.199/1, measuring 2 Acres 20 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

33. Nil Tenancy Certificate dated 17/04/2013, issued by Thashildar, Bangalore East Taluk, in respect of Sy.No.199/1, measuring 2 Acres 20 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

34. Endorsement issued by Thashildar, Bangalore East Taluk, stating that MR 20/1979-80 and Index of Lands, Records of Rights, in respect of Sy.No.199/1, situated at Varthur Village is not available.

35. Endorsement, issued by Thashildar, Bangalore East Taluk, stating that Mutation Register Extract No.21/1979-80, in respect of Sy.No.199, situated at Varthur Village, is not available.

36. Endorsement, issued by Thashildar, Bangalore East Taluk, stating that Mutation Register Extract Nos.101/1995-96 and 108/1995-96, in respect of Sy.No.199, situated at Varthur Village is not available.





37. Release Deed dated 03/09/2021, executed by Smt.Lakshmi Devi wife of Late T.Venkatesh Babu in favour of Miss V.Gayathri daughter of Late T.Venkatesh Babu, registered as document No.VRTD-1-02794/2021-22 of Book 1, stored in CD No.VRTD1022, registered in the office of Sub-Registrar, Shivaji Nagar (Varthur) Bangalore, in respect of Residentially converted land bearing Sy.No.199/1, measuring 25 Guntas, (Converted vide Official Memorandum dated 07/08/2013, bearing No.ALN(EVH)SR 65/2013-14, issued by Deputy Commissioner, Bangalore District) situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

40. Encumbrance Certificate, in respect of Sy.No.199/1, measuring 6 Acres 18 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

- From 01/04/1936 to 14/02/1957
- From 15/02/1957 to 31/03/2004
- From 01/04/2004 to 04/03/2021

41. Encumbrance Certificate, in respect of Sy.No.199/1, measuring 2 Acres 20 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

- From 01/04/2020 to 22/12/2022
- From 23/12/2022 to 01/02/2024 (Nil)

(i) Sy.No.199/2 (Old Sy.No.199/2A) (ii) Sy.No.199/8 (Old Sy.No.199/4) and (iii) Sy.No.199/8 (Old Sy.No.199/5)

38. Hissa Survey Tippani in respect of Sy.No.199/2, phodi Sy.No.199/2A and 2B, measuring 2 Acres 6 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

39. Endorsement, issued by Director of Land Records, Bangalore East Taluk, stating that Moola Tippani, Hissa Tippani, RR Eda/Balabagada Nakalu, in respect of Sy.No.199/2A of Varthur Village is not available.

40. Mysore Revision Settlement Register, in respect of Sy.No.199/2A, measuring 1 Acre 2 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.





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41. G-Tree of Late Akkamma's Muniyappa (father of Kenchappa, Thimmaiah and Venkatappa)
42. G-Tree of Late Venkatappa son of Akkamma's Muniyappa
43. G-Tree of Late Bodappa Reddy @ Munishami Reddy son of Late Venktappa, showing the details of his wife, children and grand children.
44. G-Tree of Late Sri.M.Nagappa Reddy son of Late Bodappa Reddy @ Munishami Reddy showing the details of his wife and children.
45. G-Tree of Late Muniyappa Reddy son of Late Bodappa Reddy @ Munishami Reddy showing the details of his wife and children.
46. Panchayath Parikath dated 11/11/1997, entered between Sri.Anjaneya Reddy, Sri.Krishna Reddy, Sri.Venkata Reddy, Sri.Srirama Reddy sons of Late Muniyappa Reddy 1st son of Late Munishami Reddy (represented by their elder brother Sri.Anjaneya Reddy) and Sri.Nagappa Reddy 2nd son of Late Munishami Reddy, As per partition, Sri.M.Nagappa Reddy son of Late Munishami Reddy is allotted the share, in respect of Sy.No.199/2A, measuring 1 Acre 2 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.
47. Mutation Register Extract No.23/1997-98, the katha is mutated in the name of Sri.Nagappa Reddy son of Late Munishami Reddy, in respect of Sy.No.199/2A, measuring 1 Acre 2 Guntas situated at Varthur Village, Varthur Hobli, Bangalore South Taluk, vide Panchayath Parikath dated 11/11/1997.
48. Affidavit, stating that non registration of Death Certificate of Sri.Munishami Reddy @ Bodappa Reddy.
49. Affidavit, stating that non registration of Death Certificate of Smt.Siddamma wife of Late Sri.Munishami Reddy @ Bodappa Reddy.
50. Affidavit, stating that non registration of Death Certificate of Sri.Muniyappa Reddy son of Late Sri.Munishami Reddy @ Bodappa Reddy.





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51. Will dated 08/05/2002, executed by Sri.Nagappa Reddy son of Late Munishami Reddy, in favour of his grand children S.Murulidhar, S.Madhukiran sons of Sri.Srinivasa Reddy and Harish, Chethan Babu sons of Sri.Ravindra Reddy, registered as document No.15/2002-2003 of Book 3, Volume 62, Pages 85 to 92, registered in the office of Sub-Registrar, Bangalore South Taluk.

52. Death Certificate of Smt.Ramakka wife of Sri.M.Nagappa Reddy (Date of Death 24/06/2008)

53. Family Partition Deed dated 09/12/2010, entered between Sri.M.Nagappa Reddy son of Late Munishami Reddy, Sri.N.Srinivas Reddy son of Sri.M.Nagappa Reddy and his sons Sri.S.Muralidhar, Sri.S.Madhukiran, Sri.N.Ravindra Reddy son of Sri.M.Nagappa Reddy and his sons Sri.R.Harish, Sri.R.Chetha @ Chethan Babu Reddy and Smt.N.Padmavathi daughter of Sri.M.Nagappa Reddy, registered as document No.VRT-1-05777/2010-11 of Book 1, stored in CD.No.VRTD89, registered in the office of Sub-Registrar, Varthur, Bangalore.

54. Mutation Register Extract No.40/2010-2011, as per partition dated 09/12/2010, registered as document No.VRT-1-05777/2010-11, in the name of Sri.S.Muralidhar and Sri.S.Madhukiran for 18 ½ Guntas, Sri.R.Harish, Sri.R.Chethan @ Chethan Babu Reddy for 18 ½ Guntas and Smt.N.Padmavathi for 5 Guntas, in Sy.No.199/2A of Varthur Village.

55. Death Certificate of Sri.M.Nagappa Reddy son of Munishami Reddy (Date of Death 29/02/2016)

56. RTC Extract from 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1994-95, 1995-96 to 1999-2000, 2000-2001 to 2001-2002, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, in respect of Sy.No.199/2A, measuring 1 Acre 2 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

57. Akarband Durasth, in respect of Sy.No.199/2A, measuring 1 Acre 2 Guntas and Sy.No.199/2B, measuring 1 Acre 4 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.





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58. Hissa Survey Tippani dated 08/09/2010, in respect of Sy.No.199/2A, measuring 1 Acre 2 Guntas, situated at Varthur Village, Varthur Hobli Bangalore East Taluk.

59. Atlas Nakalu, in respect of Sy.No.199/2A, 199/4 and 199/5 situated at Varthur Village, Varthur Hobli Bangalore East Taluk.

60. RR Balabagada Nakalu, in respect of Sy.No.199/2A, measuring 1 Acre 2 Guntas, situated at Varthur Village, Varthur Hobli Bangalore East Taluk.

61. RTC Extract for the years 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-21, 2021-22, 2022-23, in respect of Sy.No.199/2A, measuring 18 ½ Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

62. RTC Extract for the years 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2021-2022, 2022-2023, in respect of Sy.No.199/4, measuring 18 ½ Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

63. RTC Extract for the years 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2021-2022, 2022-2023, in respect of Sy.No.199/5, measuring 5 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

64. Akarband Durasth, in respect of Sy.No.199/2A, measuring 18 ½ Guntas, Sy.No.199/4 measuring 18 ½ Guntas and Sy.No.199/5 measuring 5 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

65. Endorsement issued by Thashildar, Bangalore East Taluk, stating that Index of Lands, Records of Rights, in respect of Sy.No.199/2A, situated at Varthur Village is not available.

66. Endorsement dated 23/02/2013, issued by Assistant Commissioner, Bangalore North Sub-Division, stating that no applications are filed under the provision of PTCL Act, in respect of Sy.No.199/2A, measuring 18.08 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.





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67. Endorsement dated 23/02/2013, issued by Assistant Commissioner, Bangalore North Sub-Division, stating that no applications are filed under the provision of PTCL Act, in respect of Sy.No.199/4, measuring 18.08 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

68. Endorsement dated 23/02/2013, issued by Assistant Commissioner, Bangalore North Sub-Division, stating that no applications are filed under the provision of PTCL Act, in respect of Sy.No.199/5, measuring 5 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

69. Nil Tenancy Certificate dated 18/03/2013, issued by Thashildar, Bangalore East Taluk, in respect of Sy.No.199/2A, measuring 18.08 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

70. Nil Tenancy Certificate dated 18/03/2013, issued by Thashildar, Bangalore East Taluk, in respect of Sy.No.199/4, measuring 18.08 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

71. Nil Tenancy Certificate dated 18/03/2013, issued by Thashildar, Bangalore East Taluk, in respect of Sy.No.199/5, measuring 5 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

72. Order dated 31/10/2022, bearing Case No.66/2022-23, passed by Deputy Commissioner, stating that to cancel the phodi of Sy.Nos.199/2A, 199/2B, 199/4 and 199/5 of Varthur Village.

73. Hissa Survey Tippani Nakalu dated 2022, in respect of Sy.No.199/2, measuring 2 Acres 6 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

74. Atlas Nakalu, in respect of Sy.No.199/2, 199/8 and 199/9, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

75. RR Eda/Balabagada Nakalu, in respect of Sy.No.199/2, 199/8 and 199/9, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.





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76. RTC Extract for the year 2022-2023, 2023-24 in respect of Sy.No.199/2, measuring 18½ Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

77. RTC Extract for the year 2022-2023, 2023-24 in respect of Sy.No.199/8, measuring 18½ Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

78. RTC Extract for the year 2022-2023, 2023-24 in respect of Sy.No.199/9, measuring 5 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk

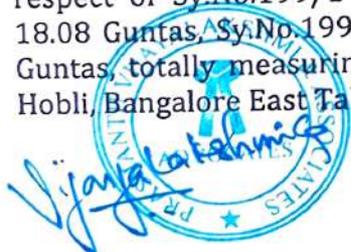
COMMON DOCUMENTS FOR Sy.No.199/1, 199/2, 199/4, 199/5

79. Joint Sketch, in respect of Sy.No.199/1 measuring 2 Acres 20 Guntas, Sy.No.199/2A measuring 18.08 Guntas, Sy.No.199/4 measuring 18.08 Guntas and Sy.No.199/5 measuring 5 Guntas, totally measuring 3 Acres 22 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

80. Conversion Sketch, in respect of Sy.No.199/1 measuring 2 Acres 20 Guntas, Sy.No.199/2A measuring 18.08 Guntas, Sy.No.199/4 measuring 18.08 Guntas and Sy.No.199/5 measuring 5 Guntas, totally measuring 3 Acres 22 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

81. Official Memorandum dated 07/08/2013, Bearing No.ALN(EVH)SR 65/2013-14, issued by Deputy Commissioner, Bangalore District, in the names of Sri.B.V.Thimmaiah son of Late Bale Venkatappa and others, in respect of Sy.No.199/1 measuring 2 Acres 20 Guntas, Sy.No.199/2A measuring 18.08 Guntas, Sy.No.199/4 measuring 18.08 Guntas and Sy.No.199/5 measuring 5 Guntas, totally measuring 3 Acres 22 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk for non agricultural residential purpose.

82. Rectified Official Memorandum dated 06/11/2013, bearing No.ALN(EVH)65/2013-14, issued by Deputy Commissioner, Bangalore District, in the names of Sri.T.Venkatesh Babu son of B.V.Thimmaiah and Sri.S.Muralidhar, in respect of Sy.No.199/1 measuring 2 Acres 20 Guntas, Sy.No.199/2A measuring 18.08 Guntas, Sy.No.199/4 measuring 18.08 Guntas and Sy.No.199/5 measuring 5 Guntas, totally measuring 3 Acres 22 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.





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83. Mutation Register Extract No.T22/2013-14, reflecting conversion order dated 07/08/2013, bearing No.ALN(EVH)SR 65/2013-14, in the name of Sri.B.V.Thimmaiah and others, in respect of Sy.No.199/1, 199/2A, 199/4 and 199/5 of Varthur Village, Varthur Hobli, Bangalore East Taluk.

84. Special Notice dated 15/02/2023, issued by Bruhat Bangalore Mahanagara Palike, in the name of Sri.T.Ravindrakumar son of Late B.V.Thimmaiah and others, stating that Tax Assessment and Katha registration, in respect of Sy.Nos.199/1, 199/2A, 199/4 and 199/5, measuring 3 Acres 22 Guntas, situated at Varthur Village.

85. Betterment Charges Paid Receipt dated 15/2/2023 in respect of Sy.No.199/1, 199/2, 199/4, 199/5 of Varthur Village.

86. Katha Extract dated 04/03/2023, issued by Bruhat Bangalore Mahanagara Palike, in the name of Sri.T.Ravindrakumar son of Late B.V.Thimmaiah and others, in respect of BBMP Sl.No.4472, Sy.Nos. 199/1, 199/2A, 199/4 and 199/5, Municipal No.340, measuring 3 Acres 22 Guntas, situated at Varthur Village.

87. Katha Certificate dated 04/03/2023, issued by Bruhat Bangalore Mahanagara Palike, in the name of Sri.T.Ravindrakumar son of Late B.V.Thimmaiah and others, in respect of BBMP Sl.No.4472, Sy.Nos. 199/1, 199/2A, 199/4 and 199/5, Municipal No.340, situated at Varthur Village.

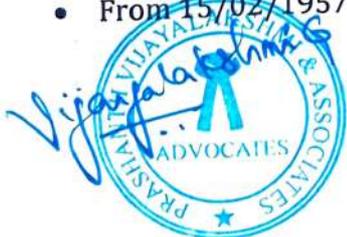
88. Tax Paid Receipt for the year 2014-2015 to 2023-2024, in respect of Sy.No.199/1, 199/2A, 199/4 and 199/5 of Varthur Village.

89. Encumbrance Certificate, in respect of Sy.No.199/2, measuring 2 Acres 6 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.

- From 01/04/1940 to 14/02/1957 (Nil)
- From 15/02/1957 to 31/03/1970 (Nil)

90. Encumbrance Certificate, in respect of Sy.No.199/2A, measuring 1 Acre 2 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.

- From 01/04/1940 to 14/02/1957 (Nil)
- From 15/02/1957 to 31/03/2004 (Nil)





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91. Encumbrance Certificate, in respect of Sy.No.199/2A, New Sy.Nos.199/2A, 199/4 and 199/5, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

- From 01/04/2004 to 04/03/2021 (Nil) (Sy.No.199/2A)
- From 01/04/2020 to 22/12/2022 (Sy.No.199/2A)
- From 23/12/2022 to 01/02/2024 (Nil)
- From 01/04/2004 to 04/03/2021 (Nil) (Sy.No.199/4)
- From 23/12/2022 to 01/02/2024 (Nil)
- From 01/04/2004 to 04/03/2021 (Nil) (Sy.No.199/5)
- From 23/12/2022 to 01/02/2024 (Nil)

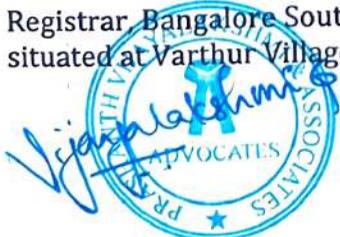
SY.NO.199/3B, NEW SY.NOS.199/6 AND 199/7

92. Mysore Revision Settlement Register, in respect of Sy.No.199/3, measuring 35 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, reflected in the name of Nagappa son of Dasappa.

93. Sale Deed dated 22/03/1950, executed by Sri.Munishami and Sri.Ramaiah both sons of Buddamma's Munishami and the minor sons of Sri.Ramaiah viz., Lakshmaiah, Venkataramana, Narayana represented by their natural guardian Sri.Ramaiah in favour of Sri.Hanumappa son of Dasara Chikkanna, registered as document No.4686/1949-50 of Book I, Volume 1131, Pages 221 to 222, registered in the office of Sub-Registrar, Bangalore Taluk, in respect of Sy.No.199/3 measuring 35 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk

94. Sale Deed dated 21/05/1962, executed by Sri.Chikkanna son of Dasara Hanumappa in favour of Sri.Nagappa son of Dasappa, registered as document No.1023 of Book 1, Volume 316, Pages 190 to 193, registered in the office of Sub-Registrar, Bangalore South Taluk, in respect of Sy.No.199/3 measuring 35 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.

95. Sale Deed dated 11/12/1963, executed by Sri.Nagappa son of Dasappa in favour of Sri.Rangaswamy son of Lakshmaiah Reddy, registered as document No.4371 of Book 1, Volume 426, Pages 168 to 169, registered in the office of Sub-Registrar, Bangalore South Taluk, in respect of Sy.No.199/3 measuring 17 ½ Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.





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96. Continuing Mortgage Deed dated 16/12/1966, executed by Sri.L.Rangaswamy son of Lakshmaiah in favour of Primary Agricultural Co-Operative Society Limited, registered as document No.5032 of Book 1, Volume 628, Page 14, registered in the office of Sub-Registrar, Bommanahalli, Bangalore, in respect of Sy.No.199/3 measuring 17 ½ Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.

97. Discharge Deed dated 28/12/1967, executed by Primary Agricultural Co-Operative Society Limited in favour of Sri.L.Rangaswamy son of Lakshmaiah, registered as document No.4621 of Book 1, Volume 678, Pages 213 to 214, registered in the office of Sub-Registrar, Bangalore South Taluk, in respect of Sy.No.199/3 measuring 17 ½ Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.

98. Inheritance Certificate No.11/1987-88, as per inheritance the kathedar Sri.L.Rangaswamy is dead, hence the katha is mutated in the name of his wife Smt.Sarojamma, in respect of Sy.No.199/3, measuring 17 ½ Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.

99. RTC Extract from 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1988-89, 1989-90 to 1994-95, in respect of Sy.No.199/3, measuring 35 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.

100. Hissa Survey Tippani dated 29/10/1988, in respect of Sy.No.199/3, measuring 35 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.

101. Atlas/RR Balabagada Nakalu, in respect of Sy.No.199/3, measuring 35 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.

102. G-Tree of Late L.Rangaswamy showing the details of his wife and children

103. Sale Deed dated 14/09/1995, executed by Smt.Sarojamma wife of Late L.Rangaswamy in favour of Smt.N.N.Padmavathi wife of Sri.R.Muniraju, registered as document No.5537/1995-96 of Book 1, registered in the office of Sub-Registrar, Bangalore South Taluk, in respect of Sy.No.199/3B, measuring 3 ½ Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.





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104. Sale Deed dated 28/09/1995, executed by Smt.Sarojamma wife of Late L.Rangaswamy in favour of Sri.C.H.Polireddy son of Late Ramareddy, registered as document No.5533/1995-96 of Book 1, registered in the office of Sub-Registrar, Bangalore South Taluk, in respect of Sy.No.199/3B, measuring 2 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.

105. Sale Deed dated 23/10/1999, executed by Smt.Sarojamma wife of Late L.Rangaswamy in favour of Smt.Shantha Kelwadi wife of Sri.Ranganatha Kelwadi, registered as document No.5186/1999-2000, stored in CD No. 50/1999-2000, registered in the office of Sub-Registrar, Bangalore South Taluk, in respect of Property No.4, Sy.No.199/3, New Sy.No.199/3B, measuring East to West 50 feet, North to South 30 feet, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.

106. Mutation Register Extract No.37/2000-01, the katha is mutated in the name of Smt.Shantha Kelwadi wife of Sri.Ranganatha Kelwadi, in respect of Sy.No.199/3B, measuring 1.2 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk, vide sale deed dated 23/10/1999, registered as document No.5186, executed by Smt.Sarojamma wife of Late L.Rangaswamy.

107. RTC Extract from 1995-96 to 1999-2000, 2000-2001 to 2001-2002, 2002-2003, 2003-2004m 2004-2005, 2005-2006, 2006-2007, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, in respect of Sy.No.199/3B, measuring 17 ½ Guntas, situated at Varthur Village, Varthur Hobli, Bangalore South Taluk.

108. Akarband Durasth, in respect of Sy.No.199/3B, measuring 17 ½ Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

109. Endorsement issued by The Assistant Director of Land Records , Bangalore East Taluk, stating that Akarband Durasth, in respect of Sy.No.199/3B, situated at Varthur Village is not available.

110. Endorsement, issued by Thashildar, Bangalore East Taluk, stating that MR 6/1965-66, MR 7/1965-66, MR 103/1995-96, Index of Lands and Records of Rights, in respect of Sy.No.199/3B, situated at Varthur Village is not available.





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111. Mutation Register Extract No.T55/2020-2021, as per order dated 28/05/2021, bearing No.RRT/BE/126/2021, passed in the court of Assistant Commissioner, the katha in respect of Sy.No.199/3B measuring 17 ½ Guntas, situated at Varthur Village is mutated in the name of Smt.Sarojamma wife of Rangaswamy, measuring 10.14 Guntas, Smt.N.H.Padmavathi wife of Sri.Muniraju measuring 1.05 Guntas, Sri.C.H.Polireddy measuring 2 Guntas, Smt.Shantha Kalwadi wife of Sri.Ranganatha Kalwadi measuring 1.02 Guntas, Smt.Anjanamma wife of Ramaiah measuring 2.03 Guntas;

112. Release Deed dated 07/08/2021, executed by Smt.R.Vanajakshi daughter of Late L.Rangaswamy and Smt.Sarojamma and Smt.A.Neha Manda and Smt.A.Deeksha Manda daughters of Late R.Vimala Manda (daughter of Late L.Rangaswamy and Smt.Sarojamma) in favour of Smt.Sarojamma wife of late L.Rangaswamy, registered as document No.VRT-1-01875/2021-22 of Book 1, stored in CD No.VRTD998, registered in the office of Sub-Registrar, Shivajinagar (Varthur) Bangalore, in respect of Sy.No.199/3 New Sy.No.199/3B, measuring 10.14 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

113. Hissa Tippani Nakalu dated 19/8/2021, in respect of Sy.No.199/3B, measuring 17 ½ Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

114. Atlas Nakalu, in respect of Sy.No.199/3B, measuring 17 ½ Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

115. RR Eda/Balabagada Nakalu, in respect of Sy.No.199/3B, measuring 17 ½ Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

116. Mutation Register Extract No.H16/2021-2022, as per phodi order dated 16/09/2021, bearing No.20040721232849, Sy.No.199/3B measuring 17 ½ Guntas, situated at Varthur Village is being phoded and assigned as new Sy.Nos.199/3B, 199/6 and 199/7 and the katha is mutated in the name of Smt.N.H.Padmavathi, in respect of Sy.No.199/3B, measuring 1 ½ Guntas, Sri.C.H.Polireddy, R.Vanajakshamma, in respect of Sy.No.199/3B, measuring 2 Guntas, Smt.Anjanamma in respect of Sy.No.199/3B, measuring 2.03 Guntas, Smt.Sarojamma, in respect of Sy.No.199/6 measuring 10.14 Guntas and Smt.Shantha Kalwadi, in respect of Sy.No.199/7 measuring 1.02 Guntas;





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117. RTC Extract, for the year 2021-2022, in respect of Sy.No.199/3B, measuring 5.08 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

118. RTC Extract, for the year 2021-2022, 2022-2023, in respect of Sy.No.199/6, measuring 10.14 Guntas, situated at Varthur Village, varthur Hobli, Bangalore East Taluk.

119. Akarband Durasth, in respect of Sy.No.199/6, measuring 10.14 Guntas, situated at Varthur Village, varthur Hobli, Bangalore East Taluk.

120. Affidavit, sworn by Smt.Sarojamma wife of L.Rangaswamy, regarding application filed for the conversion of land for residential purpose, in respect of Sy.No.199/6, measuring 10.14 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

121. Letter dated 24/11/2021, issued by Bangalore Development Authority, in the name of Deputy Commissioner, Bangalore District, stating that the land in respect of Sy.No.199/6, measuring 10.14 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, is classified under Residential Mixed Zone.

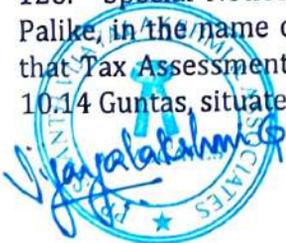
122. Alienation Sketch, in respect of Sy.No.199/6, measuring 10.14 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

123. Conversion Charges Paid Challan.

124. Conversion Sketch, in respect of Sy.No.199/6, measuring 10.14 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

125. Official Memorandum dated 13/12/2021, bearing No.274916, issued by Deputy Commissioner, Bangalore District, in the name of Smt.Sarojamma wife of Sri.L.Rangaswamy, in respect of Sy.No.199/6, measuring 10.14 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, for conversion of agricultural to non agricultural residential purpose.

126. Special Notice dated 15/02/2023, issued by Bruhat Bangalore Mahanagara Palike, in the name of Sri.R.Narayanaswamy, Sri.R.Venugopal, Sri.R.Ramesh, stating that Tax Assessment and Katha registration, in respect of Sy.No.199/6, measuring 10.14 Guntas, situated at Varthur Village.





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127. Katha Extract dated 04/03/2023, issued by Bruhat Bangalore Mahanagara Palike, in the name of Sri.R.Narayanaswamy, Sri.R.Venugopal, Sri.R.Ramesh, in respect of BBMP Sl.No.4471, Sy.No. 199/6, Municipal No.339, measuring 10.14 Guntas, situated at Varthur Village.

128. Katha Certificate dated 04/03/2023, issued by Bruhat Bangalore Mahanagara Palike, in the name of Sri.R.Narayanaswamy, Sri.R.Venugopal, Sri.R.Ramesh, in respect of BBMP Sl.No.4471, Sy.No. 199/6, Municipal No.339, situated at Varthur Village.

129. Betterment Charges Paid Receipt dated 15/2/2023 issued by the BBMP in the name of Sri.R.Narayanaswamy, R.Venugopal, R.Ramesh in respect of Sy.No.199/6 of Varthur Village.

130. Tax Paid Receipt for the year 2013-2014 to 2023-2024, in respect of Sy.No.1991/1, 199/2A, 199/4 and 199/5 of Varthur Village.

131. RTC Extract for the year 2021-2022, in respect of Sy.No.199/7, measuring 1.02 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

132. Akarband Durasth, in respect of Sy.No.199/7, measuring 1.02 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

133. Affidavit, sworn by Smt.Shantha Kalwadi wife of Ranganatha Kalwadi, regarding application filed for the conversion of land for residential purpose, in respect of Sy.No.199/7, measuring 1.02 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

134. Letter dated 24/11/2021, issued by Bangalore Development Authority, in the name of Deputy Commissioner, Bangalore District, stating that the land in respect of Sy.No.199/7, measuring 1.2 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, is classified under Residential Mixed Zone.

135. Alienation Sketch, in respect of Sy.No.199/7, measuring 1.02 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.





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136. Conversion Charges Paid Challan.

137. Conversion Sketch, in respect of Sy.No.199/7, measuring 1.02 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

138. Official Memorandum dated 13/12/2021, bearing No.274915, issued by Deputy Commissioner, Bangalore District, in the name of Smt.Shantha Kalwadi wife of Late Ranganatha Kalwadi, in respect of Sy.No.199/7, measuring 1.2 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk for agricultural to non agricultural residential purpose.

139. Special Notice dated 15/02/2023, issued by Bruhat Bangalore Mahanagara Palike, in the name of Smt.Shantha Kalwadi wife of Sri.Ranganatha Kalwadi, stating that Tax Assessment and Katha registration, in respect of Sy.No.199/7, measuring 1.2 Guntas, situated at Varthur Village.

140. Katha Extract dated 04/03/2023, issued by Bruhat Bangalore Mahanagara Palike, in the name of Smt.Shantha Kalwadi wife of Sri.Ranganatha Kalwadi, in respect of BBMP Sl.No.4470, Sy.No. 199/7, Municipal No.338, measuring 1.2 Guntas, situated at Varthur Village.

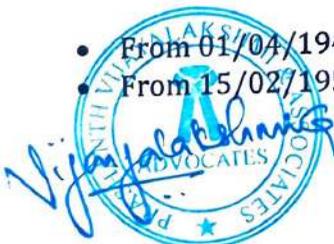
141. Katha Certificate dated 04/03/2023, issued by Bruhat Bangalore Mahanagara Palike, in the name of Smt.Shantha Kalwadi wife of Sri.Ranganatha Kalwadi, in respect of BBMP Sl.No.4470, Sy.No. 199/7, Municipal No.338, situated at Varthur Village.

142. Betterment Charges Paid Receipt dated 15/2/2023 issued by the BBMP in the name of Smt.Shantha Kelvadi in respect of Sy.No.199/7 of Varthur Village.

143. Tax Paid Receipt for the year 2013-2014 to 2023-2024, in respect of Sy.No.1991/1, 199/2A, 199/4 and 199/5 of Varthur Village.

144. Encumbrance Certificate, in respect of Sy.No.199/3, measuring 35 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

- From 01/04/1940 to 14/02/1957
- From 15/02/1957 to 31/03/2004





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145. Encumbrance Certificate, in respect of Sy.No.199/3B, measuring 1 Acre 2 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

- From 01/04/2004 to 05/01/2023
- From 01/04/2020 to 22/12/2022
- From 06/01/2023 to 08/02/2024 (Nil)

146. Encumbrance Certificate, in respect of Sy.No.199/6 (Old Sy.No.199/3B) measuring 10.14 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

- From 01/04/2004 to 24/10/2021 (Nil)
- From 06/01/2023 to 01/02/2024 (Nil)

147. Encumbrance Certificate, in respect of Sy.No.199/7 (Old Sy.No.199/3B) measuring 1.02 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk.

- From 01/04/2004 to 24/10/2021 (Nil)
- From 06/01/2023 to 01/02/2024 (Nil)

COMMON DOCUMENTS FOR THE SUBJECT PROPERTY:

148. Joint Development Agreement dated 03/09/2021, entered between Sri.T.Ravindra Kumar son of Late B.V.Thimmaiah, Sri.S.Muralidhar son of Sri.N.Srinivasa Reddy, Sri.R.Harish son of Sri.N.Ravindra Reddy, Smt.Sarojamma wife of Late L.Rangaswamy, Smt.Shantha Kalwadi wife of Late Ranganatha Kalwadi (Owners) and M/s Urban Excellence LLP, represented by its Partners Sri.Syam Sundar Madisetty, Sri.Meesala Satish, Sri.Nowraja Nesanoor (Developer) registered as document No.VRT-1-02677/2021-22 of Book 1, stored in CD.No.VRTD 1018, registered in the office of Sub-Registrar, Varthur, Bangalore, in respect of Sy.Nos.199/1, 199/2A, 199/4, 199/5, 199/3B, situated at Varthur Village, varthur Hobli, Bangalore East Taluk.





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149. Power of Attorney dated 03/09/2021, executed by Sri.T.Ravindra Kumar son of Late B.V.Thimmaiah, Sri.S.Muralidhar son of Sri.N.Srinivasa Reddy, Sri.R.Harish son of Sri.N.Ravindra Reddy, Smt.Sarojamma wife of Late L.Rangaswamy, Smt.Shantha Kalwadi wife of Late Ranganatha Kalwadi (Owners) in favour of M/s Urban Excellence LLP, represented by its Partners Sri.Syam Sundar Madisetty, Sri.Meesala Satish, Sri.Nowraja Nesanoor (Developer) registered as document No.VRT-4-00121/2021-22 of Book 4, stored in CD.No.VRTD 1018, registered in the office of Sub-Registrar, Varthur, Bangalore, in respect of Sy.Nos.199/1, 199/2A, 199/4, 199/5, 199/3B, situated at Varthur Village, varthur Hobli, Bangalore East Taluk.

150. Supplementary LLP Agreement dated 10/01/2023, to the LLP Agreement dated 09/08/2021, entered between Mr.Syam Sundar Madishetty, Mr.Meesala Satish, Mr.Nowraja Nesanoor, Mr.R.Balamurugan, in the name and Style of Urban Excellence LLP.,

151. Certificate of Incorporation of Urban Excellence LLP.,

152. NOC dated 03/01/2023, issued by Airports Authority of India, for height Clearance.

153. NOC dated 03/06/2023, issued by Karnataka State Fire and Emergency Services.

154. NOC dated 23/06/2023, issued by State Environment Impact Assessment Authority-Karnataka, for Environmental Clearance.

155. NOC dated 06/07/2023, issued by Hindustan Aeronautics Limited, for Height Clearance.





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156. Amalgamation deed dated 18/05/2023, entered between Sri.T.Ravindrakumar son of Late B.V.Thimmaiah and others registered as document No.VRT-1-01661/2023-2024 of Book 1, stored in CD No.VRTD1476, registered in the office of Sub-Registrar, Varthuru, Bangalore, in respect of Sy.No.199/1, measuring 2 Acres 20 Guntas, Sy.No.199/2, Old Sy.No.199/2A, measuring 18 ½ Guntas, Sy.No.199/8, Old Sy.No.199/4, measuring 18 ½ Guntas, Sy.No.199/9, Old Sy.No.199/5, measuring 5 Guntas, presently bearing Bruhat Bangalore Mahanagara Palike Katha No.4472, Municipal No.340, Sy.No.199/6, Old Sy.No.199/3B, measuring 10.14 Guntas, Presently bearing Bruhat Bangalore Mahanagara Palike Katha No.4471, Municipal No.339, Sy.No.199/7, Old Sy.No.199/3B, measuring 1.02 Guntas, Presently bearing Bruhat Bangalore Mahanagara Palike Katha No.4470, Municipal No.338, Sy.No.188/1, measuring 1 Acre, Presently bearing Bruhat Bangalore Mahanagara Palike Katha No.4808, Municipal No.353, Sy.No.188/10, Old Sy.No.188/1, measuring 29 Guntas, Presently bearing Bruhat Bangalore Mahanagara Palike Katha No.4810, Municipal No.355, Sy.No.188/11, Old Sy.No.188/1, measuring 10 Guntas, Presently bearing Bruhat Bangalore Mahanagara Palike Katha No.4809, Municipal No.354, Sy.No.198/3, Old Sy.No.198/1, measuring 1 Acre 4 ½ Guntas, Presently bearing Bruhat Bangalore Mahanagara Palike Katha No.4807, Municipal No.352, Sy.No.199/10, Old Sy.No.199/2B, measuring 4 Guntas, Presently bearing Bruhat Bangalore Mahanagara Palike Katha No.4806, Municipal No.351, Sy.No.199/11, Old Sy.No.199/2B, measuring 20 Guntas, Presently bearing Bruhat Bangalore Mahanagara Palike Katha No.4805, Municipal No.350, totally measuring 7 Acres 21 ½ Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk, now coming within the jurisdiction of Bruhat Bangalore Mahanagara Palike, Ward No.149, Bangalore.

157. Amalgamated Katha Certificate dated 06/01/2024, issued by the BBMP in the name of Sri.T.Ravindra Kumar son of Late B.V.Thimmaiah and others, in respect of Sy.Nos.199/1, 199/2A New No.199/2, 199/4, New No.199/8, 199/5, New No.199/9 and others, situated at Varthur Village.

158. Amalgamated Katha Extract dated 06/01/2024 issued by the BBMP in the name of Sri.T.Ravindra Kumar son of Late B.V.Thimmaiah and others, in respect of Sy.Nos.199/1, 199/2A New No.199/2, 199/4, New No.199/8, 199/5, New No.199/9 and others, measuring 7 Acres 14.37 Guntas.





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159. Relinquishment deed dated 15/06/2023, executed by Sri.R.Venkataswamy Reddy and others represented by their GPA Holder M/s Urban Excellence LLP in favour of Bangalore Development Authority, registered as document No.BDS-1-00750/2023-2024 of Book 1, stored in CD No.BDAD1358, registered in the office of Additional Sub-Registrar, Bangalore District.

160. Work Order dated 21/08/2023, issued by Bangalore Development Authority, in the name of M/s Urban Excellence LLP.

161. Building License dated 06/05/2024, bearing LP No.BBMP/Addl.Dir/JDNORTH/0066/2023-24, issued by Bruhat Bangalore Mahanagara Palike, for the construction of Residential Apartment Building, consisting of 2 Basement + 1 Ground + 26 Upper Floors, totally 312 units.

162. Approved Building Plan, issued by Bruhat Bangalore Mahanagara Palike.

163. Encumbrance Certificate from 17/5/2023 to 27/5/2023 in respect of the Subject Property.

II. FLOW OF TITLE:

Sy.No.199/1

On Perusal of the documents furnished to us would indicate that originally one Smt.Venkatamma daughter of Gudiyappa's Venkatappa was the Owner of Sy.No.199/1 of Varthur Village as could be seen in the Hissa Tippani dated 4/9/1929. The said Smt.Venkatamma sold the said land Sy.No.199/1, measuring 6 Acres 18 Guntas, situated at Varthur Village, Bangalore Taluk, in favor of Sri.Venkatappa son of Gudiyappa vide Sale Deed dated 27/04/1935, registered as document No.2901 of Book 1, Volume 318, Pages 236 to 239, registered in the office of Sub-Registrar, Bangalore Taluk.





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Thereafter, the said Sri.Venkatappa alongwith his children Sri.B.V.Munishamaiah, Sri.B.V.Ramaswamy and Sri.B.V.Thimmaiah, have entered into Partition Deed dated 18/06/1958, registered as document No.1210/1958-59 of Book 1, Volume 65, Pages 145 to 147, registered in the office of Sub-Registrar, Bangalore South Taluk in respect of various lands including Sy.No.199/1 of Varthur Village. In terms of the said Partition Sri.B.V.Munishamaiah is allotted 2 Acres 20 Guntas, Sri.Ramaswamy is allotted 1 Acre 18 Guntas and Sri.B.V.Thimmaiah is allotted 2 Acres 20 Guntas in Sy.No.199/1 of Varthur Village.

Pursuant thereto, Sri.B.V.Thimmaiah son of Late Bale Venkatappa, his wife Smt.Saraswathamma and their children Sri.T.Ravindra Kumar, Sri.T.Venugopal, Sri.T.Venkatesh Babu and Smt.T.Pushpavathi, have entered into Partition Deed dated 21/04/2001, registered as document No.630/2001-02. in Book I, registered in the office of Sub-Registrar, Bangalore South Taluk and in terms of the said Partition (i)Sri.B.V.Thimmaiah and his wife Smt.Saraswathamma are jointly allotted 25 Guntas , (ii) Sri.T.Ravindra Kumar is allotted 25 Guntas, (iii) Sri.T.Venugopal is allotted 25 Guntas, (iv) Sri.T.Venkatesh Babu is allotted 25 Guntas, in Sy.No.199/1 of Varthur Village. The revenue records were transferred according to partition deed and as per Order dated 23/04/2001, bearing No.RRT 1293/2001-2002, in the names of (i) Smt.Saraswathamma wife of Sri.B.V.Thimmaiah, (ii) Sri.T.Ravindra Kumar, (iii) Sri.T.Venugopal, (iv) Sri.T.Venkatesh Babu vide Mutation Register Extract No.199/2002-2003 and No.18/2002-2003.

Sri.B.V.Thimmaiah son of Late Venkatappa died intestate on 31/10/2004. Pursuant to the demise of Sri.B.V.Thimmaiah, his wife Smt.Saraswathamma has executed a will 09/11/2005, registered as document No.BAS-3-00107/2005-06 of Book 3, stored in CD.No.BASD194, registered in the office of Sub-Registrar, Bangalore South Taluk thereby bequeathing 12 Guntas out of her share of 25 Guntas in Sy.No.199/1 in favour of Sri.T.Ravindra Kumar and 13 Guntas out of her share of 25 Guntas in Sy.No.199/1 of Varthur Village in favour of Sri.T.Venugopal. Thereafter, Smt.Saraswathamma wife of Late B.V.Thimmaiah died on 12/01/2009 and in terms of the WILL Sri.T.Ravindra Kumar and Sri.T.Venugopal became the Owner of the said 25 Guntas in Sy.No.199/1 of Varthur Village.





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Further, Smt.T.Pushpavathi @ C.Pushpavathi Daughter of Late Sri.B.V.Thimmaiah and Late Smt.Saraswathamma has released her rights over the land in Sy.No.199/1 measuring 2 Acres 20 Guntas of Varthur Village in favour of her brothers Sri.T.Ravindra Kumar and Sri.T.Venugopal, vide Release Deed dated 24/12/2012, registered as document No.INR-1-05026/2012-13 of Book 1, stored in CD.No.INRD52, registered in the office of Sub-Registrar, Indira Nagar, Bangalore.

Further, Sri.T.Venkaatesh Babu son of B.V.Thimmaiah died intestate on 18/01/2004, leaving behind him, his wife Smt.Lakshmi Devi and daughter V.Gayathri to succeed to his rights in Sy.No.199/1 measuring 25 Guntas of Varthur Village allotted to him under the Partition Deed dated 21/4/2001.

Thus, in the manner mentioned above, Sri.T.Ravindra Kumar became the absolute Owner of 37 Guntas (25 Guntas + 12 Guntas), Sri.T.Venugopal became the absolute Owner of 38 Guntas (25 Guntas + 13 Guntas) and Smt.Lakshmi Devi wife of Late T.Venkaatesh Babu and her daughter V.Gayathri became the absolute Owner for 25 Guntas, totally measuring 2 Acres 20 Guntas of Land in Sy.No.199/1 of Varthur Village and have entered into Joint Development Agreement dated 18/04/2016, with M/s.Innovative Infra Projects represented by its Managing Partners Sri.D.Srinivas son of Sri.D.Janardhan and Sri.A.Praveen son of A.Venkataswamy, registered as document No.MDP-1-00246/2016-17 of Book 1, stored in CD.No.MDPD181, registered in the office of Sub-Registrar, Mahadevapura, Bangalore. Pursuant to the Joint Development Agreement, the said Owners of Sy.No.199/1 have also executed General Power of Attorney dated 18/04/2016, registered as document No.MDP-4-00017/2016-17 of Book 1, stored in CD.No.MDPD181, registered in the office of Sub-Registrar, Mahadevapura, Bangalore, thereby empowering the said M/s.Innovative Infra Projects represented by its Managing Partners Sri.D.Srinivas son of Sri.D.Janardhan and Sri.A.Praveen son of A.Venkataswamy, for development the land in Sy.No.199/1 measuring 2 Acres 20 Guntas of Varthur Village and sale of the Developer's share in the multistoried building to be constructed in the said property.





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Subsequent thereto for various reasons, the above said Joint Development Agreement executed by the Owners in favour of M/s.Innovative Infra Projects represented by its Managing Partners Sri.D.Srinivas son of Sri.D.Janardhan and Sri.A.Praveen son of A.Venkataswamy came to be cancelled vide Cancellation of the Joint Development Agreement dated 03/09/2021, registered as document No. VRT-1-02658/2021-2022 of Book 1, stored in CD.No.VRTD1018, registered in the office of Sub-Registrar, Varthur, Bangalore and likewise the General Power of Attorney executed by the Owners in favour of M/s.Innovative Infra Projects represented by its Managing Partners Sri.D.Srinivas son of Sri.D.Janardhan and Sri.A.Praveen son of A.Venkataswamy also came to be revoked vide Revocation of the General Power of Attorney dated 02/09/2021, registered as document No. MDP-4-00120/2021-2022 of Book 4, stored in CD.No.VRTD1018, registered in the office of Sub-Registrar, Varthur, Bangalore.

Further, Smt.Lakshmi Devi wife of Late T.Venkatesh Babu has executed Release Deed dated 03/09/2021, registered as document No.VRT-1-02794/2021-22 of Book 1, stored in CD No.VRTD1022, registered in the office of Sub-Registrar, Shivaji Nagar (Varthur) Bangalore in favour of her daughter Miss V.Gayathri thereby relinquishing her entire rights in Sy.No.199/1 measuring 25 Guntas of Varthur Village belonging to Late T.Venkatesh Babu.

(i) Sy.No.199/2 (Old Sy.No.199/2A) (ii) Sy.No.199/8 (Old Sy.No.199/4) and (iii) Sy.No.199/8 (Old Sy.No.199/5)

On Perusal of the documents furnished to us would indicate that originally one Sri.Thimmaiah son of Muneppa was the absolute owner of all that piece and parcel of the land bearing Sy.No.199/2, situated at Varthur Village, Bangalore Taluk as could be seen in the Hissa Tippani dated 4/9/1929.

As per the family tree furnished to us, we understand that the said Sri.Thimmaiah and his elder brother Kenchappa died without any children and the said land in Sy.No.199/2 of Varthur Village was inherited by his younger brother Venkatappa son of Muniyappa @ Muneppa. Pursuant to the demise of Sri.Venkatappa, his sons Sri.Nanja Reddy and Sri.Bodappa Reddy @ Munishami Reddy have entered into oral arrangement entered to between them, Sri.Bodappa Reddy was allotted 1 Acre 2 Guntas and Sri.Nanja Reddy was allotted 1 Acre 4 Guntas in Sy.No.199/2 of Varthur Village. It is represented to us that the document supporting the oral arrangement between the legal heirs of Late Venkatappa is not available.



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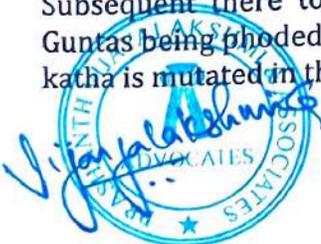
Further, the said land in Sy.No.199/2 of Varthur Village came to be phoded and the extent of 1 Acre 2 Guntas allotted to Boddappa Reddy was allotted Hissa No.199/2A and 1 Acre 4 Guntas allotted to Nanja Reddy was allotted Hissa No.199/2B as could be seen in the Original Tippani furnished to us.

The said Sri.Bodappa Reddy died intestate leaving behind him, his sons Muniyappa Reddy and Nagappa Reddy. Pursuant to the death of Sri.Muniyappa Reddy, his sons Sri.Anjaneya Reddy, Sri.Krishna Reddy, Sri.Venkata Reddy and Sri.Rama Reddy being the surviving legal heirs have entered into Partition Deed dated 11/11/1997 with Sri.Nagappa Reddy son of Late Boddappa Reddy. In terms of the said Partition Deed, Sri.M.Nagappa Reddy son of Late Munishami Reddy is allotted Sy.No.199/2A, measuring 1 Acre 2 Guntas, situated at Varthur Village and the Revenue Records were transferred in the name of Sri.M.Nagappa Reddy son of Late Munishami Reddy vide Mutation Register Extract No. 23/1997-98.

The said Sri.M.Nagappa Reddy son of Late Munishami Reddy after acquiring the said land has executed a WILL dated 08/05/2002, registered as document No.15/2002-2003 of Book 3, Volume 62, Pages 85 to 92, registered in the office of Sub-Registrar, Bangalore South Taluk thereby bequeathing the land in Sy.No.199/2A of Varthur Village in favour of his grand sons S.Murulidhar, S.Madhukiran sons of Sri.Srinivasa Reddy to an extent of 21 Guntas and Harish, Chethan Babu sons of Sri.Ravindra Reddy to an extent of 21 Guntas each.

Further, the said Sri.M.Nagappa Reddy, his children and grand children have entered into Partition Deed dated 09/12/2010, registered as document No.VRT-1-05777/2010-11 of Book 1, stored in CD.No.VRTD89, registered in the office of Sub-Registrar, Varthur, Bangalore and as per partition deed, Sri.S.Muralidhar, Sri.S.Madhukiran both sons of Sri.N.Srinivas Reddy are jointly allotted 18 ½ Guntas, Sri.R.Harish, Sri.R.Chethan @ Chethan Babu Reddy both sons of Sri.Ravindra Reddy are jointly allotted 18 ½ Guntas and Smt.N.Padmavathi daughter of Sri.M.Nagappareddy is allotted 5 Guntas, in Sy.No.199/2A of Varthur Village and the Revenue Records were transferred in their names vide Mutation Register Extract No.40/2010-11.

Subsequent there to, the Land in respect of Sy.No.199/2A, measuring 1 Acre 2 Guntas being phoded and assigned as New Sy.Nos.199/2A, 199/4 and 199/5 and the katha is mutated in the names as under:





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- Sy.No.199/2A - S.Muralidhar son of Srinivasa Reddy and S.Madhukiran son of Srinivasa Reddy – 18 ½ Guntas;
- Sy.No.199/4 - R.Harish son of Ravindra Reddy and R.Chethan Babu son of Ravindra Reddy – 18 ½ Guntas;
- Sy.No.199/5 - N.Padmavathi wife of Nagappa Reddy – 5 Guntas;

COMMON FLOW FOR SY.No.199/1, 199/2 (Old No.199/2A), 199/8 (Old No.199/4), 199/9 (Old No.199/5)

The above said lands in Sy.No.199/1 measuring 2 Acres 20 Guntas, Sy.No.199/2A measuring 18.08 Guntas, Sy.No.199/4 measuring 18.08 Guntas and Sy.No.199/5 measuring 5 Guntas, totally measuring 3 Acres 22 Guntas, situated at Varthur Village, Varthur Hobli, Bangalore East Taluk came to be converted for residential purpose vide Official Memorandum dated 07/08/2013, Bearing No.ALN(EVH)SR 65/2013-14, issued by Deputy Commissioner, Bangalore District and Rectified Official Memorandum dated 06/11/2013, bearing No.ALN(EVH)65/2013-14, issued by Deputy Commissioner, Bangalore District. The revenue records pursuant to the conversion came to be mutated vide Mutation Register Extract No.T22/2013-14

Thereafter, the Owners of the above said Survey numbers totally measuring 3 Acres 22 Guntas of Varthur Village, have paid the requisite improvement charges and have got the Katha in respect of the said land transferred in their names vide Katha Certificate and Extract dated 04/03/2023, issued by Bruhat Bangalore Mahanagara Palike and the said authority has assigned Katha Sl.No.4472, Sy.Nos. 199/1, 199/2A, 199/4 and 199/5, Municipal No.340 for the said property.

Further, by an Order dated 31/10/2022, bearing Case No.66/2022-23, passed by Deputy Commissioner, the phodi of Sy.Nos.199/2A, 199/2B, 199/4 and 199/5 of Varthur Village came to be cancelled and re-phoded as per Hissa Survey Tippani Nakalu and assigned new Survey numbers as under:

- Hissa No.2 – S.Muralidhar, S.Madhukiran sons of N.Srinivasa Reddy;
- Hissa No.8 – R.Harish and R.Chethan @ Chethan Babu Reddy sons of N.Ravindra Reddy;
- Hissa No.9 – N.Padmavathi daughter of Nagappa Reddy;





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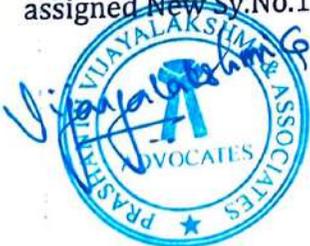
Sy.No.199/3B, New Sy.Nos.199/6 and 199/7

On Perusal of the documents furnished to us would indicate that originally Munishami and Ramaiah son of Venkatappa were the absolute Owners of all that piece and parcel of Sy.No.199/3 of Varthur Village as could be seen in the Hissa Tippani dated 4/9/1929. The said Sri.Munishami and Sri.Ramaiah both sons of Venkatappa sold the said land in Sy.No.199/3 measuring 35 Guntas of Varthur Village in favour of Sri.Hanumappa son of Dasara Chikkanna vide Sale Deed dated 22/03/1950, registered as document No.4686/1949-50 of Book I, Volume 1131, Pages 221 to 222, registered in the office of Sub-Registrar, Bangalore Taluk.

Thereafter, Sri.Chikkanna son of Dasara Hanumappa sold the said land in favour of Sri.Nagappa son of Dasappa vide Sale Deed dated 21/05/1962, registered as document No.1023 of Book 1, Volume 316, Pages 190 to 193, registered in the office of Sub-Registrar, Bangalore South Taluk. It is represented to us that the death Certificate and G-Tree of Dasara Hanumappa son of Dasara Chikkanna is not available.

Thereafter, Sri.Nagappa son of Dasappa has sold a portion of said land measuring 17 ½ Guntas out of 35 Guntas in favour of Sri.Rangaswamy son of Lakshmaiah Reddy vide Sale Deed dated 11/12/1963, registered as document No.4371 of Book 1, Volume 426, Pages 168 to 169, registered in the office of Sub-Registrar, Bangalore South Taluk.

The said Sri.L.Rangaswamy died intestate leaving behind him, his wife Smt.Sarojamma and children to succeed his rights over the above said land measuring 17 ½ Guntas in Sy.No.199/3 of Varthur Village and as per inheritance, the katha is transferred in the name of Smt.Sarojamma wife of Late L.Rangaswamy vide IHC 11/1987-88. Thereafter, the land in Sy.No.199/3 came to be phoded on 29/10/1988 and the extent of 17 ½ Guntas in the name of Sarojamma came to be assigned New Sy.No.199/3B.





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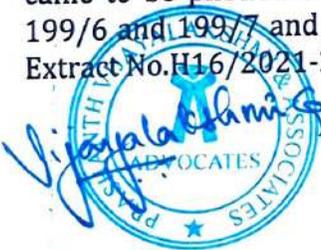
Pursuant thereto, Smt.Sarojamma wife of Late L.Rangaswamy, have sold the portion of land in Sy.No.199/3B, measuring East to West 50 feet, North to South 30 feet, totally measuring 1500 Sq.feet or 1.2 Guntas in favour of Smt.Shantha Kelwadi wife of Sri.Ranganatha Kelwadi vide Sale Deed dated 23/10/1999, registered as document No.5186/1999-2000, registered in the office of Sub-Registrar, Bangalore South Taluk and the Revenue Records were transferred in the name of Smt.Shantha Kelwadi wife of Sri.Ranganatha Kelwadi vide Mutation Register Extract No.37/2000-2001.

Likewise, Smt.Sarojamma wife of Late L.Rangaswamy, has sold the portion of land in Sy.No.199/3B, measuring 3 ½ Guntas in favour of Smt.N.N.Padmavathi wife of Sri.R.Muniraju vide Sale Deed dated 14/09/1995, registered as document No.5537 and a portion of land in Sy.No.199/3B, measuring 2 Guntas in favour of Sri.C.H.Polireddy son of Late Ramareddy, vide sale deed dated 28/09/1995, registered as document No.5333.

Pursuant to the above said Sale deeds, Smt.Sarojamma and her sons were in possession of the remaining extent of 10.14 Guntas in Sy.No.199/3B of Varthur Village and as per Order dated 28/05/2021, bearing No.RRT/BE/126/2021, passed by the Assistant Commissioner, the katha in respect of Sy.No.199/3B is mutated in the name of Smt.Sarojamma wife of Rangaswamy measuring 10.14 Guntas and in the name of Smt.Shantha Kelwadi wife of Sri.Ranganatha Kelwadi, measuring 1.02 Guntas and the revenue records were transferred in the above said names vide Mutation Register Extract No.T55/2020-2021.

Thereafter, Smt.R.Vanajakshi and the legal heirs of Late R.Vimala Manda both daughters of Late L.Rangaswamy and Smt.Sarojamma have released their entire rights, title and interest over the land in respect of 10.14 Guntas in Sy.No.199/3B of Varthur Village in favour of Smt.Sarojamma, vide Release Deed dated 07/08/2021, registered as document No.VRT-1-01875/2021-22 of Book 1, stored in CD No.VRTD998, registered in the office of Sub-Registrar, Shivajinagar (Varthur) Bangalore.

The above said land in Sy.No.199/3B measuring 17 ½ Guntas of Varthur Village came to be phoded on 19/8/2021 and assigned New Survey Number as 199/3B, 199/6 and 199/7 and revenue records came to be mutated vide Mutation Register Extract No.H16/2021-2022 as under:





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Owners of the Subject Property have also executed a registered General Power of Attorney registered on 03/09/2021 registered as document No.VRT-4-00121/2021-22 of Book 4, stored in CD.No.VRTD 1018, registered in the office of Sub-Registrar, Varthur, Bangalore, in favour of M/s Urban Excellence LLP, represented by its Partners Sri.Syam Sundar Madisetty, Sri.Meesala Satish, Sri.Nowraja Nesanoor thereby empowering the developer to develop the Subject Property and sell the constructed area allotted to the Developer's share.

Pursuant thereto, the said M/s Urban Excellence LLP have applied for Plan sanction and the same came vide Building License dated 06/05/2024, bearing LP No.BBMP/Addl.Dir/JDNORTH/0066/2023-24, issued by Bruhat Bangalore Mahanagara Palike, for the construction of Residential Apartment Building - Phase 1, consisting of 2 Basement + 1 Ground + 26 Upper Floors on the subject Property. Further, the said Developer has also obtained NOC's from Karnataka State Pollution Control Board, Bangalore Electricity Supply Company Limited, Bangalore Water Supply and Sewerage Board for construction of the apartment building.

The subject property alongwith adjacent lands of Varthur Village came to be amalgamated vide Amalgamation deed dated 18/05/2023, registered as document No.VRT-1-01661/2023-2024 of Book 1, stored in CD No.VRTD1476, registered in the office of Sub-Registrar, Varthuru, Bangalore. Thereafter, the Bruhat Bengaluru Mahanagara Palike has assigned amalgamated BBMP Katha No.4472/199/1, 199/2A, 199/4, 199/5, 199/6, 199/7, 188/1, 188/10, 188/11, 198/3, 199/11, 199/10, 199/2, 199/8, 199/9, Municipal No.340 for the subject property alongwith adjacent land totally measuring 29781.08 Sq.Mtrs., equivalent to 7 Acres 14.37 Guntas.

Pursuant thereto, the said M/s Urban Excellence LLP have applied for Plan sanction and the same came vide Building License dated 06/05/2024, bearing LP No.BBMP/Addl.Dir/JDNORTH/0066/2023-24, issued by Bruhat Bangalore Mahanagara Palike, for the construction of Residential Apartment Building - Phase I, consisting of 2 Basement + 1 Ground + 26 Upper Floors, in the subject Property. Further, the said Developer has also obtained NOC's from Airports Authority of India, Karnataka State Fire and Emergency Services, State Environment Impact Assessment Authority-Karnataka, Hindustan Aeronautics Limited, for construction of the apartment building..





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Subsequent thereto, the respective Owners of the Subject Property have entered into a registered Joint Development Agreement dated 03/09/2021 with M/s.Urban Excellence LLP, represented by its Partners Sri.Syam Sundar Madisetty, Sri.Meesala Satish, Sri.Nowraja Nesanoor for the development of the Subject Property, registered as document No. VRT-1-02677/2021-22 of Book 1, stored in CD.No.VRTD 1018, registered in the office of Sub-Registrar, Varthur, Bangalore. Further, the Owners of the Subject Property have also executed a registered General Power of Attorney registered on 03/09/2021 registered as document No.VRT-4-00121/2021-22 of Book 4, stored in CD.No.VRTD 1018, registered in the office of Sub-Registrar, Varthur, Bangalore, in favour of M/s Urban Excellence LLP, represented by its Partners Sri.Syam Sundar Madisetty, Sri.Meesala Satish, Sri.Nowraja Nesanoor thereby empowering the developer to develop the Subject Property and sell the constructed area allotted to the Developer's share.

Pursuant thereto, the said M/s Urban Excellence LLP have applied for Plan sanction and the same came vide Building License dated 06/05/2024, bearing LP No.BBMP/Addl.Dir/JDNORTH/0066/2023-24, issued by Bruhat Bangalore Mahanagara Palike, for the construction of Residential Apartment Building - Phase 1, consisting of 2 Basement + 1 Ground + 26 Upper Floors on the subject Property. Further, the said Developer has also obtained NOC's from Karnataka State Pollution Control Board, Bangalore Electricity Supply Company Limited, Bangalore Water Supply and Sewerage Board for construction of the apartment building.

The subject property alongwith adjacent lands of Varthur Village came to be amalgamated vide Amalgamation deed dated 18/05/2023, registered as document No.VRT-1-01661/2023-2024 of Book 1, stored in CD No.VRTD1476, registered in the office of Sub-Registrar, Varthuru, Bangalore. Thereafter, the Bruhat Bengaluru Mahanagara Palike has assigned amalgamated BBMP Katha No.4472/199/1, 199/2A, 199/4, 199/5, 199/6, 199/7, 188/1, 188/10, 188/11, 198/3, 199/11, 199/10, 199/2, 199/8, 199/9, Municipal No.340 for the subject property alongwith adjacent land totally measuring 29781.08 Sq.Mtrs., equivalent to 7 Acres 14 Guntas.





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Pursuant thereto, the said M/s Urban Excellence LLP have applied for Plan sanction and the same came vide Building License dated 06/05/2024, bearing LP No.BBMP/Addl.Dir/JDNORTH/0066/2023-24, issued by Bruhat Bangalore Mahanagara Palike, for the construction of Residential Apartment Building – Phase I, consisting of 2 Basement + 1 Ground + 26 Upper Floors, in the subject Property. Further, the said Developer has also obtained NOC's from Airports Authority of India, Karnataka State Fire and Emergency Services, State Environment Impact Assessment Authority-Karnataka, Hindustan Aeronautics Limited, for construction of the apartment building..

Thus in the manner mentioned above, Sri.T.Ravindra Kumar son of Late B.V.Thimmaiah and others are the absolute Owners of the Subject Property and M/s Urban Excellence LLP, represented by its Partners Sri.Syam Sundar Madisetty, Sri.Meesala Satish, Sri.Nowraja Nesanoor is the Developer of the Subject Property.

III. ENCUMBRANCES:

On the perusal of the Encumbrance Certificate it would establish that there are no existing charges or mortgages on the subject Property till 01/02/2024. However, it is advisable to obtain and furnish Encumbrance Certificate from 02/02/2024 till date.

IV. CERTIFICATE:

a. We certify that Sri.T.Ravindra Kumar son of Late B.V.Thimmaiah and others are the absolute owners of the Subject Property and their title in respect of the Subject Property is clear and marketable.

b. Sri.T.Ravindra Kumar son of Late B.V.Thimmaiah and others have entered into a registered Joint Development Agreement with M/s Urban Excellence LLP, represented by its Partners Sri.Syam Sundar Madisetty, Sri.Meesala Satish, Sri.Nowraja Nesanoor and have also executed General Power of Attorney in favour of the said Developer, to develop the Subject Property and sell the Flats allotted to the Share of the Developer.





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c. There are no claims and there are no charges or mortgages over the Subject Property till 02/02/2024. However, it is advisable to obtain and furnish Encumbrance Certificate from 02/02/2024 till date in respect of the Subject Property.

d. While conducting the title scrutiny, I have assumed the genuineness of all signatures, copies, extracts submitted to me. Further I have also relied on oral representation made to me by you and your representatives in respect of Subject Property. I have not independently validated the information provided to me with the records of the jurisdictional sub-registrar, revenue authorities or with any external sources and have not conducted any independent searches at the Courts or forums or Government Offices in relation to the subject property in respect of any litigations and this opinion shall not be used as evidence in any courts, forums or authorities.


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