

**M/S. DSR GREEN HOMES
BENGALURU**

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**Bengaluru,
Date: 07.10.2025.**

**To,
M/s. DSR GREEN HOMES,
Thuberahalli,
Bengaluru.**

LEGAL SCRUTINY REPORT

I have pursued the documents furnished for the title opinion and herewith furnishing my Legal Scrutiny Report in respect of the Property bearing Site No.203 (203/1)(totally measuring 5,480 sq. ft.), Site No.203/2(measuring 1200 sq. ft.), **Sy. NO. 203/2**(measuring 11.08 Guntas), **204/1**(measuring 2 Acres), **204/2**(measuring 1 Acre 22 Guntas), **205/2**(measuring 24 Guntas), **205/3** (measuring 34 Guntas), **205/4**(measuring

20.08 Guntas) & 211/6(measuring 0 Acre 6.04 Guntas) in Kadugodi Village, Bidarahalli Hobli, Bengaluru East Taluk and 127/1(measuring 9 ¾ Guntas), 127/10 (measuring 0 Acre 9 ¾ Guntas), 127/11 (measuring 9 ¾ Guntas), 127/12 (measuring 7 ¼ Guntas), 127/13 (measuring 7 ¼ Guntas), 127/14 (measuring 7.04 Guntas), 127/15 (measuring 7 ¾ Guntas), 127/16 (measuring 3 ½ Guntas), 127/17(measuring 0.04 (¼) Guntas) & 115 measuring 6 Guntas in Channasandra Village, Bidarahalli Hobli, Bengaluru East Taluk.

BUILDER/DEVELOPER NAME : M/s. DSR GREEN HOMES

PROJECT NAME : DSR EVOQ

PROJECT EXTENT : 7Acres 33.08 Guntas

I. DESCRIPTION OF THE SCHEDULE PROPERTY

Item No. 1

All that piece and parcel of residentially converted undeveloped Land bearing Sy. No.115, Block-37, measuring 6 Guntas, converted from agricultural to residential purpose vide DC conversion order No. VJI.JADA.AUC(E) CR/9/08-09 dtd.07.01.2010, Situated Channasandra Village, Bidarahalli 1 Hobli, Bengaluru East Taluk, Bengaluru, and bounded on:

East by : Land in Sy. No. 126,
West by : Same Sy. No. Halla,
North by : Kadugodi Border,
South by : Same Sy. No. Halla

Item No. 2

All that piece and parcel of Residentially converted undeveloped land bearing New Sy. No.127/1, old Sy. No.127/1 measuring 9 ¾ Guntas, converted vide DC conversion order bearing No. ALN(EBK)SR.50/2014-2015 dtd.30.08.2018, situated at Channasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, Bengaluru, and bounded on:

East by : Land in Sy. No. 127/10,
West by : Land in Sy. No. 126,
North by : Kadugodi Village Boundary,
South by : Land in Sy. No.127/3.

Item No. 3

All that piece and parcel of undeveloped residentially converted property bearing New Sy. No.127/10, old Sy. No.127/10, earlier Sy. No. 127/1, measuring 0 Acre 9 ³/₄ Guntas, converted vide DC conversion order bearing No.628990 dtd. 24.06.2024, situated at Channasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, Bengaluru, and bounded on:

East by : Land in Sv. No.127/11,
West by : Land in Sy. No.127/1.
North by : Kaugodi Village Boundary,
South by : Land in Sy. No. 127/3.

Item No. 4

All that piece and parcel of Residentially converted undeveloped land bearing New Sy. No.127/11, old Sy. No.127/1 measuring 9 ³/₄ Guntas, converted vide DC conversion order bearing No. ALN (EBK)SR.50/2014-2015 dtd.30.08.2018, situated at Channasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, Bengaluru, and bounded on;

East by : Land in Sy. No. 127/12,
West by : Land in Sy. No. 127/10,
North by : Kadugodi Village Boundary and Balaji Warehouse Property,
South by : Sy. No.127/3 belongs to Sri. Venkatappa and Venkata Reddy

Item No. 5

All that piece and parcel of the undeveloped agricultural land bearing New Sy. No.127/12, old Sy. No.127/1, measuring 7 ¹/₄ Guntas, situated at Channasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, Bengaluru, presently within the limits of Bruhath Bengaluru Mahanagara Palike and bounded on;

East by : Land in Sy. No. 127/13
West by : Land in Sy. No. 127/11,
North by : Kadugodi Village Boundary and Balaji Warehouse Property,
South by : Sy. No.127/3 belongs to Sri. Venkatappa and Venkata Reddy.

Item No. 6

All that piece and parcel of the undeveloped agricultural land bearing New Sy. No.127/13, old Sy. No.127/1, measuring 7 ¹/₄ Guntas, situated at Channasandra Village Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, Bengaluru, presently within the limits of Bruhath Bengaluru Mahanagara Palike and bounded on;

East by : Land in Sy. No.127/14,
West by : Land in Sy. No.127/12,

North by : Kadugodi Village Boundary and Balaji Warehouse Property,
South by : Sy. No.127/3 belongs to Sri. Venkatappa and Venkata Reddy

Item No. 7

All that piece and parcel of Residentially converted undeveloped immovable property bearing New Sy. No.127/14, old Sy. No.127/1 measuring 7.04 Guntas. converted vide DC conversion order bearing No. ALN(EBK)SR.50/2014-2015 dtd.30.08.2018, situated at Channasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, Bengaluru, and bounded on;

East by : Land in Sy. No.127/15 belongs to Mr. Rama Reddy,
West by : Land in Sy, No. 127/13 belongs to Mr. Muni Reddy,
North by : Kadugoli Village Boundary and Balaji Warehouse Property,
South by : Sy. No. 127/3 belongs to Sri. Venkatappa and Venkata Reddy

Item No. 8

All that piece and parcel of the undeveloped agricultural land bearing New Sy. No.127/15, old Sy. No.127/1, measuring 7 $\frac{3}{4}$ Guntas, situated at Channasandra Village. Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, Bengaluru, presently within the limits of Bruhath Bengaluru Mahanagara Palike and bounded on:

East by : Land in Sy. No.127/2
West by : Land in Sy. No. 127/14,
North by : Kadugodi Village Boundary and Balaji Warehouse Property.
South by : Sv. No.127/3 belongs to Sri. Venkatappa and Venkata Reddy.

Item No. 9

All that piece and parcel of the undeveloped agricultural property bearing New Sy. No. 127/16 Old Sy. No.127/3, measuring 3 $\frac{1}{2}$ Guntas, situated at Channasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, Bengaluru, presently within the limits of Bruhath Bengaluru Mahanagara Palike and bounded on;

East by : Land in Sy. No.127/9 of Veeraswamy Reddy
West by : Land in Sy. No.127/3 of Nandish Reddy and Amaresh Reddy,
North by : Land in Sy. No.127/15 of Rama Reddy,
South by : Sy. No.127/3 belongs to Late Nagaveni.

Item No. 10

All that piece and parcel of the undeveloped agricultural land bearing Sy. No.127/17 (Old Sy. No.127/1, earlier Sy.No.127/10), measuring 0.04 (¼) Guntas, duly converted vide Official Memorandum bearing No. ALN. (EBK) SR.50/2014-15, dated 30.08.2018, situated at Channasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on the;

East by : Remaining portion of Old Sy.No.127/10, Re-Sy.No.127/10 belongs to Srinivas Murthy and presently belongs to M/s. DSR Realty;
West by : Land in Sy. No.127/1;
North by : Remaining portion of Old Sy.No. 127/10, Re-Sy.No.127/10 belongs to Srinivas Murthy and presently belongs to M/s. DSR Realty;
South by : Land in Sy. No. 127/3.

Item No. 11

All that piece and parcel of the Agricultural land bearing Survey No.203, measuring 11.08 Guntas, situated at Kadugodi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on the;

East by : Land of Seethalakshmi, w/o. Nagaraj;
West by : Land in Sy. No.204 of Kadugodi Village;
North by : Land of Hanumanthappa & compound wall of Srinivasa Chitramandira;
South by : Remaining land in Sy.No.203.

Item No. 12

All that piece and parcel of undeveloped converted Property bearing Site No.203 (203/1), having BBMP Khatha bearing No.1232, measuring East to West 137 Feet and North to South 40 Feet, totally measuring 5,480 sq. ft., carved out of converted Sy.No.203, measuring 09 Guntas, duly converted vide Official Memorandum bearing No. ALN. SR/65/84-85, dated 10.04.1985, issued by the Tahsildar, Hoskote Taluk (converted for residential purposes), situated at Kadugodi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on the;

East by : Road;
West by : Property purchased by K. Sreelatha;
North by : Property belongs to Srinivasa Theatre;
South by : Land in Sy.No.203.

Item No. 13

All that piece and parcel of the undeveloped converted Property bearing Site No.203/2, having BBMP Khatha bearing No.1231, measuring East to West 30 Feet and North to South 40 Feet, totally measuring 1200 sq. ft., carved out of converted

Sy.No.203, measuring 09 Guntas, duly converted vide Official Memorandum bearing No. No. ALN. SR/65/84-85, dated 10.04.1985, issued by the Tahsildar, Hoskote Taluk (converted for residential purposes), situated at Kadugodi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on the

East by : Land belongs to K. Sreelatha,
West by : Land belongs to K. Sreelatha
North by : Property belongs to Srinivasa Theatre
South by : Land in Sy.No.203

Item No. 14

All that piece and parcel of Agricultural land bearing Survey No.204, measuring 2 Acres, situated at Kadugodi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on the;

East by : Remaining land in Sy.No.204;
West by : Land belongs to Munishamappa & sons
North by : Land belongs to Gooli Hanumanthappa and land belongs to Anjenappa;
South by : Chennasandra boundary and the land of Munivenkatappa

Item No. 15

All that piece and parcel of the undeveloped agricultural land bearing old Sy.No.204, New Sy. No.204/2, measuring 1 Acre 22 Guntas, situated at Kadugodi Village, Bidarahalli Hobli, earlier Bengaluru South Taluk, presently Bengaluru East Taluk, Bengaluru Urban District, Bengaluru, and bounded on;

East by : Land in Sy. No.203,
West by : A Portion of Land sold to K. Kodanda Rami Reddy in Sy. No.204,
North by : Land belonging to Gooli Hanumanthappa and Land belongs to Anjanappa,
South by : Chennasandra Boundary and the land of Munivenkatappa.

Item No. 16

All that piece and parcel of the undeveloped agricultural land bearing New Sy. No.205/2, old Sy. No.205 measuring 24 Guntas out of 34 Guntas, situated at Kadugodi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru District and bounded on;

East by : Sy. No.204,
West by : Remaining Land in Sy. No.205/2,
North by : Sy No 205/1
South by : Sy No 205/3.

Item No. 17

All that piece and parcel of the undeveloped agricultural land bearing New Sy.No.205/3, old Sy. No.205 measuring 34 Guntas, situated at Kadugodi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru District and bounded on;

East by : Sy. No.204 Balaji Warehouse,
West by : Sy. No.211 and 210,
North by : Property belonging to Bachegowda (Sy. No.205/2).
South by : Sy. No.211, 126 and Kadugodi Boundary.

Item No. 18

All that piece and parcel of the agricultural land bearing Sy. No.205/4 (Old Sy. No.205, earlier Sy.No.205/1), measuring 20.08 Guntas, situated at Kadugodi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on the:

East by : Sy.No.204;
West by : Sy.No.205/2 and Sy.No.205/1:
North by : Sy.No.202:
South by : Sy.No.205/2.

Item No. 19

All that piece and parcel of the undeveloped Residentially converted land (Apartment Residential conversion) bearing Re-Sy. No.211/6, Old Sy. No.211/4, earlier 211/3, Block-2, 11E Sketch No.20040124257002001, duly converted by the orders of the Deputy Commissioner vide a conversion order dtd. 07.11.2024 bearing No. 703828, measuring 0 Acre 6.04 Guntas, situated at Kadugodi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru District and bounded on;

East by : Land bearing Sy. No.205,
West by : Remaining portion of the land in old Sy. No.211/3, Re-Sy. No.211/4 Block-1,
North by : Land bearing Sy. No.210 and 205,
South by : Road and Channasandra Village Boundary.

II. DESCRIPTION OF LIST OF DOCUMENTS SCRUTINIZED

1. Sy. No.115

| SL.NO | DATE | DOCUMENTS | REMARKS |
|-------|------------|--|----------------|
| | 21.10.2008 | Permission Letter issued by the Principle Secretary to Govt., Revenue Department Bengaluru, Vide Letter No. RD 265 LGB 2007(P6). | Not Available |
| | 28.10.2008 | Public Notification issued by Govt. of Karnataka vide No. Spl. DC. PUC (Auction) CR/07/08-09 | Not Available |
| | 26.12.2008 | Confirmation letter No. RD.545 LGB 2008(1) issued by the Principle Secretary to Govt., Revenue Department Bengaluru. | Not Available. |
| | 23.08.2013 | Certificate of Sale bearing No. Spl.DC(E.Cell) Auction (E) CR/9/08-09 dtd. 07.01.2010 /29.08.2013 under Form 41 by the Deputy Commissioner, Bangalore District, registered as Document No.HLS-1-Part-III (a)-00001-2013-2014, Book-1 Part iii (a), stored in CD No.HLSD85, at the office of the sub-registrar Shivajiinagar(Ulsoor), Bengaluru registered on 07.09.2013. | Original |
| | 21.07.2014 | Mutation No. H1/2014-15 the property bearing Sy. No.115, Block No. 37 measuring 6 Guntas standing in the name of M/s. Umrah Developers. | Original |
| | 07.09.2013 | Sale deed executed by M/s. Umrah Developers rep. by it's sole proprietor Mr. Yusuf Shariff in favour of Mrs. Preethi Raj for the property bearing Sy. No.115, Block No. 37 measuring 6 Guntas registered as doc. No.HLS-1-03466/2013-2014, Book I, stored in CD No. HLSD 85 registered at the office of the sub-registrar Shivajiinagar (Ulsoor), Bengaluru. | Original |

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|------------|---|----------|
| 16.12.2020 | Special notice issued by the Bruhath Bengaluru Manahagara Palike (BBMP) stating the transfer of khatha in the name of Mrs. Preethi Raj and assessment of Tax for property bearing Sy. No.115. Block-37. | Original |
| 05.01.2021 | Khatha Certificate by the Bruhath Bengaluru Manahagara Palike (BBMP) for property bearing Municipal No.283, Sl. No.2083, Sy. No.115 measuring 6 Guntas in the name of Mrs. Preethi Raj. | Original |
| 05.01.2021 | Khatha extract issued by the Bruhath Bengaluru Manahagara Palike (BBMP) for property bearing Municipal No.283, Sl. No.2083, Sy. No.115 measuring 6 Guntas in the name of Mrs. Preethi Raj. | Original |
| 30.06.2023 | Sale deed executed by Mrs. Preethi Raj, D/o. Late. T. Nanjappa in favour of M/s. DSR Green Homes, rep by its managing Partner Mr. Rama Charita Manas K. for the property bearing Sy. No.115, Block-37 measuring 6 Guntas registered as doc. No.BNS-1-06272/2023-2024, Book I, stored in Electronic Form in the Centralized Data Cell in the Office of Sub-registrar Shivajinagar(Banasavadi), Bengaluru. | Original |
| 04.04.2025 | Sale deed executed by M/s. DSR Green Homes rep by its managing Partner Mr. Rama Charita Manas K. in favour of Mrs. Guggulla Reddy Swetha, D/o. Gandluri Veera Pratap Reddy for the property bearing Sy. No.115, Block-37 measuring 6 Guntas registered as doc. No.BNS-1-06272/2023-2024, Book I, stored in Electronic Form in the Centralized Data Cell in the Office of Sub-registrar Shivajinagar(Banasavadi), Bengaluru. | Original |
| 04.04.2025 | Joint Development Agreement executed by Mrs. Guggulla Reddy Swetha, D/o. Gandluri Veera Pratap Reddy in favour of M/s. DSR Green Homes rep by its managing Partner Mr. Rama Charita Manas K. for the property bearing Sy. No.115, Block-37 measuring 6 Guntas registered as doc. No.VRT-1- | Original |

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|------------|--|--|----------------|
| | | 00132/2025-2026, Book I, stored in Electronic Form in the Centralized Data Cell in the Office of Senior Sub-registrar Shivajinagar (Varthuru), Bengaluru. | |
| 04.04.2025 | | General Power of Attorney executed by Mrs. Guggulla Reddy Swetha, D/o. Gandluri Veera Pratap Reddy in favour of M/s. DSR Green Homes rep by its managing Partner Mr. Rama Charita Manas K. for the property bearing Sy. No.115, Block-37 measuring 6 Guntas registered as doc. No.VRT-4-00132/2025-2026, Book IV, stored in Electronic Form in the Centralized Data Cell in the Office of Senior Sub-registrar Shivajinagar (Varthuru), Bengaluru. | Original |
| 12.10.2023 | | Uthara Pathra bearing No. 2083/115/283, Block 37, measuring 6 Guntas in the name of M/S. DSR Green Homes. | Original |
| 12.10.2023 | | Khatha Certificate bearing No. 2083/115/283, Block 37, measuring 6 Guntas in the name of M/S. DSR Green Homes. | Original |
| 12.10.2023 | | Khatha Extract bearing No. 2083/115/283, Block 37, measuring 6 Guntas in the name of M/S. DSR Green Homes. | Original |
| | | SURVEY RECORDS | |
| | | Village Map of Channasandra. | Certified Copy |
| | | Survey Sketch | Certified Copy |
| | | Akarbandh issued from Bengaluru East Taluk, K.R.Puram | Certified Copy |
| | | TAX PAID RECEIPT | |
| | | Tax paid receipts for the year 2009-10 to 2020-2021, 2023-24 & 2024-25 issued by the Bruhath Bengaluru Manahagara Palike (BBMP) in the name of Mrs. Preethi Raj | |
| | | Tax paid receipts for the year 2023-24 & 2024-25 issued by the Bruhath Bengaluru Manahagara Palike (BBMP) in the name of M/s. DSR Green Homes | Soft Copy |

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|--|------------|--|---------------|
| | | CONVERSION ORDER | |
| | 07.01.2010 | DC Conversion order bearing VJI.JADA.AUC(E) CR/9/08-09 in respect of Sy. No.115, Block-37 measuring 6 Guntas from agricultural purpose to non-agricultural residential purpose. | |
| | | Conversion charges paid E-Receipt (Khajane II). | Not Available |
| | | Conversion Sketch in respect of the Property bearing Sy. No.115, Block-37, measuring 06 Guntas. | Not Available |
| | 30.03.2024 | Change of Land Use Certificate Ref. No. BDA/TPA/CLU-435/2022-23/3050/2023-24 issued by the Bangalore Development Authority, Bengaluru. | Soft Copy |
| | | RTC EXTRACTS | |
| | | RTC extracts (Computerized) for the period of 2019-20 to 2025-26 in respect of the property bearing Sy. No.115, Block-37 measuring 6 Guntas reflecting the name of M/s. Umrah Developers. | |
| | | ENCUMBRANCE CERTIFICATES | |
| | | Encumbrance Certificate issued by Sub-Registrar, Hosakote, Bengaluru for the period from 01.04.2013 to 02.11.2018 in respect of the property bearing Sy. No.115, Block-37 measuring 6 Guntas | |
| | | Encumbrance Certificate issued by Sub-Registrar, Hosakote, Bengaluru for the period from 01.04.2018 to till date in respect of the property bearing Sy. No.115, Block-37 measuring 6 Guntas | Not Available |

2. Sy. No.211/6

| SL.NO | DATE | DOCUMENTS | REMARKS |
|-------|------|-----------|---------|
|-------|------|-----------|---------|

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| | 12.10.1935 | Sale deed No.507/1935-36 in respect of the Sy. No.211/3 purchased by Ameer Khan, S/o Hussain Khan. | Not Available |
| | | RR 309 - in respect of Sy. No.211/3 mutated in the name of Ameer Khan, S/o. Hussain Khan on basis of Sale deed 507/1935-36. | |
| | 06.03.1951 | Sale deed No.782/1951-52, Book 1, Vol.730, pp.145-146 executed by Hussain Khan, S/o Ameer Khan in favour of Pyarejan Baig, S/o Gouse Baig for Sy. No.211/3 measuring 1A-12G. | |
| | 24.06.1982 | RR 970 - Khatha of Sy. No.211/3 (1A-12G) mutated in the name of Pyarejan Baig on basis of Sale deed 782/51-52. | Not Available |
| | | Mutation order bearing MR. No.34/1981-82 mutating Khatha of Sy. No.211/3 measuring 1 Acre 7.10 guntas in the name of | Not Available |
| | 11.03.1997 | Family Tree of Late Gouse Baig showing Pyarejan is son; Pyarejan's heirs: Mrs. Mehrunnisa (wife), Jamruddin Baig (son), Gulab (daughter); Jamruddin's family also shown. | |
| | 24.11.2001 | Death certificate of Pyarejan (died on 10.10.2001). | |
| | 03.10.2003 | Partition deed registered as doc. No.12769/2003-2004, Book I, stored in CD No. 109, registered on 10.10.2003, registered in the Office of the Sub-registrar Krishnarajapuram, Bengaluru Urban District entered into between legal heirs of Late. Pyarejan @ Pyarejan Baig by the names (1) Mrs. Mehrunnisa, W/o. Late. Pyarejan @ Pyarejan Baig (2) Sri. Jamruddin Baig, S/o. Late. Pyarejan @Pyarejan Baig (3) Smt. Gulab, D/o. Late. Pyarejan @ Pyarejan Baig, W/o. Allaudin. As per the Partition, 2nd Party Sri. Jamruddin Baig, S/o. Late. Pyarejan @Pyarejan Baig was allotted Sy. No.211/3 measuring 1 Acre 7.6 Guntas out of 1 Acre 12 Guntas. And Mrs. Gulab, W/o. Allaudin got 4.4 Guntas out of 1 Acre 12 Guntas in the same Sy. No. | |

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|------------|--|----------|
| 18.03.2004 | Mutation order bearing MR. No.12/2003-2004 mutating Khatha of Sy. No.211/3 measuring 1 Acre 7.10 Guntas in the name of Sri. Jamruddin Baig and 0 Acre 4.06 Guntas in the name of Mrs. Gulab, W/o. Allauddin on the basis of partition deed No.12769/2003-2004. | Original |
| 22.09.2012 | General power of Attorney executed by Sri. Jamruddin Baig, S/o. Late. Pyarejan @ Pyarejan Baig in favour of Sri. G. Devi Singh, S/o. Late. Gangaram Singh.B.K. registered as doc. No.BDH-4-00103/2012-2013, Book IV, stored in CD No. BDHD89, registered in the Office of the Sub-registrar Shivajinagara(Bidarahalli), Bengaluru Urban District, to deal with Sy. No.211/3 measuring 1 Acre out of 1 Acre 6.09 Guntas. | |
| 06.08.2013 | Sale deed executed by Sri. Jamruddin Baig, S/o. Late. Pyarejan @ Pyarejan Baig rep. by his GPA holder Sri. G. Devi Singh, S/o. Late. Gangaram Singh B.K in favour of Sri. S. Raghavendra Rao, S/o. Late. Srinivasa Murthy registered as doc. No.BDH-1-02338/2013-2014, Book I, stored in CD No. BDHD100, registered in the Office of the Sub-registrar Shivajinagara (Bidarahalli), Bengaluru Urban District for the property bearing (1) Site No.24, Khatha No.211/3, Property No.211/3 measuring East to West 34.3 feet and North to South 40 feet in all measuring 1372 Sq.ft. (2) Site No.26, Khatha No.211/3, Property No.211/3 measuring East to West (51+30)/2 feet and North to South (28+60)/2 feet in all measuring 1782 Sq. ft. | Original |
| 04.08.2016 | 'B' Khatha (Form 11) in the name of MR Raghavendra Rao for Site No.26 totally measuring 1782 Sq.ft. | Original |
| 08.08.2016 | 'B' Khatha (Form 11) in the name of MR Raghavendra Rao for Site No.24 totally measuring 1372 Sq.ft. | Original |

| | | | |
|--|------------|---|----------|
| | 15.07.2023 | Cancellation deed executed by Sri. Jamruddin Baig, S/o. Late. Pyarejan @ Pyarejan Baig rep. by his GPA holder Sri. G. Devi Singh, S/o.Late. Gangaram Singh.B.K in favour of Mr. Raghavendra Rao S/o Late Srinivasamurthy registered as doc No. KRI-1-04691/2023-24, Book I, stored in Electronic Form in the Centralized Data Cell in the Office of Senior sub-registrar Shivajinagar (K R Puram), Bengaluru, for the property bearing (1) Site No.24, Khatha No.211/3. Property No.211/3 measuring East to West 34.3 feet and North to South 40 feet in all measuring 1372 Sq. ft. (2) Site No.26, Khatha No.211/3, Property No.211/3 measuring East to West (51+30)/2 feet and North to South (28+60)/2 feet in all measuring 1782 Sq.ft. | Original |
| | 16.10.2020 | Sale deed executed by Sri. Jamruddin Baig, S/o. Late. Pyarejan @ Pyarejan Baig rep. by his GPA holder Sri. G. Devi Singh, S/o. Late. Gangaram Singh. B. K. in favour of (1) Smt. Shamima, W/o. Sri. Gafoor Baig @ Ameer Baig (2) Sri. G. Masood Baig, S/o. Sri. Gafoor Baig @ Ameer Baig registered as doc. No.BDH-1-01705/2020-2021, Book I, stored in CD No. BDHD636, registered in the Office of the Sub-registrar Shivajinagara (Bidarahalli), Bengaluru Urban District for the property bearing Site No.25, Khatha No.211/3, Property No.211/3 measuring East to West (15+35+34.5)/2 feet and North to South (24+45)/2 feet in all measuring 1454.175 Sq.ft. | Original |
| | 15.07.2023 | Cancellation deed executed by Sri. Jamruddin Baig, S/o. Late. Pyarejan @ Pyarejan Baig rep. by his GPA holder Sri. G. Devi Singh, S/o Late. Gangaram Singh.B.K in favour (1) Smt. Shamima, W/o. Sri. Gafoor Baig Ameer Baig (2) Sri. G. Masood Baig, S/o, Sri. Gafoor Baig Ameer Baig registered as doc No. KRI-1-04702/2023-24, Book I, stored in Electronic Form in the Centralized Data Cell in the Office of Senior sub-registrar Shivajinagar (K R Puram), Bengaluru, for the property bearing | Original |

| | | | |
|------------|--|--|-----------|
| | | Site No.25. Khata No.211/3, Property No.211/3 measuring East to West (15+35+34.5)/2 feet and North to South (24+45)/2 feet in all measuring 1454.175 Sq.ft. | |
| 30.12.2022 | | Sale deed executed by (1) Smt. Shamima, W/o. Sri. Gafoor Baig Ameer Baig (2) Sri. G. Masood Baig, S/o. Sri. Gafoor Baig Ameer Baig favour of Sri. Ajay Kumar Sharma S/o. Sri. Ram Lagan Sharma registered as doc. No.BDH-1-07581/2022-2023, Book I, stored in CD No. BDHD1201, registered in the Office of the Sub-registrar Shivajinagara (Bidarahalli), Bengaluru Urban District for the Western Portion of the property bearing Site No.25, Khatha No.211/3, Property No.211/3 measuring East to West 15 feet and North to South 45 feet in all measuring 675 Sq.ft. | Soft Copy |
| 15.07.2023 | | Cancellation deed executed by (1) Smt. Shamima, W/o. Sri. Gafoor Baig Ameer Baig (2) Sri. G. Masood Baig, S/o. Sri. Gafoor Baig Ameer Baig in favour of Sri. Ajay Kumar Sharma S/o Sri Ram Lagan Sharma registered as doc No. KRI-1-04699/2023-24, Book I, stored in Electronic Form in the Centralized Data Cell in the Office of Senior sub-registrar Shivajinagar (K R Puram), Bengaluru for the Western Portion of the property bearing Site No.25, Khatha No.211/3, Property No.211/3 measuring East to West 15 feet and North to South 45 feet in all measuring 675 Sq.ft. | Soft Copy |
| 15.07.2023 | | Agreement of Sale executed by (1) Mr Jamruddin Baig S/o Late Pyarejan @ Pyarejan Baig (2) Mr Aslam Baig S/o Sri Jamruddin Baig (3) Sohail Baig S/o Sri Jamruddin Baig as Vendors (4) Mr G Devi Singh S/o Late Gangaram Singh B.K as Confirming Party in favour of M/s DSR Green Homes a registered partnership firm rep by its Managing partner Mr Rama Charita Manas K registered as doc No. KRI-1-04703/2023-24, Book I, stored in Electronic Form in the Centralized Data Cell in the Office of Senior sub-registrar Shivajinagar (K R Puram), Bengaluru, for the | Soft Copy |

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| | | land bearing Sy No. 211/3 measuring 6.04 Guntas out of 1 Acre. | |
| 15.07.2023 | | Irrevocable General Power of Attorney executed by (1) Mr Jamruddin Baig S/o Late Pyarejan @ Pyarejan Baig (2) Mr Aslam Baig S/o Sri Jamruddin Baig (3)Sohail Baig S/o Sri Jamruddin Baig (4) Mr G Devi Singh S/o Late Gangaram Singh B.K in favour of M/s DSR Green Homes a registered partnership firm rep by its Managing partner Mr Rama Charita Manas K., registered as doc No. KRI-4-00183-2023-24 , Book IV, stored in Electronic Form in the Centralized Data Cell in the Office of Senior sub-registrar Shivajinagar (K R Puram), Bengaluru, to deal with the land bearing Sy No. 211/3 measuring 6.04 Guntas out of 1 Acre. | |
| 10.04.2024 | | Sale deed executed by Mr. Jamruddin and 3 others rep. by their irrevocable GPA holders M/S. DSR Green Homes in favour of M/S. DSR Green Homes, registered as doc No. KRI-1-00623-2024-25, Book I, stored in Electronic Form in the Centralized Data Cell in the Office of Senior sub-registrar Shivajinagar (K R Puram), Bengaluru, with respect to the property bearing Sy. No.211/4 measuring 0 Acres 6.04 Guntas | |
| 05.12.2024 | | Sale deed executed by M/S. DSR Green Homes in favour of Mr. Gandluri Veera Pratap Reddy and 3 others, registered as doc No. KRI-1-11791-2024-25, Book I, stored in Electronic Form in the Centralized Data Cell in the Office of Senior sub-registrar Shivajinagar (K R Puram), Bengaluru, with respect to the property bearing Sy. No.211/6 measuring 0 Acres 6.04 Guntas | |
| 05.12.2024 | | Joint Development Agreement executed by Mr. Gandluri Veera Pratap Reddy and 3 others in favour of M/S. DSR Green Homes, registered as doc No. KRI-1-11791-2024-25, Book I, stored in Electronic Form in the Centralized Data Cell in the Office of Senior sub-registrar Shivajinagar (K R Puram), | |

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| | | Bengaluru, with respect to the property bearing Sy. No.211/6 measuring 0 Acres 6.04 Guntas | |
| | | SURVEY RECORDS | |
| | | Village Map of Channasandra. | Certified Copy |
| | | Survey Sketch | Certified Copy |
| | | Moola Tippany | |
| | | Hissa Survey Sketch | |
| | | Akarbandh issued from Bengaluru East Taluk, K.R.Puram | Certified Copy |
| | 30.03.2024 | 11E Sketch issued by the Licenced land surveyor shows that presently Sy. No.211/3 measuring 6.04 guntas is assigned New Sy. No.211/4, Block-2. | |
| | | TAX PAID RECEIPT | |
| | 21.04.2023 | Tax Paid receipt for the year 2023-24 for Site No. 24 bearing PID No. 211/3 in the name of Sri. S Raghavendra Rao. | |
| | 21.04.2023 | Tax Paid receipt for the year 2023-24 for Site No. 26 bearing PID No. 211/3 in the name of Sri. S Raghavendra Rao. | Soft Copy |
| | | CONVERSION ORDER | |
| | 07.11.2024 | DC Conversion order bearing 703828 for deemed land conversion order based on the master plan for agricultural land in respect of Sy. No.211/6, measuring 6.4 Guntas from agricultural purpose to non-agricultural residential purpose. | |
| | | Conversion charges paid E-Receipt (Khajane II). | Not Available |
| | | Conversion Sketch in respect of the Property bearing Sy. No211/6, measuring 06.04 Guntas. | Soft Copy |
| | 08.11.2024 | Mutation order bearing MR. No.T25/2024-25 mutating Khatha of Sy. No.211/6 measuring 6.04 Guntas in the name of m/S. DSR Green Homes, stating the Conversion Order. | Original |

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| 30.03.2024 | Change of Land Use Certificate Ref. No. BDA/TPA/CLU-435/2022-23/3050/2023-24 issued by the Bangalore Development Authority, Bengaluru. | Soft Copy |
| | RTC EXTRACTS | |
| | RTC extracts (Manual) for the period of 1969-70 to 1972-73, 1974-75 to 1984-85 in respect of the property bearing Sy. No.211/1, measuring 1 Acre 18 Guntas and 1 Gunta Kharab reflecting the name of Hussain Khan, S/o. Amir Khan. | |
| | Endorsement dated 11.08.2025, vide No. R. K./ CR/862/2025-26, issued by the Tahsildar(Grade II), KR Puram, stating that non availability of RTC for the year 1973-74 and from 1985 to 1993 in respect of the property bearing Sy. No.211/1, measuring 1 Acre 18 Guntas and 1 Gunta Kharab. | |
| | RTC extracts (Manual) for the period of 1998-99 to 2001-02 to 2002-03 in respect of the property bearing Sy. No.211/1, measuring 1 Acre 18 Guntas and 1 Gunta Kharab reflecting the name of Pyajarejan @ Pyarejan Baig. | |
| | RTC extracts (Computerized) for the period of 2001-02 to 2002-03 in respect of the property bearing Sy. No.211/3, measuring 1 Acre 18 Guntas and 1 Gunta Kharab reflecting the name of Pyajarejan @ Pyarejan Baig. | |
| | RTC extracts (Computerized) for the period of 2003-04 to 2005-06 in respect of the property bearing Sy. No.211/3, measuring 1 Acre 07.10 Guntas reflecting the name of Jamruddhin Baig. | |
| | RTC extracts (Computerized) for the period of 2006-07 to 2022-23 in respect of the property bearing Sy. No.211/3, measuring 1 Acre 06.09 Guntas reflecting the name of Jamruddhin Baig. | |
| | RTC extracts (Computerized) for the period of 2023-24 in respect of the property bearing Sy. | |

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| | | No.211/4, measuring 06.04 Guntas reflecting the name of DSR Green Homes. | |
| | | RTC extracts (Computerized) for the period of 2024-25 to 2025-26 in respect of the property bearing Sy. No.211/6, measuring 06.04 Guntas reflecting the name of DSR Green Homes. | |
| | | ENCUMBRANCE CERTIFICATES | |
| | | Encumbrance Certificate issued by Sub-Registrar, Hosakote, Bengaluru for the period from 01.04.2013 to 02.11.2018 in respect of the property bearing Sy. No.211/6, measuring 06.04 Guntas. | |

3. Sy. No.217/1

| SL.NO | DATE | DOCUMENTS | REMARKS |
|-------|------------|--|----------------|
| 1 | | Karda in respect of Sy. No. 127 standing in the name of Mr. Thimma Reddy, S/o. Siddha Reddy | Certified Copy |
| | 05.06.1946 | Sale deed executed by Smt. Nagamma, W/o. Venkatappa in favour of Munishami Urf Annaiah, S/o. Kadugodi Thimma Reddy registered as doc. No.2649/1945-1946, Book I, Volume 614, Page 38-40, registered in the Office of the Sub-registrar Hosakote for the property bearing Sy. No.127/1 measuring 1 Acre 19 Guntas. | Not Available |
| | 10.02.1984 | Record of Rights No.297 goes to show the name of Munishami Urf Annaiah, S/o. Thimma Reddy for Sy. No.127/1 on the basis of Sale deed No. 2649/1945-1946 and MR. No.9/45-46. | Not Available |
| | 10.02.1984 | Index of Land for Sy. No.127/1 measuring 1 Acre 19 Guntas goes to show the name of (1) Smt. Nagamma, W/o. Venkatappa as per RR 241, (2) K.M. Munishamaiah, S/o. Muniyappa as per RR 285 (3) Smt. Nagamma, W/o. Venkata Reddy as per RR 289 (4) Munishami Urf Annaiah, S/o. Thimma Reddy as per RR 297. | Not Available |
| | | Mutation order bearing IHC. 69/94-95 mutating Khatha of Sy. No.127/1 in the names of legal heirs of Late. Munishami Urf Annaiah, S/o. Thimma Reddy. It shows that Munishami Urf Annaiah, S/o. Thimma Reddy died on 17.01.1990. And his Two Children Muni Reddy died on 29.04.1981 and Chowda Reddy also no more Hence ½ share in Sy. No.127/1 mutated in the names of legal heirs of | Not Available |

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| | | Muni Reddy by the names (1) Nagaraj (2) Pilla Reddy (3) Shivashankar and ½ share in Sy. No.127/1 mutated in the names of legal heirs of Chowda Reddy by the names (1) Rama Reddy (2) Pilla Reddy (3) Muni Reddy and (4) Srinivasa. | |
| | 07.01.1995 | Family Tree of Thimma Reddy goes to show that he had a wife by the name Ramakka (Late) and Two sons (1) Munishami Reddy urf Annaiah Reddy and (2) Chowda Reddy | Not Available |
| | 05.11.2011 | Family Tree of Late. Munishami Reddy urf Anaiah Reddy goes to show that Smt. Papamma is his wife and his Son Late. Muni Reddy has 5 children by the names (1) 1 st son M. Nagaraj, (2) 2 nd daughter M. Parvathamma, (3) 3 rd son Late. Pilla Reddy's wife Smt. Parvathamma, (4) 4 th daughter Smt. Rathnamma, and (5) 5 th Sri. M. Shivashankar | Not Available |
| | 05.11.2011 | Family Tree of Chowda Reddy goes to show that he has 6 children by the names (1) 1 st son Ramareddy, (2) 2 nd daughter Smt. Jayamma, (3) 3 rd son Pilla Reddy, (4) 4 th daughter Smt. Gowramma, (5) 5 th son Munireddy and (6) 6 th son Srinivas. (Their further families are also drawn in this family Tree). | Not Available |
| | 18.07.2012 | <p>Partition deed entered into between legal heirs of Late. Thimma Reddy i.e., 1st son Late. Munishami Reddy's son Late. Munireddy and Late. Chowdamma's 1st son M. Nagaraj, 2nd daughter M. Parvathamma, 3rd son Late. Pilla Reddy's wife Smt. Parvathamma, 4th daughter Smt. Rathnamma, 5th Sri. M. Shivashankar and Late. Chowda Reddy and Late. Eramma's children 1st son Ramareddy, 2nd daughter Smt. Jayamma, 3rd son Pilla Reddy, 4th daughter Smt. Gowramma, 5th son Munireddy and 6th son Srinivas, registered as doc. No. BDH-1-2212-2012-2013, Book I, stored in CD No. BDHD87, registered in the Senior sub-registrar Shivajinagara(Bidarahalli), Bengaluru,</p> <p>As per the partition deed,</p> <p>Under Item No.2 of the Schedule 'A' Property, Sy. No.127/1 measuring 9 ¾ Guntas(9.12 Guntas) out of 29.08 Guntas was allotted to the share of M. Nagaraja, S/o. Munireddy. Presently assigned Re-Sy. No.127/1.</p> | Original |

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| | | <p>Under Item No.2 of the Schedule 'C' Property, Sy. No.127/1 measuring 10 Guntas out of 29.08 Guntas was allotted to the share of Smt. Parvathamma, W/o. Late. Pilla Reddy. Presently assigned Re-Sy. No.127/10.</p> <p>Under Item No.2 of the Schedule 'E' Property, Sy. No.127/1 measuring 9 $\frac{3}{4}$ Guntas out of 29.08 Guntas was allotted to the share of Sri. M. Shivashankar, S/o Late. Munireddy. Present Sy. No.127/11.</p> <p>Under Item No.2 of the Schedule 'F' Property, Sy. No.127/1 measuring 7 $\frac{3}{4}$ Guntas out of 29.08 Guntas was allotted to the share of Sri. Rama Reddy, S/o. Late. Chowda Reddy. Present Sy. No.127/15.</p> <p>Under Item No.2 of the Schedule 'H' Property, Sy. No.127/1 measuring 7 $\frac{1}{4}$ Guntas out of 29.08 Guntas was allotted to the share of Sri. Pilla Reddy, S/o. Late. Chowda Reddy. Present Sy. No.127/14.</p> <p>Under Item No.2 of the Schedule 'J' Property, Sy. No.127/1 measuring 7 $\frac{1}{2}$ Guntas out of 29.08 Guntas was allotted to the share of Sri. Muni Reddy, S/o. Late. Chowda Reddy. Present Sy. No.127/13.</p> <p>Under Item No.2 of the Schedule 'K' Property, Sy. No.127/1 measuring 7 $\frac{1}{4}$ Guntas out of 29.08 Guntas was allotted to the share of Sri. Srinivasa, S/o. Late. Chowda Reddy. Present Sy. No.127/12.</p> | |
| | 03.12.2012 | <p>Mutation order bearing MR. No.H14/2012-2013 mutating Khatha of Sy. No.127/1 measuring 1 Acre 19 Guntas on the basis of Partition deed No.2212/2012-2013</p> <p>New Sy. No.127/1 measuring 9.12 Guntas in the name of M. Nagaraj, S/o. Late. Munireddy.</p> <p>New Sy. No.127/10 measuring 10 Guntas in the name of Parvathamma, W/o. Late. Pillareddy.</p> <p>New Sy. No.127/11 measuring 9.12 Guntas in the name of M. Shivashankar, S/o. Late. Munireddy.</p> <p>New Sy. No.127/12 measuring 7.04 Guntas in the name of Srinivas, S/o. Late. Chowdareddy.</p> | Original |

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| | | New Sy. No.127/13 measuring 7.04 Guntas in the name of Munireddy, S/o. Late. Chowdareddy. New Sy. No.127/14 measuring 7.04 Guntas in the name of Pillareddy, S/o. Late. Chowdareddy. New Sy. No.127/15 measuring 7.12 Guntas in the name of Ramareddy, S/o. Late. Chowdareddy. | |
| NEW SY.NO.127/1 | | | |
| | 03.10.1998 | Sale Agreement executed by Sri. Pilla Reddy in favour of Sri. R. Srinivasa murthy, S/o. Late Ramakrishnappa | Not Available |
| | 18.07.2012 | GPA executed by (1) Sri. M. Nagaraj, S/o. Late. Muni Reddy (2) Sri. N. Prasanna, S/o. Sri. M. Nagaraj and (3) Master. Chandrashekar, S/o. Sri. M. Nagaraj since minor rep. by his father as his natural guardian Sri. M. Nagaraj in favour of Sri. Prasanth. K.V., S/o. Veeraswamy Reddy registered as doc. No BDH-4-0059/2012-2013, Book -4, Stored in CD NO. BDHD87, registered in the office of Senior Sub Registrar Shivajinagar (Bidrahalli), Bengaluru in respect of Sy. No.127/1 measuring 9 ¾ Guntas. | Original |
| | 16.05.2013 | Sale deed executed by (1) Sri. M. Nagaraj, S/o. Late. Muni Reddy (2) Sri. N. Prasanna, S/o. Sri. M. Nagaraj and (3) Master. Chandrashekar, S/o. Sri. M. Nagaraj since minor rep. by his father as his natural guardian Sri. M. Nagaraj represented by their registered GPA Holder Sri. Prasanth. K.V., S/o. Veeraswamy Reddy in favour of Sri. Prasanth. K.V., S/o. Veeraswamy Reddy registered as doc. No BDH-1-00640/2013-2014, Book -4, Stored in CD NO. BDHD97, registered in the office of Senior Sub Registrar Shivajinagar (Bidrahalli), Bengaluru for the property bearing Sy. No.127/1 measuring 9 ¾ Guntas. | Original |
| | 03.06.2014 | Mutation order bearing MR. No.H36/2013-2014 mutating Khatha of Sy. No.127/1 measuring 9.12 Guntas standing in the name of Mr. Nagaraju on the basis of Sale deed No.640/2013-2014 | Original |
| | 10.03.2017 | Sale deed executed by Sri. A.C. Satish, Advocate Court Commissioner acting on behalf of II Addl. Senior Civil Judge, Bengaluru Rural District and Judgement Debtor Smt. Parvathi, W/o. Late. Pilla Reddy Debtor in Execution Petition (Judgment No.82/2016) in favour of R. Srinivasamurthy, S/o. Late. Ramakrishnappa registered as doc. No BNS-1-17758-2016-17, Book -4, Stored in CD NO. BNSD577, registered on 31.03.2017 registered in | Original |

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| | | the office of Senior Sub Registrar Shivajinagar (Banasavadi), for the property bearing Sy. No.127/1 measuring 9 ¾ Guntas. | |
| | | Judgment and Decree passed by the Hon'ble II Addl. Senior Civil Judge in OS No. 122/2001 | |
| | 19.03.2009 | Order passed in Regular Appeal No.89/2007 by the Hon'ble Fast Track Court V Bengaluru Rural District, Bengaluru to show that Appeal file by R. Srinivasamurthy, S/o. Late. Ramakrishnappa. | Not Available |
| | | Misc. Petition No.49/2009 by the Hon'ble Fast Track Court V Bengaluru Rural District, Bengaluru to set aside the exparte Order in the Regular Appeal No.89/2007 Appeal file by R. Srinivasamurthy, S/o. Late. Ramakrishnappa. | |
| | 21.07.2016 | Order passed in Regular Appeal No.89/2007 by the Hon'ble I Addl. District and Sessions Judge, Bengaluru Rural District, Bengaluru to show that Appeal file by R. Srinivasamurthy, S/o. Late. Ramakrishnappa is allowed under Sec.96 of CPC. | Not Available |
| | 02.08.2023 | Confirmation deed executed by (1) Sri. M. Nagaraj, S/o. Late. Munireddy rep. by his son N. Prasanna as his SPA holder (2) Sri. N. Prasanna, S/o. Nagaraj and (3) N. Chandra Shekar, S/o. Nagaraj in favour of Mr. Prashanth. K.V., S/o. Mr. Veera Swamy Reddy registered as document No KRI-1-05555/2023-2024, Book -1, stored in Electronic Form in the Centralized Data Cell in the Office of Additional Sub-registrar Shivajinagar (K R Pura), Bengaluru confirming the sale deed No.640/2013-2014. | Original |
| | 02.08.2023 | Absolute Sale Deed executed by Sri. Prashanth. K.V S/o. Sri. Veeraswamy Reddy in favour of M/s. DSR REALTY represented by Partner Mr. D. Prabhakar Reddy registered as document No KRI-1-05568/2023-2024, Book -1, stored in Electronic Form in the Centralized Data Cell in the Office of Additional Sub-registrar Shivajinagar (K R Pura), Bengaluru, New Sy. No.127/1, old Sy No.127/1 measuring 9¾ Guntas. | Original |
| NEW SY.NO.127/10, OLD SY.NO.127/1 (AGREEMENT OF SALE AND GPA TO DSR REALTY) | | | |
| | 29.06.2000 | Death Certificate of Pilla Reddy, S/o. Muni Reddy goes to show that he died on 12.05.2000 | |
| | 19.03.2012 | Mutation order bearing MR. No.H72/2011-2012 mutating 'Pavathi' Khatha of Sy. No.127/1 | Original |

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| | | measuring 10 Guntas in the name of Smt. Parvathamma, W/o. Late. Pilla Reddy | |
| 16.05.2013 | | Sale deed executed by (1) Smt. Parvathamma, W/o. Late. M. Pilla Reddy, (2) Master. P. Anil, S/o. Late. M. Pilla Reddy, (3) Kumari. P.Rani, D/o. Late. M. Pilla Reddy, since No.2 and 3 are minors, rep. by their mother as natural guardian i.e., Smt. Parvathamma all are rep. by their GPA holder Sri. Prasanth. K.V., S/o. Veeraswamy Reddy in favour of Sri. Prasanth. K.V., S/o. Veeraswamy Reddy registered as doc. No BDH-1-00639/2013-2014, Book -1, Stored in CD NO. BDHD97, registered in the office of Senior Sub Registrar Shivajinagar (Bidrahalli), Bengaluru for the property bearing Sy. No.127/1, New Sy. No.127/10 measuring 10 Guntas | Original |
| 15.07.2013 | | Mutation order bearing MR. No.H27/2012-2013 mutating Khatha of Sy. No.127/10 measuring 10 Guntas in the name of Sri. Prasanth. K.V., S/o. Veeraswamy Reddy on the basis of Sale deed No.639/13-14. | Original |
| 18.07.2012 | | GPA executed (1) Sri. Pilla Reddy, S/o. Late. Chowda Reddy (2) Smt. Sunandamma, W/o. Sri. Pilla Reddy, (3) Smt. P. Mamatha, D/o. Sri. Pilla Reddy (4) Sri. P. Girish Kumar, S/o. Pilla Reddy in favour of Sri. Prashanth. K.V, S/o. Veeraswamy Reddy registered as doc. No. BDH-4-00055/2012-2013, Book - 4, Stored in CD NO. BDHD87, registered in the office of Senior Sub Registrar Shivajinagar (Bidrahalli), Bengaluru to deal with the property bearing Sy. No.127/1 measuring 7 ¼ Guntas | Original |
| 16.05.2013 | | Sale deed executed by (1) Sri. Pilla Reddy, S/o. Late. Chowda Reddy (2) Smt. Sunandamma, W/o. Sri. Pilla Reddy, (3) Smt.P. Mamatha, D/o. Sri. Pilla Reddy (4) Sri.P.Girish Kumar, S/o. Pilla Reddy represented by their GPA Holder Sri. Prashanth.K.V, S/o. Veeraswamy Reddy in favour of Sri. Prashanth.K.V, S/o. Veeraswamy Reddy registered as doc. No BDH-1-00638/2013-2014, Book -1, Stored in CD NO. BDHD97, registered in the office of Senior Sub Registrar Shivajinagar (Bidrahalli), Bengaluru for the property bearing New Sy. No.127/14, old Sy. No.127/1 measuring 7 ¼ Guntas . | Original |
| 18.11.2017 | | Mutation order bearing MR. No.H35/2013-2014 mutating Khatha of Sy. No.127/14 measuring 7.04 | Original |

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| | | Guntas standing in the name of Sri. Prasanth. K.V., S/o. Veeraswamy Reddy on the basis of Sale deed No.638/13-14. | |
| SY.NO.127/11, OLD SY. NO.127/1 (SALE DEED TO M/S. DSR REALITY) | | | |
| 18.07.2012 | | General Power of Attorney executed by (1) Sri. M. Shivashankar, S/o. Late. Muni Reddy (2) Master. Rakshay. S. Reddy, S/o. Sri. M. Shivashankar since minor rep. by his father as his natural guardian in favour of Sri. Prashanth. K.V., S/o. Sri. Veeraswamy Reddy registered as doc. No. BDH-4-00058/2012-2013, Book - 4, Stored in CD NO. BDHD87, registered in the office of Senior Sub Registrar Shivajinagar (Bidrahalli), Bengaluru to deal with the property bearing Sy. No.127/1 measuring 9 ¾ Guntas. | Original |
| 16.05.2013 | | Sale deed executed by (1) Sri. M. Shivashankar, S/o. Late. Muni Reddy (2) Master. Rakshay. S. Reddy, since minor represented by his father Sri. M. Shivashankar as his natural guardian. All are rep. by their GPA Holder Sri. Prashanth. K.V., S/o. Sri. Veeraswamy Reddy In favour of Sri. Prashanth. K.V., S/o. Sri. Veeraswamy Reddy registered as doc. No BDH-1-00641/2013-2014, Book -1, Stored in CD NO. BDHD97, registered in the office of Senior Sub Registrar Shivajinagar (Bidrahalli), Bengaluru for the property bearing New Sy. No.127/11, old Sy. No.127/1 measuring 9 ¾ Guntas. | Original |
| 27.11.2018 | | Mutation order bearing MR. No.H37/2013-2014 mutating Khatha of Sy. No.127/11 measuring 9.12 Guntas in the name of Sri. Prashanth. K.V., S/o. Sri. Veeraswamy Reddy on the basis of Sale deed No.641/2013-2014. | Original |
| 28.10.2014 | | Mortgage deed executed by Sri. Prasanth. K.V., S/o. Veeraswamy Reddy in favour of Aadhar Housing Finance Ltd., (Formerly known as DHFL Vysya Housing Finance Ltd.,) registered as doc. No BDH-1-02212/2014-2015, Book - 1, Stored in CD NO. BDHD114, registered in the office of Senior Sub Registrar Shivajinagar (Bidrahalli), Bengaluru releasing Item No.1: Sy. No.127/11 measuring 9 ¾ Guntas, Item No.2: Sy. No.127/14 measuring 7 ¼ Guntas, Item No.3: Sy. No.127/10 measuring 10 Guntas and Item No.4: Sy. No.127/4 measuring 9 ¾ Guntas. | |
| 01.02.2016 | | Rectification deed executed by Sri. Prasanth. K.V., S/o. Veeraswamy Reddy in favour of DHFL | |

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| | | Vysya Housing Finance Ltd., registered as doc. No HLS-1-04986-2015-2016, Book - 1, Stored in CD NO. HLSD126, registered in the office of Senior Sub Registrar Shivajinagar (Ulsoor)rectifying Item No.2 as Sy. No.127/14 measuring 7 ¼ Guntas instead of Sy. No.127/4 measuring 9¾ Guntas and other mistakes in the mortgage deed No. BDH-1-02212/2014-2015 dtd.27.10.2014. | |
| | 23.06.2018 | Discharge deed executed by Aadhar Housing Finance Ltd., (Formerly known as DHFL Vysya Housing Finance Ltd.) in favour of Sri. Prasanth. K.V., S/o. Veeraswamy Reddy registered as doc. No BDH-1-01724/2018-19, Book - 1, Stored in CD NO. BDHD185, registered in the office of Senior Sub Registrar Shivajinagar (Bidrahalli), Bengaluru releasing Item No.1: Sy. No.127/11 measuring 9¾ Guntas, Item No.2: Sy. No.127/14 measuring 7 ¼ Guntas, Item No.3: Sy. No.127/10 measuring 10 Guntas and Item No.4: Sy. No.127/4 measuring 9¾ Guntas. | |
| | 04.11.2020 | Discharge deed registered as doc. No.1961/2020-2021 executed by Aadhar Housing Finance Ltd., (Formerly known as DHFL Vysya Housing Finance Ltd.) in favour of Sri. Prasanth. K.V., S/o. Veeraswamy Reddy releasing Item No.1: Sv. No.127/11 measuring 9¾ guntas, Item No.2: Sy. No.127/4 (appears that instead of Sy. No.127/14 mentioned wrongly as Sy. No.127/4) measuring 7¼ guntas, Item No.3: Sy. No.127/10 measuring 10 guntas and Item No.4: Sy. No.127/4 measuring 9¾ guntas and other 2 items of property of some other Village. | |
| | 22.07.2014 | Endorsement issued by Sub-divisional officer stating there are no Sec.79A and Sec.79B cases filed for Sy. No.127/1 measuring 9.12 guntas, Sy. No.127/10 measuring 10 guntas, Sy. No.127/11 measuring 9.12 guntas and Sy. No.127/14 measuring 7.04 guntas. | |
| | 30.08.2018 | DC conversion order bearing No. ALN(EBK)SR/50/2014-2015 converting Sy. Nos.127/1 measuring 9.12 guntas, 127/11 measuring 9.12 guntas and Sy. No. 127/14 measuring 7.04 guntas, in all measuring 26.12 guntas from agricultural purpose to non agricultural residential purpose. | |
| | 30.01.2019 | Mutation Order bearing MR. No. T5/2018-2019 mutating Khatha of Sy. No.127/1 measuring 9.12 | |

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| | | guntas, Sy. No.127/11 measuring 9.12 guntas and Sy. No.127/14 measuring 7.04 guntas in the name of Sri. Prasanth. K.V., S/o. Veeraswamy Reddy reflecting conversion order No. ALN/EBK/SR 50/2014-2015. | |
| | 24.07.2019 | Tax Paid receipt for the period 2019-2020 for Sy. No.127/1 in the name of Sri. Prasanth. K.V. | |
| | 06.06.2019 | EC for the period from 01.04.2004 to 05.06.2019 reflects sale deed No.17758/16-17, Sale deed No.640/2013-2014 and Partition deed No.2212/2012-2013. | |
| | 13.10.2021 | EC for the period from 01.04.2018 to 12.10.2021 reflects Sale deed No.36331/20-221 and discharge deed No.1724/2018-2019. | |
| | 09.08.2023 | Agreement of Sale registered as document No.255/2023-24 executed by Sri. Prashanth K.V., S/o. Sri. Veeraswamy Reddy in favour of M/s. DSR REALTY represented by Partner Mr. D. Prabhakar Reddy for New Sy No.127/10, old Sy No.127/1, measuring 00.04 guntas. | |
| | 09.08.2023 | Irrevocable General Power of Attorney registered as document No.253/2023-24 executed by Sri. Prashanth K.V., /o. Sri. Veeraswamy Reddy in favour of M/s. DSR REALTY represented by Partner Mr. D. Prabhakar Reddy for New Sy No.127/10, old Sy No.127/1, measuring 00.04 guntas. | |
| | 16.11.2023 | Sale deed registered as doc. No.12461/2024-2025 executed by Sri. Prashanth K.V., /o. Sri. Veeraswamy Reddy rep. by his GPA holder M/s. DSR REALTY also in the capacity of agreement holder in favour of M/s. DSR REALTY for the New Sy. No.127/17, old Sy. No.127/10, earlier Sy No.127/1 measuring 00.04 guntas. | |
| | 09.08.2023 | Agreement of Sale registered as document No.6001/2023-24 executed by Sri. Srinivasa Murthy, S/o. Late. Ramakrishnappa in favour of M/s. DSR REALTY represented by Partner Mr. D. Prabhakar Reddy for New Sy. No.127/10, old Sy No.127/1 measuring 934 guntas. | |
| | 09.08.2023 | Irrevocable General Power of Attorney registered as document No.254/2023-2024 executed by Sri. Srinivas Murthy, S/o. Late. Ramakrishnappa in favour of M/s. DSR REALTY to deal with New Sy. No.127/10, old Sy No.127/1 measuring 934 guntas. | |

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| 03.11.2023 | Sale deed registered as doc. No.11741/2024-2025 executed by Sri. Srinivasa Murthy, S/o. Late. Ramakrishnappa rep. by his GPA holder M/s. DSR REALTY also in the capacity of agreement holder in favour of M/s. DSR REALTY for the New Sy. No.127/10, old Sy. No.127/10, earlier Sy No.127/1 measuring 9¾ guntas. | |
| 29.07.2023 | EC for the period from 01.04.2011 to 29.07.2023 reflects transactions | |
| 22.07.2014 | Endorsement issued by Sub-divisional officer stating there are no Sec.79A and Sec.79B cases filed for Sy. No.127/1 measuring 9.12 guntas, Sy. No.127/10 measuring 10 guntas, Sy. No.127/11 measuring 9.12 guntas and Sy. No.127/14 measuring 7.04 guntas. | |
| 30.08.2018 | DC conversion order bearing No. ALN(EBK)SR/50/2014-2015 converting Sy. Nos.127/1 measuring 9.12 guntas, 127/11 measuring 9.12 guntas and Sy. No. 127/14 measuring 7.04 guntas, in all measuring 26.12 guntas from agricultural purpose to non agricultural residential purpose. | |
| 30.01.2019 | Mutation Order bearing MR. No. T5/2018-2019 mutating Khatha of Sy. No.127/1 measuring 9.12 guntas, Sy. No.127/11 measuring 9.12 guntas and Sy No.127/14 measuring 7.04 guntas in the name of Sr Prasanth. K.V., S/o. Veeraswamy Reddy reflectin conversion order No. ALN/EBK/SR 50/2014-2015. | |
| 04.08.2021 | Tax Paid receipt for the period 2021-2022 for S No.127/11 in the name of Sri. Prasanth. K.V. | |
| 01.08.2023 | Confirmation deed registered as doc. No.5479/202 2024 executed by (1) Sri. Shivashankar Reddy @ Shivashankar, S/o. Late. Munireddy (2) Mast Rakshay. S. Reddy and (3) Kumari. S. Shreshta Red since No.2 and 3 are minors represented by th father as natural guardian in favour of Sri. Prasha K.V S/o. Sri. Veeraswamy Reddy confirming the sale deed No.641/2013-2014. | |
| 03.08.2023 | Absolute Sale Deed registered as document No.5625/2023-24 executed by Sri. Prashanth. K.V S/o. Sri. Veeraswamy Reddy in favour of M/s. DSR REALTY represented by Partner Mr. D. Prabhakar Reddy for New Sy. No.127/11, old Sy No.127/1 measuring 9¾ Guntas | |

| SY.NO.127/12 OLD SY. NO.127/1 (JDA AND GPA TO M/S. DSR GREEN HOMES) | | |
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| 08.08.2023 | Joint Development Agreement registered as document No.5946/2023-24 executed by (1) Sri. Srinivasa @ Srinivas K.C., S/o. Late. Chowda Reddy (2) Smt. Pushpa @ Pushapavathi.V., W/o. Sri. Srinivasa (3) Mrs. Bindu Bindu K.S D/o. Sri. Srinivasa and (4) Mrs. Rashmi @ Rashmi K.S., D/o. Sri. Srinivasa in favour of M/s. DSR GREEN HOMES to develop the land bearing New Sy. No.127/12, old Sy No.127/1 measuring 7 1/4 guntas. | |
| 08.08.2023 | General Power of Attorney registered as document No.249/2023-24 executed by (1) Sri. Srinivasa @ Srinivas K.C., S/o. Late. Chowda Reddy (2) Smt.. Pushpa @ Pushapavathi.V., W/o. Sri. Srinivasa (3) Mrs. Bindu @ Bindu K.S D/o. Sri. Srinivasa and (4) Mrs. Rashmi @ Rashmi K.S., D/o. Sri. Srinivasa in favour of M/s. DSR GREEN HOMES for New Sy. No.127/12, old Sy No.127/1 measuring 74 guntas. , | |
| NEW SY.NO.127/13 OLD SY. NO.127/1 (JDA AND GPA TO M/S. DSR GREEN HOMES) | | |
| 08.08.2023 | Joint Development Agreement registered as document No.5900/2023-24 executed by (1) Sri. Munireddy @ Munireddy C., S/o. Late. Chowda Reddy (2) Smt. Pushpa @ Pushpalatha K., W/o. Sri. Munireddy (3) Mr. Chethan @ Chethan M., S/o. Sri. Munireddy (4) Mr. Chethu @ Chethak M., S/o. Sri. Munireddy in favour of M/s. DSR GREEN HOMES Represented by it's Managing Partner Mr. Rama Charita Manas. K to develop the land bearing New Sy. No.127/13, old Sy No.127/1 measuring 74 guntas. | |
| 08.08.2023 | General Power of Attorney registered as document No.261/2023-24 executed by (1) Sri. Munireddy @ Munireddy C., S/o. Late. Chowda Reddy (2) Smt. Pushpa @ Pushpalatha K., W/o. Sri. Munireddy (3) Mr. Chethan @ Chethan M., S/o. Sri. Munireddy (4) Mr. Chethu @ Chethak M., S/o. Sri. Munireddy in favour of M/s. DSR GREEN HOMES to deal with their share in New Sy. No.127/13, old Sy No.127/1 measuring 7 1/4 guntas. | |
| 08.08.2019 | Khatha Certificate issued by the BBMP in the name of Sri. Prashanth.K.V, S/o. Veeraswamy Reddy for property bearing Khatha No.1322/Sy. No.127/1. 127/16/127/14. | |

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| 08.08.2019 | Khatha Extract issued by the BBMP in the name of Sri. Prashanth. K.V, S/o. Veeraswamy Reddy for property bearing Khatha No.1322/Sy. No.127/1. 127/16/127/14 measuring 26.12 guntas. | |
| 03.11.2020 | Sale deed registered as doc. No.3631/2020-2021 executed by Sri. Prashanth.K.V. S/o. Veeraswamy Reddy in favour of Sri. Mikkilineni Krishna Prasad, S/o. Late. Sathyanarayana Murthy for the property bearing Khatha No. 1322, Sy. No.127/14 measuring 7 4 guntas or 7,895.25 Sq.ft. | |
| 22.07.2014 | Endorsement issued by Sub-divisional officer stating there are no Sec.79A and Sec.798 cases filed for Sy. No.127/1 measuring 9.12 guntas, Sy. No.127/10 measuring 10 guntas, Sy. No.127/11 measuring 9.12 guntas and Sy. No.127/14 measuring 7.04 guntas. | |
| 30.08.2018 | DC conversion order bearing No. ALN(EBK)SR/50/2014-2015 converting Sy. Nos.127/1 measuring 9.12 guntas, 127/11 measuring 9.12 guntas and Sy. No. 127/14 measuring 7.04 guntas, in all measuring 26.12 guntas from agricultural purpose to non agricultural residential purpose. | |
| 30.01.2019 | Mutation Order bearing MR. No.T5/2018-2019 mutating Khatha of Sy. No.127/1 measuring 9.12 guntas, Sy. No.127/11 measuring 9.12 guntas and Sy. No.127/14 measuring 7.04 guntas in the name of Sri. Prasanth.K.V., S/o. Veeraswamy Reddy reflecting conversion order No.ALN/EBK/SR 50/2014-2015. | |
| 24.07.2019 | Tax Paid receipt for the period 2021-2022 for Sy. No.127/14 in the name of Sri. Prasanth.K.V. | |
| 03.08.2023 | Absolute Sale Deed registered as document No.5632/2023-24 executed by Sri. Mikkilineni Krishna Prasad S/o. Late. Satyanarayana Murthy in favour of M/s. DSR REALTY represented by Partner Mr. D. Prabhakar Reddy for New Sy. No.127/14, old Sy No.127/1 measuring 7.04 guntas. | |
| 19.08.2023 | Confirmation deed registered as doc. No.6507/2023-2024 executed by (1) Sri. Pilla Reddy, S/o. Late. Chowda Reddy and (2) Smt. P. Mamatha, D/o. Sri. Pilla Reddy.C in favour of M/s. DSR REALTY confirms the sale deed 5632/2023-2024 and all other previous deeds. | |
| NEW SY.NO.127/15, OLD SY. NO.127/1 (JDA AND GPA TO M/S. DSR GREEN HOMES) | | |

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| 08.08.2023 | Joint Development Agreement registered as document No.5891/2023-24 executed by (1) Sri. Rama Reddy S/o. Late. Chowda Reddy (2) Smt. Chowdamma @ Chaudamma W/o. Sri. Rama Reddy (3) Mr.Ravindra K R S/o. Sri. Rama Reddy (4) Mrs. Sunanda D/o. Sri. Rama Reddy and (5) Mr. Manjunatha S/o. Mr. Rama Reddy in favour of M/s. DSR GREEN HOMES represented by it's Managing Partner Mr. Rama Charita Manas. K to develop the land bearing New Sy. No.127/15, old Sy No.127/1 measuring 7 guntas. | |
| 08.08.2023 | General Power of Attorney registered as document No.247/2023-24 executed by (1) Sri. Rama Reddy S/o. Late. Chowda Reddy (2) Smt. Chowdamma @ Chaudamma W/o. Sri. Rama Reddy (3) Mr.Ravindra KR S/o. Sri. Rama Reddy (4) Mrs. Sunanda D/o. Sri. Rama Reddy and (5) Mr. Manjunatha S/o. Mr. Rama Reddy in favour of M/s. DSR GREEN HOMES share in New Sy. No.127/13, old Sy No.127/1 measuring 7 ¼ guntas. | |
| NEW SY.NO.127/14, OLD SY. NO.127/1 (SALE DEED TO M/S. DSR REALTY) | | |
| 18.07.2012 | GPA registered as doc. No.55/2012-2013 executed (1) Sri. Pilla Reddy, S/o. Late. Chowda Reddy (2) Smt. Sunandamma, W/o. Sri. Pilla Reddy, (3) Smt. P. Mamatha, D/o. Sri. Pilla Reddy (4) Sri. P. Girish Kumar, S/o. Pilla Reddy in favour of Sri. Prashanth. K.V, S/o. Veeraswamy Reddy to deal with the property bearing Sy. No.127/1 measuring 7 4 guntas. | |
| 16.05.2013 | Sale deed registered as doc. No.638/2013-2014 executed by (1) Sri. Pilla Reddy, S/o. Late. Chowda Reddy (2) Smt. Sunandamma, W/o. Sri. Pilla Reddy, (3) Smt.P. Mamatha, D/o. Sri. Pilla Reddy (4) Sri.P.Girish Kumar, S/o. Pilla Reddy represented by their GPA Holder Sri. Prashanth.K.V, S/o. Veeraswamy Reddy in favour of Sri. Prashanth.K.V, S/o. Veeraswamy Reddy for the property bearing New Sy. No.127/14, old Sy. No.127/1 measuring 7 ¼ guntas. | |
| 18.11.2017 | Mutation order bearing MR. No.H35/2013-2014 mutating Khatha of Sy. No.127/14 measuring 7.04 guntas in the name of Sri. Prasanth. K.V., S/o. Veeraswamy Reddy on the basis of Sale deed No.638/13-14. | |
| 08.08.2019 | Khatha Certificate issued by the BBMP in the name of Sri. Prashanth.K.V, S/o. Veeraswamy Reddy for | |

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| | | property bearing Khatha No.1322/Sy. No.127/1, 127/16/127/14. | |
| 08.08.2019 | | Khatha Extract issued by the BBMP in the name of Sri. Prashanth. K.V, S/o. Veeraswamy Reddy for property bearing Khatha No.1322/Sy. No.127/1, 127/16/127/14 measuring 26.12 guntas. | |
| 03.11.2020 | | Sale deed registered as doc. No.3631/2020-2021 executed by Sri. Prashanth.K.V, S/o. Veeraswamy Reddy in favour of Sri. Mikkilineni Krishna Prasad, S/o. Late. Sathyanarayana Murthy for the property bearing Khatha No.1322, Sy. No.127/14 measuring 7 ¼ guntas or 7,895.25 Sq.ft. | |
| 22.07.2014 | | Endorsement issued by Sub-divisional officer stating there are no Sec.79A and Sec.79B cases filed for Sy. No.127/1 measuring 9.12 guntas, Sy. No.127/10 measuring 10 guntas, Sy. No.127/11 measuring 9.12 guntas and Sy. No.127/14 measuring 7.04 guntas. | |
| 30.08.2018 | | DC conversion order ALN(EBK)SR/50/2014-2015 bearing converting No. Sy. Nos.127/1 measuring 9.12 guntas, 127/11 measuring 9.12 guntas and Sy. No. 127/14 measuring 7.04 guntas, in all measuring 26.12 guntas from agricultural purpose to non agricultural residential purpose. | |
| 30.01.2019 | | Mutation Order bearing MR. No.T5/2018-2019 mutating Khatha of Sy. No.127/1 measuring 9.12 guntas, Sy. No.127/11 measuring 9.12 guntas and Sy. No.127/14 measuring 7.04 guntas in the name of Sri. Prasanth.K.V., S/o. Veeraswamy Reddy reflecting conversion order No.ALN/EBK/SR 50/2014-2015. | |
| 24.07.2019 | | Tax Paid receipt for the period 2021-2022 for Sy. No.127/14 in the name of Sri. Prasanth.K.V. | |
| 03.08.2023 | | Absolute Sale Deed registered as document No.5632/2023-24 executed by Sri. Mikkilineni Krishna Prasad S/o. Late. Satyanarayana Murthy in favour of M/s. DSR REALTY represented by Partner Mr. D. Prabhakar Reddy for New Sy. No.127/14, old Sy No.127/1 measuring 7.04 guntas. | |
| 19.08.2023 | | Confirmation deed registered as doc. No.6507/2023-2024 executed by (1) Sri. Pilla Reddy, S/o. Late. Chowda Reddy and (2) Smt. P. Mamatha, D/o. Sri. Pilla Reddy.C in favour of | |

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| | | M/s. DSR REALTY confirms the sale deed 5632/2023-2024 and all other previous deeds. | |
| NEW SY.NO.127/15, OLD SY. NO.127/1 (JDA AND GPA TO M/S. DSR GREEN HOMES) | | | |
| | 08.08.2023 | Joint Development Agreement registered as document No.5891/2023-24 executed by (1) Sri. Rama Reddy S/o. Late. Chowda Reddy (2) Smt. Chowdamma @ Chaudamma W/o. Sri. Rama Reddy (3) Mr.Ravindra K R S/o. Sri. Rama Reddy (4) Mrs. Sunanda D/o. Sri. Rama Reddy and (5) Mr. Manjunatha S/o. Mr. Rama Reddy in favour of M/s. DSR GREEN HOMES represented by it's Managing Partner Mr. Rama Charita Manas. K to develop the land bearing New Sy. No.127/15, old Sy No.127/1 measuring 7¾ guntas. | |
| | 08.08.2023 | General Power of Attorney registered as document No.247/2023-24 executed by (1) Sri. Rama Reddy S/o. Late. Chowda Reddy (2) Smt. Chowdamma @ Chaudamma W/o. Sri. Rama Reddy (3) Mr.Ravindra KR S/o. Sri. Rama Reddy (4) Mrs. Sunanda D/o. Sri. Rama Reddy and (5) Mr. Manjunatha S/o. Mr. Rama Reddy in favour of M/s. DSR GREEN HOMES Represented by it's Managing Partner Mr. Rama Charita Manas. K to deal developer's share in the land measuring 7 ¾ guntas | |
| | | COMMON DOCUMENTS | |
| | 23.03.2019 | Tippani for Sy. No.127. | |
| | 23.03.2019 | Atlas for Sy. No.127 shows the Sub-division of Sy No.127/1 into 3 portions Le.. 127/1, 127/2 and 127/3 and Sy. No.127/1 is further divided as Sy.Nos. 127/1, 127/10, 127/11, 127/12, 127/13. 127/14 and 127/15. | |
| | 23.03.2019 | RR Balbagh for Sy. No.127/1 shows that 1 Acre 19 guntas divided as (1) 9.12 guntas in the name of M. Nagaraju, S/o. Late. Muni Reddy (2) 10 guntas in the name of Parvathamma, W/o. Late Pilla Reddy (3) 9.12 guntas in the name of M. Shiva Reddy, S/o. Muni Reddy (4) 7 ½ guntas in the name of Srinivasa, S/o. Late. Chowda Reddy (5) 7¼ guntas in the name of Muni Reddy, S/o. Late. Chowda Reddy (6) 74 guntas in the name of Pilla Reddy, S/o. Late. Chowda Reddy (7) 7¼ guntas in the name of Rama Reddy, S/o. Late. Chowda Reddy. | |

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| | 16.09.2011 | Nil EC for the period from 01.08.1986 to 31.05.1989 for Sy. No.127/1 measuring 1 Acre 19 guntas. | |
| | 15.01.2014 | Nil EC for the period from 01.06.1989 to 31.03.2004 for Sy. No.127/1 measuring 1 Acre 19 guntas. | |
| | 04.08.2021 | EC for the period from 01.04.2004 to 03.08.2021 reflects lot of transactions. This is a common EC. Can be listed separately as applicable for all portions. | |

Property: Sy. No. 204 (3 Acres 22 Guntas) and Sy. No. 203 (approx. 19,204 sq. ft.)

Village: Mahadevapura / Bangalore East Taluk

| Sl. No. | Date | Documents | Remarks |
|---------|-------------|--|-----------|
| 1 | Nil | Index of Land for Sy. No.204 (3 Acres 22 Guntas) showing K. Shankar Dixit in possession as per RR 947. | Photocopy |
| 2 | Nil | Index of Land for Sy. No.203 (4 Acres 28 Guntas) showing K. Shankar Dixit in possession as per RR 947. | Photocopy |
| 3 | Not Visible | — | — |
| 4 | — | Mutation order (IHC No.7/88-89) mutating Khatha of Sy. No.203 & 204 in joint names of K.S. Narasimha Murthy & K.S. Neelakanta Dixit, grandsons of K. Shankar Dixit. | Photocopy |
| 5 | 18.01.2002 | Sale Deed No.12418/2001-02 executed by K.S. Narasimha Murthy & K.S. Neelakanta Dixit in favour of K. Kodanda Rami Reddy for western portion of Sy. No.204 (2 Acres). | Photocopy |
| 6 | 18.01.2002 | Sale Deed No.12419/2001-02 executed by same vendors in favour of Smt. K. Sreelatha (Sy. No.204 - 1A 22G & Sy. No.203 - 11.08G). | Photocopy |
| 7 | 20.07.2002 | Mutation MR.1/2002-03 - Khatha of Sy. No.204 (1A 22G) in name of Smt. K. Sreelatha based on Sale Deed 12419/2001-02. | Photocopy |
| 8 | 26.05.2023 | Mutation MR.35/2002-03 - Khatha of Sy. No.203 (11.08G) in name of Smt. K. Sreelatha. | Photocopy |
| 9 | 07.06.2021 | Tax paid receipt No.21222081806 (2021-22) for Khatha No.1231. | Photocopy |
| 10 | 07.06.2021 | Tax paid receipt No.21222081899 (2021-22) for Khatha No.1232. | Photocopy |
| 11 | 07.06.2021 | Tax paid receipt No.21222082661 (2021-22) for Sy. Nos.203 & 204. | Photocopy |

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| 12 | 07.06.2021 | Tax paid receipt No.21222081691 (2021-22) for Sy. No.204. | Photocopy |
| 13 | 06.05.2005 | Mutation MR.67/2004-05 - Khatha of Sy. No.204 (1A 22G) mutated to Government per LRF.BE.48/03-04. | Photocopy |
| 14 | 22.01.2010 | Mutation MR.21/2009-10 - Khatha of Sy. No.204 (1A 22G) mutated to Government per LRF(BE)16/08-09. | Photocopy |
| 15 | 24.05.2022 | Mutation MR.T38/2021-22 - Khatha of Sy. No.204 (1A 22G) back to Smt. K. Sreelatha. | Photocopy |
| 16 | 13.06.2023 | Sale Deed No.5402/2023-24 by K. Kodanda Rami Reddy & Smt. K. Sreelatha to Sri. Mandadi Rohan (Sy. No.204 - 2A; Sy. No.203 - 11.08G). | Photocopy |
| 17 | 26.09.2023 | Irrevocable GPA No.347/2023-24 by Smt. K. Sreelatha in favour of Mandadi Venkata Krishna Reddy (Sy. No.204 - 1A 22G). | Photocopy |
| 18 | 26.09.2023 | Agreement of Sale No.346/2023-24 by Smt. K. Sreelatha in favour of Mandadi Venkata Krishna Reddy (Sy. No.204 - 1A 22G). | Photocopy |
| 19 | 25.03.2024 | Sale Deed No.20954/2023-24 - Smt. K. Sreelatha (rep. by GPA) to Mandadi Venkata Krishna Reddy (Sy. No.204 - 1A 22G). | Photocopy |
| 20 | 18.05.2024 | Joint Development Agreement No.2241/2024-25 - Mandadi Venkata Krishna Reddy with M/s. DSR Green Homes (Sy. No.204 - 1A 22G). | Photocopy |
| 21 | 18.05.2024 | GPA No.91/2024-25 - Mandadi Venkata Krishna Reddy in favour of M/s. DSR Green Homes (builder's share, Sy. No.204 - 1A 22G). | Photocopy |
| 22 | Nil | RR No.296 shows Sy. No.203 is Prasanna Nanjundeshwara Devaru Inamthi land; Shankar Dixit in possession. | Photocopy |
| 23 | 13.12.2002 | Sale Deed No.14161/2002-03 - P. Kanakaraju to Smt. K. Sreelatha (House No.342, Khatha 1232, 5480 sq.ft., Sy. No.203/1). | Photocopy |
| 24 | 28.05.2003 | Khatha Endorsement - CMC Mahadevapura in name of Smt. K. Sreelatha (Khatha 1232, 137'x40'). | Photocopy |
| 25 | 17.02.2022 | Khatha Certificate - BBMP (Property 1322/1232/203, Smt. K. Sreelatha). | Photocopy |
| 26 | 17.02.2022 | Khatha Extract - BBMP (1322 old 1232/203, 137x40 ft). | Photocopy |

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| 27 | 13.12.2002 | Sale Deed No.14158/2002-03 – C.S. Seethamma to Smt. K. Sreelatha (House 342, Khatha 1231, 30'x40', Sy. No.203/2). | Photocopy |
| 28 | 28.05.2003 | Khatha Endorsement – CMC Mahadevapura (Khatha 1231, 30x40 ft). | Photocopy |
| 29 | 17.02.2022 | Khatha Certificate – BBMP (1321/1231/203/2, Smt. K. Sreelatha). | Photocopy |
| 30 | 17.02.2022 | Khatha Extract – BBMP (1321 old 1231/203/2, 30x40 ft). | Photocopy |
| 31 | 12.06.2023 | Sale Deed No.5401/2023-24 – Smt. K. Sreelatha to (1) Mandadi Rohan (75%) & (2) M/s. DSR Green Homes (25%) – Sy. No.203/1 (5480 sq.ft.) & 203/2 (1200 sq.ft.). | Photocopy |
| 32 | 29.01.2024 | JDA No.17227/2023-24 – Mandadi Rohan with M/s. DSR Green Homes (75% share – 5480 + 1200 sq.ft.). | Photocopy |
| 33 | 31.01.2024 | GPA No.597/2023-24 – Mandadi Rohan in favour of M/s. DSR Green Homes (Developer's 65% share). | Photocopy |
| Sl. No. | Date/Period | Documents | Remarks |
| 34 | 1968-73 | RTC for Sy. No.204 – Prasanna Nanjundeshwara Devaru. | Photocopy |
| 35 | 1974-80 | RTC for Sy. No.204 – same deity name. | Photocopy |
| 36 | 1980-85 | RTC for Sy. No.204 – Prasanna Devaru & K. Shankar Dixit (MR.8/81-82). | Photocopy |
| 37 | 1993-98 | RTC for Sy. No.204 – K.S. Narasimha Murthy & K.S. Neelakanta Dixit (IHC 7/88-89). | Photocopy |
| 38 | 1998-2002 | RTC – same names as above. | Photocopy |
| 39 | 2001-02 | RTC – 1A22G Sreelatha (MR.1/2002-03), 2A Kodanda Rami Reddy (MR.25/2001-02). | Photocopy |
| 40 | 2002-05 | RTC – Sreelatha (1A22G), Kodanda (2A). | Photocopy |
| 41 | 2005-10 | RTC – Kodanda (2A) & Govt. (1A22G, MR.67/04-05). | Photocopy |
| 42 | 2010-21 | RTC – Kodanda (2A) & Govt. (1A22G, MR.21/09-10). | Photocopy |
| 43 | 2021-22 | RTC – Kodanda (2A), Sreelatha (1A22G, MR.T38/21-22). | Photocopy |
| 44 | 2022-23 | RTC – Kodanda (2A), Sreelatha (1A22G, MR.T38/21-22). | Photocopy |
| 45 | 1968-73 | RTC for Sy. No.203 – Prasanna Nanjundeshwara Devaru. | Photocopy |

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| 46 | 1974-80 | RTC for Sy. No.203 - same deity. | Photocopy |
| 47 | 1980-85 | RTC - deity & K. Shankar Dixit (MR.8/81-82). | Photocopy |
| 48 | 1993-98 | RTC - Narasimha Murthy & Neelakanta Dixit; conversion shown (ALN.SR.65/84-85 & 6/82-83). | Photocopy |
| 49 | 1998-2002 | RTC - same names; conversion reflected. | Photocopy |
| 50 | 2002-05 | RTC - Narasimha Murthy, Neelakanta Dixit & Sreelatha (11.08G). | Photocopy |
| 51 | 2005-06 | RTC - Murthy, Dixit (1A9.08G), Sreelatha (11.08G), Chandra Sudarshan (1A21.08G each - MR.51 & 52/05-06). | Photocopy |
| 52 | 2006-23 | RTC - same details; total 4A24G. | Photocopy |
| 53 | 07.06.2023 | Endorsement - No PTCL cases for Sy. Nos.203 & 204. | Photocopy |
| 54 | 07.06.2023 | Endorsement - Sec.79(A)/(B) files not available. | Photocopy |
| 55 | 03.06.2023 | Tippani for Sy. No.203. | Original |
| 56 | 03.06.2023 | Akarbandh for Sy. No.203/1 (1A50G + 4G kharab). | Photocopy |
| 57 | 03.06.2023 | Tippani for Sy. No.204. | Original |
| 58 | 03.06.2023 | Endorsement - Akarbandh for Sy. No.204 not available. | Photocopy |
| Sl. No. | Date | Documents | Remarks |
| 59 | 16.03.2023 | EC (01.04.2004-15.03.2023) for Sy. Nos.203 & 204 - reflects multiple Mortgage Deeds (2011-2021) in favour of Bank of India, and Rectification Deed 4184/2021-22. | Photocopy |
| 60 | 16.03.2023 | EC (01.04.2004-15.03.2023) - reflects Lease Agreements 2981/22-23 & 1894/17-18, Mortgage Deeds 669/20-21 & 105/20-21. | Photocopy |

SY.NO.205/2 MEASURING 0 ACRES 24 GUNTAS

| SL .NO | DATE | DOCUMENTS | PHOTOCOPY |
|--------|------------|--|-----------|
| 1 | 16.05.1974 | Partition deed registered as doc. No. 844/1974-1975 entered into between 1). Hanumantha, S/o. Bachappa, as First Party 2. Sriramaiah, S/o. Nanjundappa and his brother 3. Ramakrishnappa, S/o. Nanjundappa as Second Party. Munishamappa, S/o. Bachchappa as Third Party and 4. Pillappa, S/o. Bachchappa as Fourth Party. | |

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| | | Under Schedule 'C'Le., Sy. No. 205 measuring 2 Acres 20 guntas allotted to the Share of Munishamappa, S/o. Bachappa | |
| 2 | 16.05.1991 | Death certificate of Munishamappa, S/o. Bache Gowda shows that he died on 10.05.1991. | |
| 3 | 14.05.1993 | <p>Unregistered Partition deed entered into between legal heirs of Munishamappa by the names 1. M. Appaiah, S/o. Munishamappa 2. Bachche Gowda, S/o. Munishamappa 3. M. Gopal, S/o Munishamappa. As per the partition,</p> <p>under schedule 'A' property, M. Appalah was allotted Sy. No.205 measuring 33.33 guntas and many other items of property.</p> <p>under schedule 'B' property, Bachegowda was allotted Sy. No.205 measuring 33.33 guntas and many other items of property.</p> <p>under schedule 'C' property, Gopala was allotted Sy. No.205 measuring 34 guntas and many other items of property.</p> | |
| 4 | 28.08.2023 | Family Tree of Bache Gowda sworn through an affidavit by his son B. Mune Gowda goes to show that B. Mune Gowda and Shilpa.B are his two children. | |
| 5 | 14.09.2006 | Unregistered Partition deed entered into between legal heirs of Munishamappa, S/o. Kalaiah by the names 1. Smt. Sonnamma, W/o. Late. Appaiah, S/o. Munishamappa 2. Bache Gowda, 3. M. Gopal. As per the partition, under schedule 'A' property, Smt. Sonnamma, w/o. Late. Appalah was allotted Sy. No.205 measuring 34 guntas out of 2 Acres 22 guntas and many other items of property. | |

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| | | <p>Under schedule 'B' property, Bachegowda was allotted Sy. No.205 measuring 34 guntas out of 2 Acres 22 guntas and many other items of property.</p> <p>Under schedule "C" property, Gopala was allotted Sy. No.205 measuring 34 guntas out of 2 Acres 22 guntas and many other items of property</p> | |
| 6 | 21.02.2009 | 11E Sketch of Sy. No.205 measuring 2 Acres 22 guntas shows that it is divided into Block-1 to Block-3. Block-1 measuring 34 guntas is in the name of M. Gopala, S/o. Late. Munishamappa, Block-2 measuring 34 guntas is in the name of Bache Gowda, S/o. Late. Munishamappa and Block-3 measuring 34guntas is in the joint names of Late. M. Appaiah's legal heirs by the names (1) Mr. Ganesh Kumar.A (2) Mr. Ravi Kumar and (3) Mrs. Jyothi Kumari | |
| 7 | 28.02.2011 | Mutation order bearing MR. No.19/2010-2011 shows that Sy. No.205/1 measuring 34 guntas is mutated in the name of Sri. M. Gopal, Sy. No.205/2 measuring 34 guntas is mutated in the name of Sri. Munie Gowda and Sy. No.205/3 measuring 34 guntas is mutated in the joint names of (1) Sri. A. Ravi Kumar (2) A. Ganesh Kumar (3) A. Jyothi. | |
| 8 | 18.11.2013 | Order passed by the AC in RA (BE)138/2012-2013 stating MR.19/2010-2011 vide which the 1st Respondent i.e., Sri. Mune Gowda has mutated land in Sy. No.205 measuring 34 guntas is wrong and the same is set aside | |
| 9 | 06.11.1993 | Sale deed registered as doc. No.2167/93-94 executed by Bache Gowda in favour of 1. Thimme Gowda and 2. D.P.Rangappa for the property bearing Sy. No.205 measuring 33½ guntas. | |
| 10 | 21.07.2011 | General Power of attorney registered as doc. No.349/2011-2012 executed by (1) Smt. Gowramma, W/o. Late. Bachegowda, D/o. Late. Muniyappa (2) Smt. Shilpa, W/o. Anand, D/o. Late. Bachegowda in favour of Sri. M. Mune | |

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| | | Gowda, S/o. Late. Bachegowda to deal with the property bearing Khatha No.205, Property No.205/2 measuring 37026 Sq.ft/34 guntas. | |
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SY.NO.205/2 MEASURING 0 ACRES 24 GUNTAS

| SL .NO | DATE | DOCUMENTS | PHOTOCOPY |
|--------|------------|--|-----------|
| 1 | 16.05.1974 | <p>Partition deed registered as doc. No. 844/1974-1975 entered into between 1). Hanumantha, S/o. Bachappa, as First Party 2. Sriramaiah, S/o. Nanjundappa and his brother 3. Ramakrishnappa, S/o. Nanjundappa as Second Party. Munishamappa, S/o. Bachchappa as Third Party and 4. Pillappa, S/o. Bachchappa as Fourth Party.</p> <p>Under Schedule 'C'Le., Sy. No. 205 measuring 2 Acres 20 guntas allotted to the Share of Munishamappa, S/o. Bachappa</p> | |
| 2 | 16.05.1991 | Death certificate of Munishamappa, S/o. Bache Gowda shows that he died on 10.05.1991. | |
| 3 | 14.05.1993 | <p>Unregistered Partition deed entered into between legal heirs of Munishamappa by the names 1. M. Appaiah, S/o. Munishamappa 2. Bachche Gowda, S/o. Munishamappa 3. M. Gopal, S/o Munishamappa. As per the partition,</p> <p>under schedule 'A' property, M. Appalah was allotted Sy. No.205 measuring 33.33 guntas and many other items of property.</p> <p>under schedule 'B' property, Bachegowda was allotted Sy. No.205 measuring 33.33 guntas and many other items of property.</p> | |

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| | | under schedule 'C' property, Gopala was allotted Sy. No.205 measuring 34 guntas and many other items of property. | |
| 4 | 28.08.2023 | Family Tree of Bache Gowda sworn through an affidavit by his son B. Mune Gowda goes to show that B. Mune Gowda and Shilpa.B are his two children. | |
| 5 | 14.09.2006 | <p>Unregistered Partition deed entered into between legal heirs of Munishamappa, S/o. Kalaiah by the names 1. Smt. Sonnamma, W/o. Late. Appaiah, S/o. Munishamappa 2. Bache Gowda, 3. M. Gopal. As per the partition, under schedule 'A' property, Smt. Sonnamma, w/o. Late. Appalah was allotted Sy. No.205 measuring 34 guntas out of 2 Acres 22 guntas and many other items of property.</p> <p>Under schedule 'B' property, Bachegowda was allotted Sy. No.205 measuring 34 guntas out of 2 Acres 22 guntas and many other items of property.</p> <p>Under schedule "C" property, Gopala was allotted Sy. No.205 measuring 34 guntas out of 2 Acres 22 guntas and many other items of property</p> | |
| 6 | 21.02.2009 | 11E Sketch of Sy. No.205 measuring 2 Acres 22 guntas shows that it is divided into Block-1 to Block-3. Block-1 measuring 34 guntas is in the name of M. Gopala, S/o. Late. Munishamappa, Block-2 measuring 34 guntas is in the name of Bache Gowda, S/o. Late. Munishamappa and Block-3 measuring 34guntas is in the joint names of Late. M. Appaiah's legal heirs by the names | |

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| | | (1) Mr. Ganesh Kumar.A (2) Mr. Ravi Kumar and (3) Mrs. Jyothi Kumari | |
| 7 | 28.02.2011 | Mutation order bearing MR. No.19/2010-2011 shows that Sy. No.205/1 measuring 34 guntas is mutated in the name of Sri. M. Gopal, Sy. No.205/2 measuring 34 guntas is mutated in the name of Sri. Munie Gowda and Sy. No.205/3 measuring 34 guntas is mutated in the joint names of (1) Sri. A. Ravi Kumar (2) A. Ganesh Kumar (3) A. Jyothi. | |
| 8 | 18.11.2013 | Order passed by the AC in RA (BE)138/2012-2013 stating MR.19/2010-2011 vide which the 1st Respondent i.e., Sri. Mune Gowda has mutated land in Sy. No.205 measuring 34 guntas is wrong and the same is set aside | |
| 9 | 06.11.1993 | Sale deed registered as doc. No.2167/93-94 executed by Bache Gowda in favour of 1. Thimme Gowda and 2. D.P.Rangappa for the property bearing Sy. No.205 measuring 33½ guntas. | |
| 10 | 21.07.2011 | General Power of attorney registered as doc. No.349/2011-2012 executed by (1) Smt. Gowramma, W/o. Late. Bachegowda, D/o. Late. Muniyappa (2) Smt. Shilpa, W/o. Anand, D/o. Late. Bachegowda in favour of Sri. M. Mune Gowda, S/o. Late. Bachegowda to deal with the property bearing Khatha No.205, Property No.205/2 measuring 37026 Sq.ft/34 guntas. | |
| BABULAL-4.08 GUNTAS (2 ¼ GUNTAS + 2 ¼ GUNTAS) | | | |
| | 14.10.1996 | Sale deed registered as No.2234/96-97 executed by (1) D.P. Rangappa, S/o. Late. Pillappa and (2) Sri. Thimme Gowda, S/o. Sri. Muniyappa in favour | |

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| | | of Sri. Babulal, S/o. Nawab Saab for the property bearing (1) Sy. No.205 measuring 24 guntas out of 33½ guntas (2) Sy. No.205 measuring 2 14 guntas out of 33 ½ guntas, in all measuring 4 ½ guntas | |
| | | NAGARATHNA | |
| | 14.10.1996 | Sale deed registered as Doc. No.2235/96-97, Book-1, Vol.1342, pp.74-78 at SRO Krishnarajapura, executed by (1) D.P. Rangappa, S/o. Late Pillappa and (2) Thimme Gowda, S/o. Muniyappa @ Dandappa in favour of Smt. Nagarathna, W/o. Sri. Jagadish, for property Sy.No.205 measuring 1 Gunta out of 33½ guntas. | |
| | 14.10.1996 | Sale deed registered as Doc. No.2235/96-97, Book-1, Vol.1342, pp.74-78 at SRO Krishnarajapura, executed by (1) D.P. Rangappa, S/o. Late Pillappa and (2) Thimme Gowda, S/o. Muniyappa @ Dandappa in favour of Smt. Nagarathna, W/o. Sri. Jagadish, for property Sy.No.205 measuring 1 Gunta out of 33½ guntas. | Photocopy |
| | 23.03.2011 | Khatha ('B' Khatha) issued by BBMP for property bearing Khatha No.473, Sy.No.205 measuring 1089 sq.ft., in the name of Smt. Nagarathna, W/o. Jagadish. | Photocopy |
| | 10.03.2011 | Tax paid receipt for year 2009-2010 issued by BBMP for property Sy.No.205 in the name of Smt. Nagarathna, W/o. Jagadish. | Photocopy |
| | 10.03.2011 | Tax paid receipt for year 2010-2011 issued by BBMP for property Sy.No.205 in the name of Smt. Nagarathna, W/o. Jagadish. | Photocopy |
| | 18.05.2016 | Confirmation deed registered as Doc. No.519/2016-17 executed by legal heirs of Late Bachegowda (1) Smt. Gowramma (2) Sri. B. Mune Gowda (3) Smt. Shilpa in favour of Smt. | Photocopy |

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| | | Nagarathna, confirming Sale Deed No.2235/96-97. | |
| COMMON DOCUMENTS IN RESPECT OF Sy. No. 205/2 | | | |
| | 26.09.2023 | Joint Development Agreement registered as Doc. No.9157/2023-24 executed by Sri. Mune Gowda.B and others in favour of M/s. DSR Green Homes to develop property bearing New Sy.No.205/2, Old Sy.No.205, measuring 24 guntas out of 34 guntas. | Photocopy |
| | 26.09.2023 | General Power of Attorney registered as Doc. No.340/2023-24 executed by Sri. Mune Gowda.B and others in favour of M/s. DSR Green Homes to deal with Developer's share of 69 % in property bearing New Sy.No.205/2, Old Sy.No.205, measuring 24 guntas out of 34 guntas. | Photocopy |
| Record of Rights, Tenancy & Crops, Revenue Records (Sy.No.205) | | | |
| | 1968-1973 | RTC for Sy.No.205 measuring 2A 22G in the name of Hanumanthappa, S/o. Bachchappa (1968-69 to 1972-73). | Photocopy |
| | 1972-1980 | RTC for Sy.No.205 measuring 2A 22G in the name of Hanumanthappa, S/o. Bachchappa (1972-73 to 1979-80). | Photocopy |
| | 1980-1985 | RTC for Sy.No.205 measuring 2A 22G in the name of Hanumanthappa, S/o. Bachchappa (1980-81 to 1984-85). | Photocopy |
| | 1993-1998 | RTC for Sy.No.205 measuring 2A 22G in the name of Hanumanthappa, S/o. Bachchappa (1993-94 to 1997-98). | Photocopy |
| | 1998-2002 | RTC for Sy.No.205 measuring 2A 22G in the name of Hanumanthappa, S/o. Bachchappa (1998-99 to 2001-02). | Photocopy |
| | 2002-2008 | RTC for Sy.No.205 measuring 2A 22G in the name of Hanumanthappa, S/o. Bachchappa (2002-03 to 2007-08). | Photocopy |
| | 2008-2010 | RTC for Sy.No.205 measuring 2A 22G in the names of (1) Bachche Gowda, S/o. Late Munishamappa - 34 guntas (MR No.24/2008-09) (2) M. Gopala, S/o. Late Munishamappa - 34 guntas (MR No.24/2008-09) (3) A. Ravi Kumar, | Photocopy |

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| | | A. Ganesh & A. Jyoti – jointly 34 guntas (MR No.24/2008-09). | |
| | 2010-2020 | RTC for Sy.No.205/3 measuring 34 guntas in joint names of (1) A. Ravi Kumar (2) A. Ganesh (3) A. Jyoti as per MR No.24/2008-09 (2010-11 to 2019-20). | Photocopy |
| | 12.10.2020 | Tippani for Sy.No.205. | Photocopy |
| | 12.10.2020 | Hissa Tippani for Sy.No.205 showing subdivision into Sy.No.205/1, 205/2 & 205/3 each measuring 34 guntas. Sy.No.205/3 in joint names of (1) Ganesh Kumar, (2) Ravi Kumar.A, (3) Jyoti Kumari. | Photocopy |
| | | ENCUMBRANCE CERTIFICATES | |
| | 17.08.2007 | Nil EC for the period from 01.08.1986 to 31.05.1989 for Sy. No.205. | |
| | 07.08.2007 | EC for the period from 01.06.1989 to 31.03.2004 for Sy. No.205 reflects some sale deed transactions such as sale deed No.2167/93-94, 2234/96-97 and 2235/96-97. These transactions appear to be for different portions of land and are not connected to the subject property. | |
| | 07.08.2007 | Nil EC for the period from 01.04.2004 to 04.08.2007 for Sy. No.205 measuring 2 Acre 20 guntas. | |
| | 04.04.2024 | EC for the period from 01.01.2004 to 04.04.2024 reflects JDA No.6680 etc. | |

SY.NO.205/3 MEASURING 0 ACRES 34 GUNTAS

| SL .NO | DATE | DOCUMENTS | PHOTOCOPY |
|--------|------------|--|-----------|
| 1 | 16.05.1974 | Partition deed registered as doc. No. 844/1974-1975 entered into between 1). Hanumantha, S/o. Bachappa, as First Party 2. Sriramaiah, S/o. Nanjundappa and his brother 3. Ramakrishnappa, S/o. Nanjundappa as Second Party. Munishamappa, S/o. Bachchappa as Third | |

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| | | <p>Party and 4. Pillappa, S/o. Bachchappa as Fourth Party.</p> <p>Under Schedule 'C'Le., Sy. No. 205 measuring 2 Acres 20 guntas allotted to the Share of Munishamappa, S/o. Bachappa</p> | |
| 2 | 16.05.1991 | <p>Death certificate of Munishamappa, S/o. Bache Gowda shows that he died on 10.05.1991.</p> | |
| 3 | 14.05.1993 | <p>Unregistered Partition deed entered into between legal heirs of Munishamappa by the names 1. M. Appaiah, S/o. Munishamappa 2. Bachche Gowda, S/o. Munishamappa 3. M. Gopal, S/o. Munishamappa. As per the partition,</p> <p>under schedule 'A' property, M. Appalah was allotted Sy. No.205 measuring 33.33 guntas and many other items of property.</p> <p>under schedule 'B' property, Bachegowda was allotted Sy. No.205 measuring 33.33 guntas and many other items of property.</p> <p>under schedule 'C' property, Gopala was allotted Sy. No.205 measuring 34 guntas and many other items of property.</p> | |
| 4 | 29.06.2006 | <p>Death Certificate of M. Appaiah, S/o. Muniswamappa goes to show that he died on 04.06.2006</p> | |
| 5 | | <p>Family Tree of Bachchanna goes to show that Munishamappa is his son and further, it shows that Appaiah, Bache Gowda and Gopala are children of Late. Munishamappa and extended family tree goes on to show that Late.Appaiah has 3 children by the names 1. Sri. A. Ganesh Kumar. 2. Sri. A. Ravi Kumar, and 3. Smt. Jyoti A</p> | |
| 6 | 14.09.2006 | <p>Unregistered Partition deed entered into between legal heirs of Munishamappa, S/o. Kalaiah by the names 1. Smt. Sonnamma, W/o. Late. Appaiah, S/o. Munishamappa 2. Bache Gowda, 3. M. Gopal. As per the</p> | |

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| | | <p>partition, under schedule 'A' property, Smt. Sonamma, w/o. Late. Appalah was allotted Sy. No.205 measuring 34 guntas out of 2 Acres 22 guntas and many other items of property.</p> <p>Under schedule 'B' property, Bachegowda was allotted Sy. No.205 measuring 34 guntas out of 2 Acres 22 guntas and many other items of property.</p> <p>Under schedule "C" property, Gopala was allotted Sy. No.205 measuring 34 guntas out of 2 Acres 22 guntas and many other items of property.</p> | |
| 7 | 12.07.2021 | <p>Memorandum of understanding registered as doc. No. 1275/21-22 between (1) Smt. Sonamma, W/o. Late. M. Appaiah as First Party, (2) Sri. Ganesh Kumar A, 5/o. Late. M. Appalah as Second Party, (3) Sri. Ravi Kumar.A. 5/o. Late. M. Appalah as Third Party (4) Smt. Jyoti Kumari, D/o. Late. M. Appaiah as Fourth Party. As per this MOU First party has been paid Rs.1,00,000/- (Rupees One lakh only) and the Second, Third and Fourth parties agreed to share Sy. No.205/3 measuring 34 guntas as follows: (1) 12,400 Sq. ft to Sri. Ganesh Kumar. A. (2) 14,626 Sq.ft. to Sri. Ravi Kumar. A, and (3) 10,000 Sq. ft to Smt. Jyoti Kumari.</p> | |
| 8 | 12.07.2021 | <p>Release deed registered as doc. No.1273/21-22 executed by Smt. Sonamma, W/o. Late. M. Appalah In favour of her 3 children by the names 1. Sri. Ganesh Kumar. 2. Sri. Ravi Kumar A, and 3. Smt. Jyoti Kumari, D/o. Late. M. Appaiah releasing all her rights, title, and interest in Sy. No.205/3 measuring 34 guntas in favour of her 3 children named above.</p> | |
| 9 | 12.01.2020 | <p>Akarbandh for Sy. No.205/3 measuring 34 guntas shows no 'kharab' land in it</p> | |
| 10 | 21.02.2009 | <p>11E Sketch of Sy. No.205 measuring 2 Acres 22 guntas shows that it is divided into</p> | |

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| | | Block-1 to Block-3. Block-1 measuring 34 guntas is in the name of M. Gopala, S/o. Late. Munishamappa, Block-2 measuring 34 guntas is in the name of Bache Gowda, S/o. Late. Munishamappa and Block-3 measuring 34 guntas is in the joint names of Late. M. Appalah's legal heirs by the names (1) Mr. Ganesh Kumar.A (2) Mr. Ravi Kumar and (3) Mrs. Jyothi Kumari | |
| 11 | 28.02.2011 | Mutation order bearing MR. No.19/2010-2011 shows that Sy. No.205/1 measuring 34 guntas is mutated in the name of Sri. M. Gopal, Sy. No.205/2 measuring 34 guntas is mutated in the name of Sri Munie Gowda and Sy. No.205/3 measuring 34 guntas is mutated in the joint names of (1) Sri. A Ravi Kumar (2) A. Ganesh Kumar (3) A. Jyothi. | |
| 12 | 05.07.2023 | Joint Development agreement registered as doc. No.6680/2023-2024 executed by Late. M. Appaiah's legal heirs by the names (1) Mr. Ganesh Kumar.A and his legal heirs (2) Mr. Ravi Kumar and his legal heirs and (3) Mrs. Jyothi Kumari and legal heirs in favour of M/s. DRS Green Homes to develop the land bearing New Sy. No.205/3, old Sy. No.205 measuring 34 guntas. | |
| 13 | 05.07.2023 | General Power of Attorney registered as doc. No.398/2023-2024 executed by Late. M. Appaiah's legal heirs by the names (1) Mr. Ganesh Kumar.A and his legal heirs (2) Mr. Ravi Kumar and his legal heirs and (3) Mrs. Jyothi Kumari and legal heirs in favour of M/s. DRS Green Homes to deal with the developer's share of 69% in land bearing New Sy. No.205/3, old Sy. No.205 measuring 34 guntas | |
| | | RECORD OF RIGHTS | |
| 14 | | RTC for the period 1968-1969 to 1972-1973 for Photocopy Sy. No.205 measuring 2 Acres 22 guntas in the name of Hanumanthappa, S/o. Bachchappa | |

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| 15 | | RTC for the period 1972-1973 to 1979-1980 for Sy. No.205 measuring 2 Acres 22 guntas in the name of Hanumanthappa, S/o, Bachchappa. | |
| 16 | | RTC for the period 1980-1981 to 1984-1985 for Sy. No.205 measuring 2 Acres 22 guntas in the name of Hanumanthappa, S/o. Bachchappa | |
| 17 | | RTC for the period 1993-1994 to 1997-1998 for Sy. No.205 measuring 2 Acres 22 guntas in the name of Hanumanthappa, S/o. Bachchappa | |
| 18 | | RTC for the period 1998-1999 to 2001-2002 for Sy. No.205 measuring 2 Acres 22 guntas in the name of Hanumanthappa, S/o. Bachchappa. | |
| 19 | | RTC for the period 2002-2003 to 2007-2008 for Sy. No.205 measuring 2 Acres 22 guntas in the name of Hanumanthappa, S/o. Bachchappa | |
| 20 | | RTC for the period 2008-2009 to 2009-2010 for Sy. No.205 (measuring 2 Acres 22 guntas) in the name of (1) Bachche Gowda, S/o. Late. Munishamappa for 34 guntas as per MR. No.24/2008-2009, (2) M. Gopala, S/o. Late. Munishamappa for 34 guntas as per MR. No.24/2008-2009 (3) A. Ravi Kumar, A. Ganesh, A. Jyoti jointly for 34 guntas as per MR. No.24/2008-2009 | |
| 21 | | RTC for the period 2010-2011 to 2019-2020 for Sy. No.205/3 measuring 34 guntas in the joint names of (1) A. Ravi Kumar, (2) A. Ganesh, A. (3) Jyoti as per MR. No.24/2008-2009 | |
| 22 | 12.10.2020 | Tippani for Sy. No.205 | |
| 23 | 12.10.2020 | Hissa Tippani for Sy. No.205 shows that it is sub-divided as Sy. No.205/1, 205/2 and 205/3 each measuring 34 guntas and Sy. No.205/3 is in the joint names of 1. Sri. Ganesh Kumar. 2. Sri. Ravi Kumar.A, and 3. Smt. Jyoti Kumari | |

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|--|------------|--|--|
| | | | |
| | | ENCUMBRANCE CERTIFICATE | |
| | 17.08.2007 | Nil EC for the period from 01.08.1986 to 31.05.1989 for Sy. No.205 | |
| | 07.08.2007 | EC for the period from 01.06.1989 to 31.03.2004 for Sy. No.205 reflects some sale deed transactions such as sale deed No.2167/93-94, 2234/96-97 and 2235/96-97. These transactions appear to be for different portions of land and are not connected to the subject property | |
| | 07.08.2007 | Nil EC for the period from 01.04.2004 to 04.08.2007 for Sy. No.205 measuring 2 Acre 20 guntas. | |
| | 04.04.2024 | EC for the period from 01.01.2004 to 04.04.2024 reflects JDA No.6680 etc | |

COMMON DOCUMENTS

| NOCs | | | |
|------|------------|---|--|
| | 21.06.2024 | NOC vide Reference No. DGM(CM)BGTD/NOC for High rise/2024-25/125 issued by the BSNL regarding the Sy. No.115, Block-37 measuring 6 Guntas | |
| | 17.03.2025 | NOC vide Reference No. CEE/BMAZ-N/SEE(O)/AE-1/2024-25/NOC/4539-42 issued by the BESCO regarding the Sy. No.115, Block-37 measuring 6 Guntas | |
| | 12.07.2024 | NOC vide Reference No. BIAL/SOUTH/B/042524/998049 issued by the Airport Authority of India regarding the Sy. No.115, Block-37 measuring 6 Guntas | |
| | 06.05.2025 | NOC issued by the Ministry of Environment, Forest and Climate Change(Issued by the State Environment Impact Assessment Authority (SEIAA), Karnataka regarding the Sy. No.115, Block-37 measuring 6 Guntas | |

| | |
|------------|---|
| 04.04.2025 | NOC vide Reference No. KSFES(1)516, Docket No. KSFES/NOC/466/2024 issued by the Karnataka State Fire & Emergency Services regarding the Sy. No.115, Block-37 measuring 6 Guntas |
| 24.10.2024 | NOC vide Reference No. ACS/DGM(AO)/131/HAL-BG-109-24 / 1182 /2024 issued by the HAL regarding the Sy. No.115, Block-37 measuring 6 Guntas |
| 30.10.2024 | Permission Letter vide Reference No. Ka.Pa.Aa/ Bru. Ma. Ni. Ga/ Ma. Pa. / PR / 617/2024-25 issued by the Bruhat Bengaluru Mahanagara Palike regarding the Sy. No.115, Block-37 measuring 6 Guntas |
| 21.06.2024 | Consent For Establishment (CFE) vide Consent Order No. CTE-349934 issued by the Karnataka State Pollution Control Board regarding the Sy. No.115, Block-37 measuring 6 Guntas |

FLOW OF TITLE - Sy. No.115

The title to the property bearing **Survey No.115, Block No.37**, measuring **6 Guntas**, situated at **Bengaluru**, traces its origin to the Government of Karnataka.

The **Principal Secretary to Government, Revenue Department, Bengaluru**, vide **Permission Letter No. RD 265 LGB 2007(P6)** dated **21.10.2008**, granted permission in respect of the subject property. Subsequently, the **Government of Karnataka** issued a **Public Notification** vide No. **Sp1.DC. PUC (Auction) CR/07/08-09** dated **28.10.2008**, calling for auction of the said land.

Pursuant to the said auction, the **Principal Secretary to Government, Revenue Department, Bengaluru**, issued a **Confirmation Letter No. RD 545 LGB 2008(1)** dated **26.12.2008**, confirming the sale in favour of **M/s. Umrah Developers**.

Consequently, a **Certificate of Sale** bearing No. **Sp1.DC(E.Cell) Auction (E) CR/9/08-09** dated **07.01.2010 / 29.08.2013** was issued under **Form 41** by the **Deputy Commissioner, Bangalore District** in favour of **M/s. Umrah Developers**, and the same was **registered as Document No. HLS-1-Part-III(a)-00001-2013-2014, Book I, Part III(a)**, stored in **CD No. HLSD85**, at the Office of the **Sub-Registrar, Shivajinagar (Ulsoor), Bengaluru**, on **07.09.2013**.

Subsequently, the **Mutation Entry No. H1/2014-15** dated **21.07.2014** was effected in the name of **M/s. Umrah Developers**, in respect of the said property.

Thereafter, **M/s. Umrah Developers**, represented by its sole proprietor **Mr. Yusuf Shariff**, executed a **Sale Deed** dated **07.09.2013** in favour of **Mrs. Preethi Raj**, in respect of the property bearing **Sy. No.115, Block No.37**, measuring **6 Guntas**, which was registered as **Document No. HLS-1-03466/2013-2014, Book I**, stored in **CD No. HLSD85** at the Office of the **Sub-Registrar, Shivajinagar (Ulsoor), Bengaluru**.

Pursuant thereto, the **Bruhath Bengaluru Mahanagara Palike (BBMP)** issued a **Special Notice** dated **16.12.2020**, confirming the **transfer of khatha** in the name of **Mrs. Preethi Raj** and the **assessment of property tax** in her name for the said property. Subsequently, the **BBMP** issued a **Khatha Certificate** and a **Khatha Extract**, both dated **05.01.2021**, in respect of property bearing **Municipal No.283, Sl. No.2083, Sy. No.115**, measuring **6 Guntas**, in the name of **Mrs. Preethi Raj**.

Thereafter, **Mrs. Preethi Raj, D/o Late T. Nanjappa**, sold the said property to **M/s. DSR Green Homes**, represented by its **Managing Partner, Mr. Rama Charita Manas K.**, under a **Sale Deed** dated **30.06.2023**, registered as **Document No. BNS-1-06272/2023-2024, Book I**, stored in **Electronic Form** in the **Centralized Data Cell, Office of the Sub-Registrar, Shivajinagar (Banasavadi), Bengaluru**.

Subsequently, **M/s. DSR Green Homes**, represented by its **Managing Partner Mr. Rama Charita Manas K.**, sold the same property to **Mrs. Guggulla Reddy Swetha, D/o Gandluri Veera Pratap Reddy**, under a **Sale Deed** dated **04.04.2025**, registered as **Document No. BNS-1-06272/2023-2024, Book I**, stored in **Electronic Form** in the **Centralized Data Cell, Office of the Sub-Registrar, Shivajinagar (Banasavadi), Bengaluru**. Subsequently, the **BBMP** issued a **Khatha Certificate** and a **Khatha Extract**, both dated **12.10.2023**, in respect of property bearing **No. 2083/115/283, Sy. No.115**, measuring **6 Guntas**, in the name of **Mrs. Guggulla Reddy Swetha**.

On the same date, i.e., **04.04.2025**, **Mrs. Guggulla Reddy Swetha** entered into a **Joint Development Agreement** with **M/s. DSR Green Homes**, represented by its **Managing Partner Mr. Rama Charita Manas K.**, in respect of the said property, which was registered as **Document No. VRT-1-00132/2025-2026, Book I**, stored in **Electronic Form** in the **Centralized Data Cell, Office of the Senior Sub-Registrar, Shivajinagar (Varthuru), Bengaluru**.

Simultaneously, a **General Power of Attorney** was executed on **04.04.2025** by **Mrs. Guggulla Reddy Swetha** in favour of **M/s. DSR Green Homes**, represented by its **Managing Partner Mr. Rama Charita Manas K.**, authorizing them to develop and deal with the said property. The said document was registered as **Document No. VRT-4-00132/2025-2026, Book IV**, stored in **Electronic Form** in the **Centralized Data Cell, Office of the Senior Sub-Registrar, Shivajinagar (Varthuru), Bengaluru**.

Thus, the title to the property bearing **Sy. No.115, Block No.37**, measuring **6 Guntas** has devolved upon **Mrs. Guggulla Reddy Swetha**, who presently holds valid

ownership and has executed the necessary instruments for development in favour of **M/s. DSR Green Homes**.

RTC

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 2019-20 to 2025-26 in respect of the property bearing **Sy. No.115, Block No.37, measuring 6 Guntas** reflecting the name of **M/s. Umrah Developers** and the same is available for in the list of Documents Scrutinized.

CONVERSION

The absolute owner of the property bearing Sy. No.115, Block-37 measuring 6 Guntas, situated at Channasandra Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, converted from agricultural to non-agricultural residential purposes the Deputy Commissioner, Bengaluru Urban District has issued an Official Memorandum bearing No: VJIJADA.AUC(E) CR/9/08-09, dated 07.01.2010 and same is available in the list of Documents Scrutinized.

PROPERTY TAX

Property Tax Paid Receipt 2009-10 to 2020-2021, 2023-24 & 2024-25 issued by the Bruhath Bengaluru Manahagara Palike (BBMP) in the name of Mrs. Preethi Raj and 2023-24 & 2024-25 issued by the Bruhath Bengaluru Manahagara Palike (BBMP) in the name of M/s. DSR Green Homes has verified and same is available for perusal in the list of Documents Scrutinized.

ENCUMBRANCES: -

1. Encumbrance Certificate, dated 03.11.2018, issued by Sub-Registrar, Mahadevapura, Bengaluru for the period from 01.04.2013 to 02.11.2018 in respect of the property bearing Sy.No.102, measuring 1 Acres 35 Guntas which reflects the following transactions;
 - a. Certificate of Sale bearing No. Spl.DC(E.Cell) Auction (E) CR/9/08-09 dated 07.01.2010/29.08.2013 was issued under Form 41 by the Deputy Commissioner, Bangalore District in favour of M/s. Umrah Developers, and
 - b. Sale Deed was registered as Document No. HLS-1-Part-III(a)-00001-2013-2014, Book I, Part III(a), stored in CD No. HLSD85, at the Office of the Sub-Registrar, Shivajinagar (Ulsoor), Bengaluru, on 07.09.2013.and same is available for perusal in the list of Documents Scrutinized

FLOW OF TITLE - Sy. No.127/1 (Now comprising Sy. Nos.127/1, 127/10, 127/11, 127/12, 127/13, 127/14 & 127/15)

The origin of title in respect of **Survey No.127/1 measuring 1 Acre 19 Guntas** traces back to a **Sale Deed dated 05.06.1946**, registered as **Document No.2649/1945-46**, Book I, Volume 614, Pages 38–40, at the Office of the Sub-Registrar, Hosakote. The said deed was executed by **Smt. Nagamma, W/o. Venkatappa** in favour of **Munishami @ Annaiah, S/o. Kadugodi Thimma Reddy**, thereby conveying the said extent of land.

Pursuant to the said conveyance, **Record of Rights No.297 dated 10.02.1984** and the **Index of Land** for the same date reflect the name of **Munishami @ Annaiah, S/o. Thimma Reddy** as the owner of **Sy. No.127/1**, based on the aforesaid sale deed and mutation entry **MR No.9/45-46**.

Subsequently, **Munishami @ Annaiah Reddy** passed away on **17.01.1990**, leaving behind two sons, namely **Muni Reddy** and **Chowda Reddy**. Both sons predeceased him – **Muni Reddy** died on **29.04.1981**, and **Chowda Reddy** also died prior to the mutation proceedings. Consequently, by virtue of **Mutation Order IHC.69/1994-95**, $\frac{1}{2}$ share in Sy. No.127/1 was mutated in favour of the legal heirs of Late **Muni Reddy**, namely **(1) Nagaraj, (2) Pilla Reddy, and (3) Shivashankar**, and the remaining $\frac{1}{2}$ share was mutated in favour of the legal heirs of Late **Chowda Reddy**, namely **(1) Rama Reddy, (2) Pilla Reddy, (3) Muni Reddy, and (4) Srinivasa**.

A **Family Tree dated 07.01.1995** of Late Thimma Reddy confirms that he had two sons – **Munishami @ Annaiah Reddy** and **Chowda Reddy**. Further **Family Tree affidavits dated 05.11.2011** of both lineages affirm the succession:

- Late **Munishami Reddy @ Annaiah Reddy** was married to **Smt. Papamma**, and had a son **Late Muni Reddy**, who in turn had five children – **Nagaraj, Parvathamma, Late Pilla Reddy's wife Smt. Parvathamma, Rathamma, and Shivashankar**.
- Late **Chowda Reddy** had six children – **Rama Reddy, Jayamma, Pilla Reddy, Gowramma, Muni Reddy, and Srinivas**.

On the basis of the above succession, a **Registered Partition Deed dated 18.07.2012**, bearing **Document No. BDH-1-2212/2012-13**, was executed between the legal heirs of Late **Thimma Reddy**, namely the descendants of Late **Munishami Reddy** and Late **Chowda Reddy**, dividing their ancestral property including **Sy. No.127/1 measuring 1 Acre 19 Guntas**.

Under the said partition, various portions of **Sy. No.127/1** were allotted to different heirs as follows:

- **Item No.2, Schedule 'A' – $9\frac{3}{4}$ Guntas** to **M. Nagaraj, S/o. Munireddy** (New Sy. No.127/1)
- **Item No.2, Schedule 'C' – 10 Guntas** to **Smt. Parvathamma, W/o. Late Pilla Reddy** (New Sy. No.127/10)
- **Item No.2, Schedule 'E' – $9\frac{3}{4}$ Guntas** to **M. Shivashankar, S/o. Late Munireddy** (New Sy. No.127/11)

- **Item No.2, Schedule 'F' - $7\frac{3}{4}$ Guntas to Rama Reddy, S/o. Late Chowda Reddy** (New Sy. No.127/15)
- **Item No.2, Schedule 'H' - $7\frac{1}{4}$ Guntas to Pilla Reddy, S/o. Late Chowda Reddy** (New Sy. No.127/14)
- **Item No.2, Schedule 'J' - $7\frac{1}{2}$ Guntas to Muni Reddy, S/o. Late Chowda Reddy** (New Sy. No.127/13)
- **Item No.2, Schedule 'K' - $7\frac{1}{4}$ Guntas to Srinivasa, S/o. Late Chowda Reddy** (New Sy. No.127/12).

Subsequently, **Mutation Order MR No.H14/2012-13 dated 03.12.2012** effected the above partition in the revenue records, and the land stood subdivided into **New Sy. Nos.127/1, 127/10, 127/11, 127/12, 127/13, 127/14 and 127/15**, corresponding to the individual shares of the respective family members.

Individual Flow of Title after Partition

(A) New Sy. No.127/1 ($9\frac{3}{4}$ Guntas)

The share allotted to **M. Nagaraj, S/o. Late Munireddy** was conveyed under a **Sale Deed dated 16.05.2013**, registered as **Doc. No.640/2013-14**, executed by **M. Nagaraj** and his sons **N. Prasanna and Master Chandrashekar** through their GPA Holder **Prashanth K.V., S/o. Veeraswamy Reddy**, in favour of the said **Prashanth K.V.** Mutation **MR No.H36/2013-14 dated 03.06.2014** records the name of **Prashanth K.V.** as owner. Subsequently, **Confirmation Deed dated 02.08.2023 (Doc. No.KRI-1-0555/2023-24)** reaffirms this sale. Thereafter, the said **Prashanth K.V.** executed an **Absolute Sale Deed dated 02.08.2023 (Doc. No.KRI-1-05568/2023-24)** in favour of **M/s. DSR Realty**, represented by Partner **Mr. D. Prabhakar Reddy**, thereby conveying **New Sy. No.127/1 measuring $9\frac{3}{4}$ Guntas**.

(B) New Sy. No.127/10 (10 Guntas)

This portion, allotted to **Smt. Parvathamma, W/o. Late Pilla Reddy**, was sold under a **Sale Deed dated 16.05.2013 (Doc. No.639/2013-14)** executed by her and her minor children through GPA Holder **Prashanth K.V.** in favour of the said **Prashanth K.V.** Mutation **MR No.H27/2012-13** reflects the transfer. Later, **Agreement of Sale and Irrevocable GPA dated 09.08.2023 (Doc. Nos.255 & 253/2023-24)** were executed by **Prashanth K.V.** in favour of **M/s. DSR Realty**, followed by a **Sale Deed dated 16.11.2023 (Doc. No.12461/2024-25)** transferring ownership to **M/s. DSR Realty** for **New Sy. No.127/17 (earlier 127/10) measuring $9\frac{3}{4}$ Guntas**.

(C) New Sy. No.127/11 ($9\frac{3}{4}$ Guntas)

This portion, allotted to **M. Shivashankar**, was conveyed under a **Sale Deed dated 16.05.2013 (Doc. No.641/2013-14)** by **M. Shivashankar** and his minor son **Rakshay S. Reddy**, through GPA Holder **Prashanth K.V.**, in favour of the said **Prashanth K.V.** Mutation **MR No.H37/2013-14** was made accordingly. Subsequently, after confirmation deed dated **01.08.2023**, **Prashanth K.V.** sold this land to **M/s. DSR Realty**

under **Sale Deed dated 03.08.2023 (Doc. No.5625/2023-24)** for **New Sy. No.127/11 measuring 9³/₄ Guntas.**

(D) New Sy. No.127/14 (7¹/₄ Guntas)

This portion, originally allotted to **Pilla Reddy, S/o. Late Chowda Reddy**, was sold under **Sale Deed dated 16.05.2013 (Doc. No.638/2013-14)** by his family through GPA Holder **Prashanth K.V.** in his own favour. After obtaining **DC Conversion (Order No. ALN(EBK)SR/50/2014-15 dated 30.08.2018)** for residential purpose, **Prashanth K.V.** sold this land to **Mikkilineni Krishna Prasad** vide **Sale Deed dated 03.11.2020 (Doc. No.3631/2020-21).**

Later, the said **Mikkilineni Krishna Prasad** conveyed the property to **M/s. DSR Realty** under **Absolute Sale Deed dated 03.08.2023 (Doc. No.5632/2023-24)**, which was confirmed by **Confirmation Deed dated 19.08.2023 (Doc. No.6507/2023-24).**

(E) New Sy. No.127/12 (7¹/₄ Guntas)

This portion, allotted to **Srinivasa, S/o. Late Chowda Reddy**, is now under development through **Joint Development Agreement and GPA**, both dated **08.08.2023 (Doc. Nos.5946 & 249/2023-24)**, executed by **Srinivasa and family** in favour of **M/s. DSR Green Homes**, represented by its Managing Partner **Mr. Rama Charita Manas K.**

(F) New Sy. No.127/13 (7¹/₄ Guntas)

The share of **Munireddy, S/o. Late Chowda Reddy** was also given for development under **JDA and GPA dated 08.08.2023 (Doc. Nos.5900 & 261/2023-24)** executed by **Munireddy and family** in favour of **M/s. DSR Green Homes.**

(G) New Sy. No.127/15 (7³/₄ Guntas)

This portion, allotted to **Rama Reddy, S/o. Late Chowda Reddy**, is presently under development through **Joint Development Agreement and GPA dated 08.08.2023 (Doc. Nos.5891 & 247/2023-24)** executed by **Rama Reddy and family** in favour of **M/s. DSR Green Homes.**

COMMON RECORDS & OTHER EVIDENCE

The **Atlas and Tippani dated 23.03.2019** confirm the sub-division of **Sy. No.127/1** into its respective new numbers (127/1, 127/10, 127/11, 127/12, 127/13, 127/14 & 127/15). **RR Balbagh** corroborates the ownership details as per the partition. **DC Conversion Order No. ALN(EBK)SR/50/2014-15 dated 30.08.2018** converted the lands in Sy. Nos.127/1, 127/11, and 127/14 (total 26.12 guntas) from agricultural to non-agricultural residential use. Encumbrance Certificates and tax receipts are consistent with the chain of transactions.

Conclusion

From the above, it is evident that the title to **Sy. No.127/1 measuring 1 Acre 19 Guntas** originally vested in **Munishami @ Annaiah, S/o. Thimma Reddy** under the registered sale deed of 1946. After his demise and subsequent partition among his descendants, the land was subdivided into seven new survey numbers. Presently, the ownership and possession of the respective portions stand as follows:

- **Sy. No.127/1, 127/10, 127/11 & 127/14** – held or conveyed to **M/s. DSR Realty,**
- **Sy. Nos.127/12, 127/13 & 127/15** – under **Joint Development Agreements** with **M/s. DSR Green Homes.**

FLOW OF TITLE – Sy. No. 204 (3 Acres 22 Guntas) and Sy. No. 203 (approx. 19,204 sq. ft.) Village: Kadugodi Village, Bangalore East Taluk

1. Origin of Title

The properties bearing **Survey Nos.203 and 204 of Kadugodi Village, Bangalore East Taluk,** originally belonged to **Prasanna Nanjundeshwara Devaru,** as evidenced by **RTC extracts for the years 1968–69 to 1979–80,** which record the said deity as the khatedar.

Subsequently, **Record of Rights (RR No.296)** indicates that while ownership stood in the name of the said deity (being Inamthi land), **possession was with K. Shankar Dixit,** who appears to have been the cultivator or manager of the temple land. The **Index of Land** for both Sy. Nos.203 and 204 also reflect **K. Shankar Dixit** as in possession under RR No.947.

2. Succession and Mutation in favour of Legal Heirs

After the demise of **K. Shankar Dixit,** the khatha of both Sy. Nos.203 and 204 was mutated, vide **Mutation Order IHC No.7/1988–89,** in the joint names of his grandsons **K.S. Narasimha Murthy** and **K.S. Neelakanta Dixit,** who thus became the recorded holders of both the said properties.

The **RTC extracts for the years 1993–94 to 1998–99** reflect their names as khatedars for both survey numbers, confirming their ownership as per the above mutation.

3. Alienations by the Heirs of K. Shankar Dixit

On **18.01.2002,** the said joint khatedars, **K.S. Narasimha Murthy** and **K.S. Neelakanta Dixit,** executed two registered **Sale Deeds,** alienating Sy. No.204 as follows:

- **Sale Deed No.12418/2001-02,** conveying the **western portion of Sy. No.204 measuring 2 Acres** to **Sri. K. Kodanda Rami Reddy;** and

- **Sale Deed No.12419/2001-02**, conveying the **remaining portion of Sy. No.204 measuring 1 Acre 22 Guntas**, together with a portion of **Sy. No.203 measuring 11.08 Guntas**, to **Smt. K. Sreelatha**.

Consequent upon these conveyances, the following mutation entries were made:

- **MR No.1/2002-03 dated 20.07.2002** – mutating **Sy. No.204 (1A 22G)** in favour of **Smt. K. Sreelatha**; and
- **MR No.35/2002-03 dated 26.05.2003** – mutating **Sy. No.203 (11.08G)** in her name.

The **RTC extracts for 2001-02 onwards** record **Smt. K. Sreelatha** as owner of **1A 22G** in **Sy. No.204** and **11.08G** in **Sy. No.203**, and **Sri. K. Kodanda Rami Reddy** as owner of the remaining **2A** in **Sy. No.204**.

4. Temporary Mutation in favour of Government

Later, the khatha of **Sy. No.204 (1A 22G)** was **mutated to the Government**, vide **MR No.67/2004-05 dated 06.05.2005** under **LRF.BE.48/03-04**, and again under **MR No.21/2009-10 dated 22.01.2010** referring to **LRF(BE)16/08-09**.

These appear to have been temporary mutations under the Land Reforms proceedings. Upon representation, the land was **restored to Smt. K. Sreelatha**, vide **MR No.T38/2021-22 dated 24.05.2022**, as confirmed by **RTCs for 2021-22 and 2022-23** showing her reinstated ownership.

5. Subsequent Transactions by Smt. K. Sreelatha and K. Kodanda Rami Reddy

On **13.06.2023**, **Smt. K. Sreelatha** and **Sri. K. Kodanda Rami Reddy** jointly executed a **Sale Deed No.5402/2023-24**, conveying their respective holdings:

- **2 Acres in Sy. No.204** (Kodanda Rami Reddy's portion), and
- **11.08 Guntas in Sy. No.203** (Sreelatha's portion), in favour of **Sri. Mandadi Rohan**.

6. Sale and Development of Balance Portion (Sy. No.204 - 1A 22G)

The remaining **1 Acre 22 Guntas in Sy. No.204**, retained by **Smt. K. Sreelatha**, was transacted as follows:

- **26.09.2023** – She executed an **Irrevocable General Power of Attorney No.347/2023-24** and **Agreement of Sale No.346/2023-24** in favour of **Sri. Mandadi Venkata Krishna Reddy**;
- **25.03.2024** – Through her GPA, she executed a **Sale Deed No.20954/2023-24** conveying the property in favour of **Sri. Mandadi Venkata Krishna Reddy**;

- **18.05.2024** - The purchaser entered into a **Joint Development Agreement No.2241/2024-25** and a **GPA No.91/2024-25** with **M/s. DSR Green Homes**, conferring development rights on the builder in respect of **Sy. No.204 (1A 22G)**.

Accordingly, the title to **Sy. No.204 (1A 22G)** now vests with **Sri. Mandadi Venkata Krishna Reddy**, with development rights assigned to **M/s. DSR Green Homes**.

7. Subdivided Portions of Sy. No.203 (Residential Sites)

The larger extent of **Sy. No.203 (4A 28G)** was earlier partially converted and subdivided for residential use. Two such sites were purchased by **Smt. K. Sreelatha** under the following instruments:

- **Sale Deed No.14161/2002-03** dated **13.12.2002**, from **P. Kanakaraju**, for property measuring **137' × 40' (5480 sq.ft.)**, forming part of **Sy. No.203/1**; and
- **Sale Deed No.14158/2002-03** dated **13.12.2002**, from **C.S. Seethamma**, for property measuring **30' × 40' (1200 sq.ft.)**, forming part of **Sy. No.203/2**.

The above were recognized under **CMC Kadugodi (then Mahadevapura) endorsements dated 28.05.2003** and later transferred to **BBMP** limits, with **Khatha Certificates and Extracts dated 17.02.2022** confirming **Smt. K. Sreelatha** as owner.

8. Sale and Joint Development - Sy. No.203/1 & 203/2

On **12.06.2023**, **Smt. K. Sreelatha** sold the said residential properties by **Sale Deed No.5401/2023-24** to:

- **Sri. Mandadi Rohan (75% share)**, and
- **M/s. DSR Green Homes (25% share)**, in respect of **Sy. No.203/1 (5480 sq.ft.)** and **Sy. No.203/2 (1200 sq.ft.)**.

Subsequently:

- **29.01.2024 - Joint Development Agreement No.17227/2023-24** was executed by **Sri. Mandadi Rohan** with **M/s. DSR Green Homes**, for development of his **75% share**;
- **31.01.2024 - Corresponding GPA No.597/2023-24** was executed, authorizing **M/s. DSR Green Homes** to deal with **65% developer's share**.

9. Revenue Records and Encumbrances

- **RTCs (1968-2023)** trace ownership from **Deity → Dixit Family → Narasimha Murthy & Neelakanta Dixit → Sreelatha & Kodanda Rami Reddy → Mandadi family / DSR Green Homes**.
- **Tippani and Akarbandh extracts (03.06.2023)** confirm boundaries of **Sy. Nos.203 and 204**.
- **Endorsements dated 07.06.2023** confirm *no PTCL cases or Sec. 79A/B violations*.

- **Encumbrance Certificates dated 16.03.2023** reflect certain **mortgages and leases (2011-2021)** with **Bank of India**, later released, and a **Rectification Deed (4184/2021-22)**.

10. Present Ownership and Development Status

| Survey No. | Extent | Present Owner / Holder | Status |
|--------------|-------------|--|--|
| Sy. No.204 | 2 Acres | Sri. K. Kodanda Rami Reddy → sold to Sri. Mandadi Rohan (2023) | Freehold |
| Sy. No.204 | 1A 22G | Sri. Mandadi Venkata Krishna Reddy | JDA with M/s. DSR Green Homes (18.05.2024) |
| Sy. No.203/1 | 5480 sq.ft. | Mandadi Rohan (75%) & Green Homes (25%) | DSR JDA (29.01.2024) |
| Sy. No.203/2 | 1200 sq.ft. | Mandadi Rohan (75%) & Green Homes (25%) | DSR JDA (29.01.2024) |

Conclusion

The title to the lands bearing **Sy. Nos.203 and 204 of Kadugodi Village, Bangalore East Taluk**, originally held by **K. Shankar Dixit** (in possession of Inamthi land of *Prasanna Nanjundeshwara Devaru*), devolved upon his grandsons **K.S. Narasimha Murthy** and **K.S. Neelakanta Dixit** and was thereafter validly alienated in 2002 to **Smt. K. Sreelatha** and **Sri. K. Kodanda Rami Reddy**.

Subsequent conveyances and restorations have been duly registered and reflected in the revenue records. Presently, ownership stands vested with **Sri. Mandadi Rohan** and **Sri. Mandadi Venkata Krishna Reddy**, while **M/s. DSR Green Homes** holds lawful and subsisting **development rights** under registered Joint Development Agreements and Powers of Attorney.

FLOW OF TITLE IN RESPECT OF SY. NO. 211/6

The title to the property bearing **Survey No.211/6**, measuring **6.04 Guntas**, situated at **Bengaluru**, traces its origin to the Government of Karnataka.

The title to the property bearing **Survey No.211/3**, situated in Bengaluru Urban District, traces back to the year **1935**, when **Ameer Khan, S/o Hussain Khan**, acquired the said property under a **Sale Deed No.507/1935-36**, dated **12.10.1935**. Consequent to the said purchase, the **Revenue Records (RR No.309)** were duly mutated in his name based on the said sale deed.

Subsequently, on **06.03.1951**, **Hussain Khan, S/o Ameer Khan**, conveyed the said property, being **Sy. No.211/3 measuring 1 Acre 12 Guntas**, in favour of **Pyarejan Baig, S/o Gouse Baig**, through **Sale Deed No.782/1951-52**, Book I, Volume 730, pages 145-146. Pursuant thereto, the **Revenue Records (RR No.970)** were mutated in the name

of **Pyarejan Baig** vide **Mutation Order MR No.34/1981-82**, reflecting the extent of **1 Acre 7.10 Guntas** in his favour, based on the aforesaid sale deed.

On **11.03.1997**, a **Family Tree of Late Gouse Baig** was issued, showing **Pyarejan Baig** as his son and identifying his legal heirs as **Mrs. Mehrunnisa (wife)**, **Jamruddin Baig (son)**, and **Gulab (daughter)**. Subsequently, the **Death Certificate of Late Pyarejan Baig**, who passed away on **10.10.2001**, was issued on **24.11.2001**.

Following his demise, the legal heirs of Late Pyarejan Baig, namely **Mrs. Mehrunnisa**, **Sri. Jamruddin Baig**, and **Smt. Gulab**, executed a **Partition Deed dated 03.10.2003**, registered as **Document No.12769/2003-04**, Book I, CD No.109, in the Office of the Sub-Registrar, Krishnarajapuram, Bengaluru Urban District. Under this Partition, **Sri. Jamruddin Baig** was allotted **Sy. No.211/3 measuring 1 Acre 7.6 Guntas**, while **Smt. Gulab, W/o Allauddin**, was allotted **4.4 Guntas** in the same survey number. Based on the said partition, **Mutation Order MR No.12/2003-04**, dated **18.03.2004**, recorded the Khatha of **1 Acre 7.10 Guntas** in the name of **Sri. Jamruddin Baig**, and **0 Acre 4.06 Guntas** in the name of **Smt. Gulab**.

Thereafter, **Sri. Jamruddin Baig** executed a **General Power of Attorney** on **22.09.2012** in favour of **Sri. G. Devi Singh, S/o Late Gangaram Singh B.K.**, registered as **Document No. BDH-4-00103/2012-13**, Book IV, CD No. BDHD89, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bengaluru Urban District, authorising him to deal with **1 Acre out of 1 Acre 6.09 Guntas** in **Sy. No.211/3**.

Pursuant thereto, acting through his GPA holder, **Sri. Jamruddin Baig** sold portions of the said property under a **Sale Deed dated 06.08.2013**, registered as **Document No. BDH-1-02338/2013-14**, Book I, CD No. BDHD100, in favour of **Sri. S. Raghavendra Rao, S/o Late Srinivasa Murthy**, in respect of:

- **Site No.24**, measuring **1372 sq.ft.**, and
- **Site No.26**, measuring **1782 sq.ft.**, both carved out of **Sy. No.211/3**.

Subsequently, '**B**' **Khatha Certificates (Form 11)** were issued in the name of **Mr. Raghavendra Rao** – for **Site No.26** on **04.08.2016**, and for **Site No.24** on **08.08.2016**.

Later, on **16.10.2020**, acting through the same GPA holder, **Sri. Jamruddin Baig** executed a **Sale Deed (Doc No. BDH-1-01705/2020-21)** in favour of **Smt. Shamima, W/o Sri. Gafoor Baig @ Ameer Baig** and **Sri. G. Masood Baig, S/o Sri. Gafoor Baig @ Ameer Baig**, conveying **Site No.25**, measuring **1454.175 sq.ft.**

Thereafter, on **30.12.2022**, the said **Smt. Shamima** and **Sri. Masood Baig** executed a **Sale Deed (Doc No. BDH-1-07581/2022-23)** in favour of **Sri. Ajay Kumar Sharma, S/o Sri. Ram Lagan Sharma**, conveying the **Western Portion** of **Site No.25**, measuring **675 sq.ft.**

On **15.07.2023**, multiple **Cancellation Deeds** were executed and registered –

1. **By Sri. Jamruddin Baig (through GPA holder G. Devi Singh)** cancelling the sale deeds in favour of **Mr. Raghavendra Rao** (Sites No.24 & 26) and **Smt. Shamima & Sri. Masood Baig** (Site No.25); and
2. **By Smt. Shamima & Sri. Masood Baig** cancelling their sale in favour of **Sri. Ajay Kumar Sharma**.

On the same date, i.e., **15.07.2023**, an **Agreement of Sale** was executed by **Mr. Jamruddin Baig**, along with his sons **Mr. Aslam Baig** and **Mr. Sohail Baig**, as *Vendors*, and **Mr. G. Devi Singh** as *Confirming Party*, in favour of **M/s DSR Green Homes**, a registered partnership firm represented by its Managing Partner **Mr. Rama Charita Manas K**, registered as **Document No. KRI-1-04703/2023-24**, in respect of **6.04 Guntas out of 1 Acre in Sy. No.211/3**.

Simultaneously, an **Irrevocable General Power of Attorney** was executed on **15.07.2023** by the same parties in favour of **M/s DSR Green Homes**, registered as **Document No. KRI-4-00183/2023-24**, Book IV, authorising the firm to deal with the said **6.04 Guntas** of land.

Pursuant to the said authority, on **10.04.2024**, **M/s DSR Green Homes**, as GPA holder, executed a **Sale Deed (Doc No. KRI-1-00623/2024-25)** in its own favour in respect of **Sy. No.211/4 measuring 0 Acre 6.04 Guntas**, before the Office of the Senior Sub-Registrar, Shivajinagar (K.R. Puram), Bengaluru.

Thereafter, on **05.12.2024**, **M/s DSR Green Homes** sold the said property in favour of **Mr. Gandluri Veera Pratap Reddy and three others**, under **Sale Deed No. KRI-1-11791/2024-25**, registered in the same office, in respect of the property now bearing **Sy. No.211/6, measuring 0 Acre 6.04 Guntas**.

Thus, the title to the property bearing **Sy. No.211, measuring 6 Guntas** has devolved upon **Mr. Gandluri Veera Pratap Reddy and three others**, who presently holds valid ownership and has executed the necessary instruments for development in favour of **M/s. DSR Green Homes**.

RTC

The Revenue records pertaining to the property originally bearing Survey No.211/1, measuring 1 Acre 18 Guntas and 1 Gunta Kharab, trace back several decades. Manual RTC extracts for the period 1969-70 to 1972-73 and 1974-75 to 1984-85 reflect the name of Hussain Khan, S/o Amir Khan, as the cultivator and holder in possession of the said property.

An endorsement dated 11.08.2025, vide No. R.K./CR/862/2025-26, issued by the Tahsildar (Grade II), K.R. Puram Taluk, confirms the non-availability of RTC extracts for the year 1973-74 and the period between 1985 and 1993 in respect of Sy. No.211/1, measuring 1 Acre 18 Guntas and 1 Gunta Kharab.

Subsequently, manual RTC extracts for the period 1998-99 to 2001-02 and 2002-03 reflect the name of Pyajarejan @ Pyarejan Baig in respect of Sy. No.211/1, measuring 1 Acre 18 Guntas and 1 Gunta Kharab.

Thereafter, corresponding computerized RTC extracts for the period 2001-02 to 2002-03 record the property as Sy. No.211/3, measuring 1 Acre 18 Guntas and 1 Gunta Kharab, and continue to reflect the name of Pyajarejan @ Pyarejan Baig as the khatedar.

For the subsequent years 2003-04 to 2005-06, the computerized RTC extracts pertaining to Sy. No.211/3, measuring 1 Acre 07.10 Guntas, record the name of Jamruddin Baig, evidencing mutation in his favour pursuant to the partition deed.

The later RTC extracts (computerized) for the continuous period 2006-07 to 2022-23 pertain to Sy. No.211/3, measuring 1 Acre 06.09 Guntas, and continue to stand in the name of Jamruddin Baig, thereby confirming consistent possession and revenue recognition in his favour.

Upon subsequent conveyances and reconstitution of survey boundaries, the RTC extracts for the year 2023-24 reflect the newly assigned Survey No.211/4, measuring 06.04 Guntas, in the name of M/s DSR Green Homes, a registered partnership firm.

Following the later sale and re-survey, the RTC extracts for the years 2024-25 and 2025-26 pertain to Survey No.211/6, measuring 06.04 Guntas, and continue to reflect the name of **M/s DSR Green Homes**, thereby evidencing current ownership and possession under the revenue records.

CONVERSION

The absolute owner of the property bearing Sy. No.211/6 measuring 6.04 Guntas, situated at Kadugudi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, converted from agricultural to non-agricultural residential purposes the Deputy Commissioner, Bengaluru Urban District has issued an Official Memorandum bearing No: 703828, dated 07.11.2024 and same is available in the list of Documents Scrutinized.

FLOW OF TITLE IN RESPECT OF SY. NO. 205/2

The origin of title in respect of the property bearing **Sy. No. 205 measuring 2 Acres 20 Guntas**, situated in the concerned village, traces back to a **Partition Deed dated 16.05.1974**, registered as Document No.844/1974-75, executed between (1) Hanumantha, S/o. Bachappa, (2) Sriramaiah, S/o. Nanjundappa and his brother

Ramakrishnappa, S/o. Nanjundappa, (3) Munishamappa, S/o. Bachchappa, and (4) Pillappa, S/o. Bachchappa. Under the said partition, the property bearing **Sy. No.205 measuring 2 Acres 20 Guntas** was allotted to the share of **Munishamappa, S/o. Bachappa**, under Schedule 'C'.

Subsequently, **Munishamappa** died on **10.05.1991**, as evidenced by his death certificate dated 16.05.1991. Upon his demise, his rights devolved upon his legal heirs namely **(1) M. Appaiah, (2) Bache Gowda, and (3) M. Gopal**, being his sons.

Thereafter, the said legal heirs executed an **unregistered Partition Deed dated 14.05.1993**, wherein they divided the family properties including the said Sy. No.205. As per the terms of the said partition,

- Under *Schedule 'A'*, **M. Appaiah** was allotted Sy. No.205 measuring **33.33 guntas**,
- Under *Schedule 'B'*, **Bache Gowda** was allotted Sy. No.205 measuring **33.33 guntas**, and
- Under *Schedule 'C'*, **M. Gopal** was allotted Sy. No.205 measuring **34 guntas**, along with other items of family properties.

Subsequently, a further **unregistered Partition Deed dated 14.09.2006** was entered into among the legal heirs of **Late Munishamappa**, represented by (1) Smt. Sonnamma, W/o. Late M. Appaiah, (2) Bache Gowda, and (3) M. Gopal. Under the said partition, the property bearing Sy. No.205 measuring 2 Acres 22 Guntas was again divided, wherein -

- *Schedule 'A'* property measuring **34 guntas** was allotted to **Smt. Sonnamma**,
- *Schedule 'B'* property measuring **34 guntas** was allotted to **Bache Gowda**, and
- *Schedule 'C'* property measuring **34 guntas** was allotted to **M. Gopal**.

An **11E sketch dated 21.02.2009** prepared in respect of Sy. No.205 measuring 2 Acres 22 Guntas depicts its division into **Block Nos. 1, 2 and 3**, each measuring **34 guntas**, corresponding respectively to the shares of (i) M. Gopal, (ii) Bache Gowda, and (iii) the legal heirs of Late M. Appaiah namely **A. Ganesh Kumar, A. Ravi Kumar, and A. Jyothi Kumari**.

In continuation thereof, **Mutation Order bearing MR No.19/2010-11 dated 28.02.2011** was passed, effecting mutation of ownership as follows:

- **Sy. No.205/1** measuring 34 guntas - in the name of **M. Gopal**,
- **Sy. No.205/2** measuring 34 guntas - in the name of **Mune Gowda, S/o. Late Bache Gowda**, and
- **Sy. No.205/3** measuring 34 guntas - in the joint names of **A. Ravi Kumar, A. Ganesh Kumar, and A. Jyothi Kumari**.

However, an order dated **18.11.2013** passed by the Assistant Commissioner in **RA (BE) No.138/2012-13** set aside the mutation of Sy. No.205 measuring 34 guntas in the name of **Mune Gowda**, holding the said entry to be erroneous.

It is also seen that **Bache Gowda**, during his lifetime, had alienated a portion of Sy. No.205 under a **Sale Deed dated 06.11.1993**, registered as Document No.2167/1993-94, in favour of **Thimme Gowda** and **D. P. Rangappa**, in respect of **33½ guntas**. The said purchasers, in turn, executed several sale deeds on **14.10.1996**, namely -

- **Sale Deed No.2234/1996-97** in favour of **Babulal, S/o. Nawab Saab**, conveying a portion measuring **4½ guntas**, and
- **Sale Deed No.2235/1996-97** in favour of **Smt. Nagarathna, W/o. Jagadish**, conveying **1 gunta**.

Subsequently, **BBMP issued 'B' Khatha No.473 on 23.03.2011** in the name of **Smt. Nagarathna**, for property bearing Sy. No.205 measuring 1089 sq. ft., supported by tax paid receipts for the assessment years 2009-2010 and 2010-2011. Further, the legal heirs of Late **Bache Gowda**, namely **(1) Smt. Gowramma, (2) B. Mune Gowda, and (3) Smt. Shilpa**, executed a **Confirmation Deed dated 18.05.2016**, registered as Doc. No.519/2016-17, confirming the validity of the said Sale Deed No.2235/1996-97 in favour of Smt. Nagarathna.

In addition, a **General Power of Attorney dated 21.07.2011**, registered as Doc. No.349/2011-12, was executed by **Smt. Gowramma and Smt. Shilpa**, being the wife and daughter of Late Bache Gowda, in favour of **Sri. Mune Gowda, S/o. Late Bache Gowda**, authorizing him to deal with property bearing **Khatha No.205 / Property No.205/2**, measuring **37026 sq. ft. (equivalent to 34 guntas)**.

The **family tree affidavit dated 28.08.2023** sworn by **B. Mune Gowda** confirms that **B. Mune Gowda and Smt. Shilpa B.** are the only children and legal heirs of **Late Bache Gowda**.

Thereafter, the said **B. Mune Gowda** and others entered into a **Joint Development Agreement dated 26.09.2023**, registered as Doc. No.9157/2023-24, with **M/s. DSR Green Homes**, to develop the property bearing **New Sy. No.205/2, Old Sy. No.205**, measuring **24 guntas out of 34 guntas**. A corresponding **General Power of Attorney**, registered as Doc. No.340/2023-24, was executed on the same day in favour of **M/s. DSR Green Homes**, authorizing them to deal with the developer's share (69%) in the said property.

Revenue records, including **RTCs for the period from 1968-69 to 2007-08**, stand in the name of **Hanumanthappa, S/o. Bachchappa**, and thereafter in the names of **Bache Gowda, M. Gopal**, and **legal heirs of M. Appaiah** for their respective extents, as per **MR No.24/2008-09**. The **Tippani and Hissa Tippani dated 12.10.2020** further confirm the sub-division of Sy. No.205 into Sy. Nos.**205/1, 205/2, and 205/3**, each measuring **34 guntas**.

The latest **Encumbrance Certificate** dated **04.04.2024** for the period 01.01.2004 to 04.04.2024 reflects the registration of the said **Joint Development Agreement (Doc. No.9157/2023-24)** and **GPA (Doc. No.340/2023-24)** in respect of **Sy. No.205/2** measuring **24 guntas**.

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