

:DRAFT FOR DISCUSSION:

Bangalore,
Dt: 08/08/2025.

M/s. FORMIST REALTY PVT. LTD.,
Mango Meadows,
Row House No.1,
688, Angol Goa Road,
Udaymbag,
BELGAUM – 590 008.

Sirs,

Sub: Title Opinion in respect of Property measuring 04 Acres 32 Guntas in Sy.No.1/2B of Kempapura Village, Yelahanka Hobli, Bengaluru North Taluk, duly converted for Non-agricultural purposes vide order of conversion bearing No.DIS.ALN.SR.70/1981-82, dated 25/05/1982, issued by the Special Deputy Commissioner, Bangalore District, Bangalore, bearing Municipal No.190/249/3/1/2B and New Municipal No.190/249/3, E.P.I.D.No.5339753289, Kempapura, Municipal Ward No.7 of Byatarayanapura, Bangalore-560 024, in the records of the Bruhath Bengaluru Mahanagara Palike, Bengaluru.

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

Sl. No.	Date	NATURE OF THE DOCUMENTS
1.	24/10/1957	Certified Copy of Partition Deed entered into between Sri.Ashwathappa and others registered on 28/10/1957, as Document No.3920, in Book-I, Volume-1649, at pages 15 to 27 in the office of the Sub-Registrar, Bangalore North Taluk.
2.		Three Family Trees all relating to Sri. Adeppa issued by the Village Accountant, Byatarayanapura Circle, Yelahanka, Bengaluru.
3.	14/06/1982	Conversion Sanction Certificate, issued by the Tahsildar, Bangalore North, Bengaluru.
4.	10/07/1982	WILL and Testament executed by Sri.Hanumanthappa S/o Late Sri. Adeappa.
5.		Death Certificate of Sri. Hanumanthappa issued by The Tahsildar, Bengaluru North Taluk, Bengaluru.

Note - please rectify the E-khata showing proper address and include name of Kempapura

6.		Death Certificate of Smt. Lakshmamma issued by The Corporation of the City of Bengaluru, Bengaluru.
7.		Death Certificate of Smt. Venkata Narasamma issued by The Tahsildar, Bengaluru North Taluk, Bengaluru.
8.		Death Certificate of Smt. Siddamma issued by The Registrar of Births and Deaths, Byatarayanapra Circle, Bengaluru North Taluk, Bengaluru.
9.		Death Certificate of Sri. Ramakrishna issued by The Bruhat Bengaluru Mahanagara Palike, Bengaluru.
10.		Death Certificate of Sri. Hanumanthaiah issued by the Bruhat Bengaluru Mahanagara Palike, Bengaluru.
11.		Extract of House/Land Tax Assessment List for the year 1993-94, issued by The Secretary, Amruthahalli Village Panchayathi.
12.	03/10/2017	Khatha Certificate issued by the Bruhat Bengaluru Mahanagara Palike, Bengaluru.
13.	03/10/2017	Khata Extract issued by the Bruhat Bengaluru Mahanagara Palike, Bengaluru.
14.	31/07/2018	Khata Extract issued by the Bruhat Bengaluru Mahanagara Palike, Bengaluru.
15.	18/09/2010	Interlocutory Application filed in O.S.No.6319/1994 in the Court of the City Civil & Sessions Judge, Bangalore under Order VI Rule 17 Read with Section 151 of Code of Civil Procedure.
16.		Certified Copy of the Order Sheet in O.S.6319/1994 on the file of the Court of the City Civil & Sessions Judge, Bangalore.
17.	02/12/2011	Memorandum of Appeal in R.F.A.No.2009/2011 filed by Smt.Sumithramma and others against Sri.Venkatarama and others on the file of the Hon'ble High Court of Karnataka.
18.	28/01/2021	Joint Development Agreement registered as Document No.7782/2020-21 in Book-I and stored in C.D.No.BYPD793, in the Office of the Sub-Registrar, Gandhinagar (Byatarayanapura), Bengaluru entered into between Sri. H. Jayaramaiah and others and M/s. Formist Realty Pvt. Ltd.

19.	28/01/2021	General Power of Attorney registered as Document No.455/2020-21 in Book-I and stored in C.D.No.BYPD793, in the Office of the Sub-Registrar, Gandhinagar (Byatarayanapura), Bengaluru executed by Sri. H. Jayaramaiah and others appointing and constituting M/s. Formist Realty Pvt. Ltd. as their lawful attorney.
20.	10/01/2024	Modified Order of Conversion bearing No.ALN(NAY)/CR.52/23-24 issued by The Deputy Commissioner, Bengaluru District, Bengaluru.
21.	17/02/2024	Orders passed by The Deputy Commissioner, Bengaluru District, Bengaluru bearing No.ALN(Y)CR/82/2023-24 shifting the Pathway running through the Schedule Property.
22.	13/06/2024	Khata Certificate and Khata Extract both issued by The Bruhat Bengaluru Mahanagara Palike, Bengaluru.
23.	24/04/2023	Death Certificate of Smt. Kavitha J issued by Chief Registrar of Births and Deaths.
24.	18/11/2020	Will executed by Smt. Kavitha J registered as Document.No. 176/2020-21 in Book-I and stored in CD.No. MLSD615, in the Office of the Senior Sub-Registrar, Malleshwaram, Bangalore.
25.	16/12/2020	Gift Deed executed by Sri. Hanumanthaiah in favour of Smt.Vanitha C registered as Document.No.2965/2020-21 in Book-I and stored in CD.No. GAND829, in the Office of the Senior Sub-Registrar, Gandhinagar, Bangalore.
26.	12/03/2024	Death Certificate of Sri. Hanumanthaiah issued by Chief Registrar of Births and Deaths.
27.	06/04/1992	Death Certificate of Smt. Siddamma issued by Birth and Death Registration Officer, Bangalore Mahanagara Palike.
28.	05/07/2019	Will executed by Sri. Hanumanthaiah registered as Document.No. 115/2019-2020 in Book-I and stored in CD.No. GNRD356, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bangalore.
29.	23/07/2025	Addendum to Joint Development Agreement registered as Document.No. 3133/2025-26, Book 1 and stored in Centralised Data Cell in Electronic Form in the office of the Sub-Registrar, Gandhinagar (Yelahanka), Bangalore.

30.	23/07/2025	Addendum to General Power of Attorney registered as Document.No. 392/ 2025-26, Book 1 and stored in Centralised Data Cell in Electronic Form in the office of the Sub-Registrar, Gandhinagar (Yelahanka), Bangalore.
31.	27/02/2025	E-Khata in respect of Municipal No. 190/249/3 and New E-PID.No. 5339753289, Municipal Ward No. 7- Byatrayanapura, Hebbal Kempapura, Bangalore North Taluk in the names of Smt. Vanitha C, Sri. Adiraju H and Sri. H. Jayaramaiah.
32.		Index of Lands issued by the Sheristadar on behalf of the Tahsildar, Yelahanka Taluku, Yelahanka.
33.		Pahanies for the period between 1971-72 and 2024-25 in respect of Sy.No.1/2B of Kempapura Village, Yelahanka.
34.		Tippani in respect of Sy.No.1 of Kempapura Village issued by the Revenue Authorities.
35.		Hissa Survey Tippani issued by the Revenue Authorities in respect of Sy.No.1 of Kempapura Village.
36.		Hissa Survey Tippani issued by the Revenue Authorities in respect of Sy.No.1/2 of Kempapura Village.
37.		Village Map of Kempapura Village issued by the Revenue Authority
38.	21/05/2024	Endorsement issued by The Tahsildar, Yalahanka, Bengaluru.
39.	09/06/2011	Endorsement issued by The Tahsildar, Yalahanka, Bengaluru.
40.	09/11/2020	Endorsement issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
41.	03/11/2020	Nil Tenancy Certificate issued by The Tahsildar, Bangalore North Taluk (Addl.), Bangalore.
42.		Tax paid receipts for the period 2006-07 to 2018-19 issued by the Jurisdictional Revenue Authorities.
43.		Encumbrance Certificates for the period between 01/04/1950 and 14/10/2020 in respect of the Schedule Property issued by the Jurisdictional Sub-Registrar.

DESCRIPTION OF THE PROPERTY:-

:SCHEDULE PROPERTY:

All that Property available within the four boundaries detailed below and measuring 04 Acres 32 Guntas in Sy.No.1/2B of Kempapura Village, Yelahanka Hobli, Bengaluru North Taluk duly converted for non-agricultural residential purposes vide Order of The Deputy Commissioner, Bengaluru District, Bengaluru, bearing No.DIS.ALN.SR.70/81-82 dated 25/05/1982 and bearing Municipal No.190/249/3/1/2B and New Municipal No.190/249/3, E.P.I.D.No.5339753289, Kempapura, Municipal Ward No.7 of Byatarayanapura, Bangalore-560 024, issued by the Bruhat Bengaluru Mahanagara Palike, Bengaluru and bounded on the:

East : Private Property, Government School and Road;
West : Private Property and Road;
North : Private Property and Road; and
South : Site No.14 and Road.

Note - Modify the E-khata

SOURCE OF TITLE:

The property described above will be hereinafter referred to as Schedule Property for convenience.

The Schedule Property forms portion of Much Larger Property measuring 09 Acres 09 Guntas and 08 Guntas Kharab in Sy.No.1 of Kemrapura Village and owned by Sri. Ashwathappa along with his two brothers namely Sri.Narayanaswamappa and Sri. Hanumanthappa partitioned the family properties including the Larger Property in Sy.No.1 of Kempapura Village in terms of a Partition Deed dated 24/10/1957 registered on 28/10/1957 as Document No.3920/1957-58 in Book-I, Volume-1649 at pages 15 to 27, in the Office of the Sub-Registrar of North Taluk, Bengaluru and in the said Partition the property measuring 04 Acres 03 Guntas was allotted to the share of Sri.Narayanaswamappa. The property measuring 05 Acres 06 Guntas was allotted to the share of Sri.Hanumanthappa (which is the Schedule Property herein) and thus from the date of allotment made in their favour said Sri.Narayanaswamappa and Sri. Hanumanthappa started enjoying their respective properties as absolute owners. However, Sri.Aswathappa was allotted other properties of the joint family.

Family Tree of Sri. Adeppa (father of Sri.Hanumanthappa) issued by the Village Accountant, Byatarayanapura Circle, discloses that Sri. Adeppa married Smt.Siddamma and begot three children namely (1) Sri. Ashwathappa (who married Smt. Venkata Narasamma and Smt. Gangamma and who later died). The family tree discloses that the said Sri. Ashwathappa had no children. The Second Son of Sri.Adeppa namely Sri. Narayanaswamappa married Smt. Ramakka and later both died. The Third son of Sri.Adeppa namely Sri. Hanumanthappa married Smt. Lakshmamma and begot four children namely (3b) Sri.Jayaramiah, (3c) Sri. Adiraju (3d) Sri.Ramakrishana and Smt. Siddamma.

The said Sri. Hanumanthappa secured conversion of the Larger Property from agricultural to non-agricultural residential/commercial poultry farming purposes vide Order of Conversion bearing No.DIS.ALN.SR.70/81-82 dated 25/05/1982 issued by The Special Deputy Commissioner, Bengaluru District, Bengaluru and the Conversion Sanction Certificate dated 14/06/1982 issued by The Tahsildar, Bengaluru North, Bengaluru. Thus the Schedule Property ceased to be an agricultural land and became fit for non-agricultural purposes.

Thereafter, the said Sri. Hanumanthappa died on 16/07/1982 testate, leaving behind him, his last Will and Testament dated 10/07/1982 bequeathing portions of the Larger Property equally i.e., 01 Acre 11 ½ Guntas each in favour of his three sons and a daughter namely (1) Sri. Jayaramaiah, (2) Sri. Adiraju, (3) Sri. Ramakrishna and (4) Smt. Siddamma and thus after the demise of said Sri. Hanumanthappa, the said Sri.Jayaramaiah and others, being the legatees under the said Will dated 10/07/1982 started enjoying their respective portions in the Schedule Property as absolute owners.

The aforesaid Smt. Siddamma died on 22/03/1992, intestate leaving behind her, her husband Sri. Hanumanthaiah as her only heir to succeed to her estate including the property measuring 01 Acre 11 ½ Guntas in the Larger Property. Thus after the demise of said Smt.Siddamma, her husband Sri.Hanumanthappa started enjoying the said property as absolute owner. The said Smt.Siddamma did not get any issues.

Thereafter, the Larger Property came within the limits of Amruthahalli Village Panchayath, who assessed the same for panchayath property taxes and assigned with Panchayath Khata No.249/73 and the names of Sri. H. Jayaramaiah, Sri. H. Adiraju, Sri. H. Ramakrishna and Sri. Hanumanthaiah as the owners and khatedars of the Schedule Property during the said period 1993-94.

Subsequently, the Schedule Property came within the limits of Bruhath Bengaluru Mahanagara Palike, Bengaluru who assessed the same for Municipal taxes and assigned with Municipal No.190/249/3/1/2B and the names of Sri. H. Jayaramaiah, Sri. H. Adiraju, Sri. H. Ramakrishna and Sri. Hanumantaiah were recorded as owners and khatedars of the Schedule Property and the Bruhath Bengaluru Mahanagara Palike, Bengaluru issued Khata Certificate and Khata Extract both dated 03/10/2017 in the names of Sri. H. Jayaramaiah, Sri. H. Adiraju, Sri. H. Ramakrishna and Sri. Hanumanthaiah.

Thereafter, Sri. H. Ramakrishna, son of said Sri.Hanumanthappa died on 30/11/2020 intestate leaving behind him, his wife Smt. Vanitha and his children namely Ms. Swetha and Sri. Mohan Ram to succeed to his estate including the said property measuring 1 Acres 11 ½ Guntas out of the Larger Property herein and thus after the demise of said Sri. Ramakrishna, his said wife and children as stated above started enjoying the said property as absolute owners.

Thereafter, the said (1) Sri. H. Jayaramaiah along with his children namely (1a) Sri. Harish J, (1b) Ms. Kavitha J., (1c) Ms. Deepa J, (2) Sri. H. Adiraju along with his children (2a) Sri. Madhusudhan, (2b) Ms. Lavanya, (3) Smt. Vanitha C., (3a) Ms. Swetha R., (3b) Ms. Mohan Ram and (4) Sri. Hanumanthaiah, in terms of a Joint Development Agreement dated 28/01/2021 registered as Document No.7782/2020-21 in Book-I and stored in C.D.No.BYPD793, in the Office of the Sub-Registrar, Gandhinagar (Byatarayanapura), Bengaluru entrusted the Schedule Property herein

in favour of M/s. Formist Realty Pvt. Ltd. and agreed to develop the same into "Mixed Use Buildings" and in terms of General Power of Attorney dated 28/01/2021 registered as Document No.455/2020-21 in Book-IV and stored in C.D.No.BYPD793, in the Office of the Sub-Registrar, Gadhinar (Byatarayanapura), Bengaluru appointed and constituted M/s. Formist Realty Pvt. Ltd. as their lawful attorney authorizing and empowering them to deal with, develop and to sell their share in the Schedule Property in favour of the intending purchaser/s.

Later, on an application filed by M/s. Formist Realty Pvt. Ltd. seeking modification of Order of Conversion restricting the property measuring 04 Acres 35 Guntas claiming that the balance property measuring 11 Guntas is encroached and is not available for development, the Deputy Commissioner, Bengaluru District, Bengaluru issued Modified Conversion Order dated 10/01/2024 converting the Larger Property herein for non-agricultural residential purposes.

On an application filed by M/s. Formist Realty Pvt. Ltd., The Deputy Commissioner, Bengaluru District, Bengaluru shifted the pathway crossing in the middle of the Schedule Property to the Southern Periphery of the Schedule Property vide Official Memorandum dated 17/02/2024 bearing No.LNR(Y)CR/82/2023-24 and thereby the area of the Larger Property stood reduced to 04 Acres 32 Guntas and 06 Guntas Kharab which is also supported by the Modified Conversion Order dated 10/01/2024 issued by The Deputy Commissioner, Bangalore District, Bangalore.

Subsequent to execution of the Joint Development Agreement and Power of Attorney both dated 28/01/2021, one of the members Smt. Kavitha J, daughter of Sri. H. Jayaramaiah died testate on 11/03/2023 leaving behind her, her last and only Will dated 18/11/2020 registered as Document.No.176/2020-21 in Book-III and stored in CD.No.MLSD615, in the Office of the Sub-Registrar, Gandhinagar (Malleshwaram), Bangalore, by bequeathing her properties to her daughters Kumari. Deethya Bhajanamane Raveesh alias Deethya B.R and Kumari. Charvi Bhajanemane Raveesh alias Charvi B.R, with life interest in favour of her husband Sri. Raveesh

Bhajanemane Krishnamurthy alias Raveesh B K. On the death of Smt. Kavitha J, the said Sri. Raveesh B K, and his two daughters, Kum. Deethya B R and Kumari. Charvi B R, have succeeded to the estate left behind by Smt. Kavitha J, in terms of the aforesaid Will.

The aforesaid Sri. Hanumanthaiah, who was a party to the Joint Development Agreement dated 28/01/2021 gifted portion of his share in the Schedule Property in favour of Smt. Vanitha C, in terms of a Gift Deed dated 16/12/2020, registered as Document.No. 2965/2020-21 in Book-I and stored in CD.No. GAND829, in the Office of the Sub-Registrar, Gandhinagar, Bangalore and she started enjoying the same as Owner.

The said Sri. Hanumanthaiah died testate on 22/02/2024 without any issues (his wife Smt. Siddamma had predeceased him on 22/03/1992) leaving behind him, his last Will and Testament dated 05/07/2019 registered as Document.No. 115/2019-20 in Book-III and stored in CD.No. GNDR356, in the Office of the Sub-Registrar, Gandhinagar (Ganganagar), Bangalore, bequeathing remaining portion of his ownership share in the Schedule Property in favour of Smt.Kavitha J., Smt. Deepa J, Smt. Swetha R, Smt. Lavanya A, Sri. Harish J, Sri. Madhusudan A, and Sri. Mohan Ram. R, respectively and thereby on the death of Sri. Hanumanthaiah, the aforesaid members have succeeded to his ownership rights in the Schedule Property.

In view of the above subsequent events, all the owners of the Schedule Property executed an Addendum dated 23/07/2025 to the aforesaid Joint Development Agreement registered as Document No. 3133/2025-26, Book-I and stored in Centralised Data Cell in Electronic Form in the office of the Sub-Registrar, Gandhinagar (Yelahanka), Bangalore and also an Addendum dated 23/07/2025 to the aforesaid General Power of Attorney registered as Document No.392/ 2025-26 in Book-IV and stored in Centralised Data Cell in Electronic Form in the office of the Sub-Registrar, Gandhinagar (Yelahanka), Bangalore.

The Bruhat Bangalore Mahanagara Palike issued a Revised Khata for the Schedule Property assigning a new New Municipal No.190/249/3, E.P.I.D.No.5339753289, Kempapura, Municipal Ward No.7 of Byatarayanapura, Bangalore-560 024, in the names of Smt.Vanitha C, Sri. Adiraju H and Sri. H. Jayaramaiah.

Regarding revenue records, the Index of Lands in respect of Sy.No.1/2 issued by the Revenue Authorities discloses the names of Sri. Ramegowda son of Sri.Pillappa, Mrs. Mahaboobi, Sri. Mopata and Mrs. Mopata, Mr. S. A. Hameed, Sri.Machaiah and Smt. Jali Machaiah, Mr. Jamees Mal, Sri. C. Channaiah and Sri. Ashwathappa, as the earlier owners of the Larger Property and the names of Sri.Narayanaswamy and Sri. Hanumantappa as the owners and khatedars in respect of portions of the Larger Property during the relevant periods of time. Records of Rights bearing R.R.No.353 and 355 issued by the Revenue Authorities discloses the fact that Sri. Narayanaswamy and Sri. Hanumanthappa acquired their respective properties in terms of a Registered Partition held between themselves and their brother Sri. Ashwathappa. Pahanies for the period between 1971-72 and 1980-81 in respect of Sy.No.1/2 measuring 09 Acres 09 Guntas and 08 Guntas of Kharab issued by the Revenue Authorities discloses the name of Sri. Ashwathappa as the owner and khatedar during the said period. Pahanies for the period between 1988-89 and 2024-25 in respect of property measuring 05 Acres 06 Guntas and 03 Guntas of Kharab in Sy.No.1/2B issued by the Revenue Authorities discloses the name of Sri. Hanumanthappa as the owner and khatedar in respect of the Schedule Property during the said periods. The pahanies further discloses that the Schedule Property is not an agricultural land and converted for non-agricultural purposes.

Tippani in respect of Sy.No.1 of Kempapura Village issued by the Revenue Authorities discloses the names of Sri. Venkategowda son of Sri. Munishamappa, Sri. Ramegowda son of Sri. Pillegowda, Sri. Venkategowda son of Sri. Munishami as owners and khatedars in respect of Much Larger Property. Hissa Tippani and Balabagada Nakalu issued by the Revenue Authorities discloses that the property in Sy.No.1 was subjected to phodi and bifurcated into three portions i.e., Sy.No.1/1, 1/2

and 1/3. Hissa Tippani and Atlas issued by the Revenue Authorities discloses that the property in Sy.No.1/2 was subjected to phodi and bifurcated into two portions i.e., Sy.No.1/2A and 1/2B. The Hissa Tippani also discloses the name of Sri. Hanumanthappa as the kardadar in respect of the property in Sy.No.1/2B. Village Map issued by the Revenue Authorities discloses the location of the property in Sy.No.1 of Kempapura Village.

Endorsement dated 21/05/2024 issued by The Tahsildar, Yalahanka discloses that the Mutation Register Extract bearing No.14/1963-64 is not available in his Office as the same is mutilated. Endorsement dated 09/06/2011 issued by The Tahsildar, Yalahanka, Bengaluru discloses that RR No.114 to 116, 119, 120, 188, 227, 312, 313, 372, 373, 374, 342, 388, 391 and 389 are not available in his office as the same are mutilated.

There are no tenancy claims in respect of the Schedule Property as evidenced by the NIL Tenancy Certificate dated 03/11/2020 issued by the Tahsildar, Bangalore North (Addl.) Taluk, Bengaluru. Endorsement dated 09/11/2020 issued by The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru discloses that there are no proceedings pending under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Certain Lands) Act, 1978 in respect of the Schedule Property. Municipal taxes for the period between 2008-09 and 2018-19 in respect of the Schedule Property have been paid as evidenced by the tax paid receipts issued by the Bruhath Bengaluru Mahanagara Palike, Bengaluru.

Encumbrance Certificates for the period between 01/04/1957 and 14/10/2020 issued by the Jurisdictional Sub-Registrar reflects the Transactions referred to above in respect of the Schedule Property during the said period. It is suggested to obtain Encumbrance Certificate for the period 14/10/2020 till date with all entries.