

To,

M/s Sumadhura Infracon Private Limited
represented by Mr.Gunda Madhusudhan
Sy.No.108/2, Millenia building I Main, MSR Layout,
Munnekollala Village, Marathahalli, Outer Ring Road,
Bengaluru-560037

LEGAL OPINION

Legal Opinion in respect of the composite property bearing Properties bearing Sy.No.82/1, 82/1, 81/1, 81/2, 16/2 and 86/3 situated adjacent to each other at Siddapura Village, Varthur Hobli, Bangalore East Taluk, presently under the administrative jurisdiction of BBMP, and totally Measuring about 08 Acres 12.04 Guntas,

LIST OF DOCUMENTS FURNISHED

Old Sy.No.15/4, later 15 new Sy.No.81/2 measuring 1A-38.08 Guntas

Sl. No.	Date	Nature of document	Original/ certified copy/ certified extract/ photocopy etc.
1.		Notice issued by Tahsildar	Photocopy
2.		LRP No.92/74-75 in the Court of Land Tribunal, Bangalore South Taluk;	Photocopy
3.	15.11.2006	Absolute Sale Deed executed by Shri Govindappa and 4 others AND Shri G.Shiva Prakash which is registered as document No.BMH-1-05428-2018-19 of Book I, and stored in C.D.No.BMHF 804 in the Office of Registrar, Bommanahalli;	Photocopy
4.	15.11.2006	Absolute Sale Deed executed by Shri M.Krishnappa and 8 others and Shri G.Shivaprakash which is registered as document No.BMH-1-05429-2018-19 of Book I, and stored in C.D.No. BMHF803 in the Office	Photocopy



		of Registrar, Bommanahalli;	Sub-
5.	31.01.2018	Agreement of Sale executed by Shri Chandrappa in favour of Shri Dinesh.B which is registered as document No.KRI-1-09405-20178-18 of Book I, and stored in C.D.No.KRID613 in the Office of Sr. Sub-Registrar, Bommanahalli;	Photocopy
6.	05.09.2015	Notice issued by Deputy Divisional Officer, Bangalore, Bangalore North Division;	Photocopy
7.	29.03.2012	Revision Petition No.228/2009 in the Court of Deputy Commissioner, Bangalore District;	Photocopy
8.	09.08.2021	Order in W.P.No.1861/2014 c/w 42111/2012(KLR) in the High Court of Karnataka at Bengaluru;	Photocopy
9.	13.03.2013	Order in case RevisionNo.185/2008-09 in the Court of Deputy Commissioner, Bangalore;	Photocopy
10.	01.09.2019	Memo for withdrawal in WP.No. 48604/2013(KLR-RES) in the Court of Hon'ble High Court of Karnataka, Bengaluru;	Photocopy
11.	03.02.2016	Judgment in Case O.S.No.1507/2005 in the Court of the 1 st Addl. Senior Civil Judge, Bangalore Rural District;	Photocopy
12.	10.01.2019	Deed of Confirmation executed by Smt.Munirathnamma and 3 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered as document No.VRT-1-06137-2018-19 of Book I and stored in C.D.No.VRTD370 in the Office of Sub-Registrar, Varthuru, Bengaluru;	Photocopy
13.	28.07.2018	Deed of Confirmation executed by Shri Narayanaswamy and 14 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered as document No.MDP-1-07535-2018-19 of Book I and stored in C.D.No.MDPD250 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
14.	31.01.2019	Deed of Confirmation executed by Smt.Akkayamma and 6 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered as	Photocopy

		document No.BNS-1-19138-2018-19 of Book I and stored in C.D.No.BNSD704 in the Office of Sub-Registrar, Banaswadi, Bengaluru;	
15.	10.01.2019	Deed of Confirmation executed by Shri Janardhana.S.M and 4 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered as document No.VRT-1-06135-2018-19 of Book I and stored in C.D.No.VRTD370 in the Office of Sub-Registrar, Varthuru, Bengaluru;	Photocopy
16.	23.10.2019	Deed of Confirmation executed by Shri M.Manjunatha in favour of Smt.S.Kalavathi which is registered as document No.MDP-1-06084-2019-20 of Book I and stored in C.D.No.MDPD 467 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
17.	22.12.2021	Deed of Confirmation executed by Shri Govindappa and 5 others in favour of Smt.S.Kalavathi represented by her GPA Holder M/s Sumadhura Infracon Pvt. Ltd which is registered on 12.03.2022 as document No.MDP-1-09820-2021-22 of Book I and stored in C.D.No.MDPD1050 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
18.	07.08.2018	Death Certificate of deceased G.Shiva Prakasham died on 21.10.2009 issued by Chief Registrar of Birth and Death;	Photocopy
19.	29.09.2014	Surviving Family Members Certificate issued by Deputy Tahsildar;	Photocopy
20.	25.10.2019	Deed of Confirmation executed by Mrs.Narayananamma and 6 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Banu Ramaswamy which is registered on 06.11.2019 as document No.MDP-1-06464-2019-20 of Book I and stored in C.D.No.MDPD475 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
21.	28.07.2021	Deed of Confirmation executed by Mr. Dinesh.B in favour of Smt.S. Kalavathi represented by her GPA Holder Ms.Banu Ramaswamy which is registered on 06.11.2019 as document No.MDP-1-02274-2021-22 of Book I and stored in C.D.No.MDPD890 in the Office of Sub-Registrar, (Mahadeva-pura) Bengaluru;	Photocopy

22.	25.10.2019	Deed of Confirmation executed by Mr.Naveen Kumar.B in favour of Smt. S.Kalavathi represented by her GPA Holder Ms.Banu Ramaswamy which is registered on 06.11.2019 as document No.MDP-1-06467-2019-20 of Book I and stored in C.D.No.MDPD 475 in the Office of Sub-Registrar, Shivajinagara (Mahadevapura);	Photocopy
23.	10.01.2019	Deed of Confirmation executed by Smt.Narayananamma and 3 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered on 14.01.2019 as document No.VRT-1-06138-2018-19 of Book I and stored in C.D.No. VRTD370 in the Office of Sub-Registrar, Varthuru, Bengaluru;	Photocopy
24.	10.01.2019	Deed of Confirmation executed by Shri Venkataramappa and 2 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered on 14.01.2019 as document No.VRT-1-06139-2018-19 of Book I and stored in C.D.No. VRTD370 in the Office of Sub-Registrar, Varthuru, Bengaluru;	Photocopy
25.	31.07.2021	Release Deed executed by Shri S. Prashanth AND Smt.Kalavathi which is registered on 27.09.2021 as document No.MDP-1-03820-2021-22 of Book I and stored in C.D.No.MDPD 930 in the Office of Sub-Registrar, Shivajinagara (Mahadevapura);	Photocopy
26.	31.07.2021	General Power of Attorney executed by Smt.S.Kalavathi and Banu Ramaswamy in favour of M/s Sumadhura Infracon Pvt. Ltd which is registered on 30.10.2021 as document No.MDP-4-00216-2021-22 of Book 4 and stored in C.D.No.MDPD951 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
27.	31.07.2021	Full Settlement Agreement executed by Smt.S.Kalavathi and Ms.Banu Ramaswamy in favour of M/s Sumadhura Infracon Pvt. Ltd which is registered on 30.10.2021 as document No.MDP-1-04926-2021-22 of Book 1 and stored in	Photocopy

		C.D.No.MDPD951 in the Office of Sub-Registrar, Mahadeva-pura, Bengaluru;	
28.	17.09.2922	Sale Deed executed by Smt.S.Kalavthi and Ms.Banu Ramaswamy repre-sented by their GPA Holder Mr.G. Madhu Sudhan in favour of Mr.G. Madhu Sudhan Chairman & Managing Director of M/s Sumadhura Infracon Pvt. Ltd which is registered on 17.09.2022 as document No.MDP-1-05983-2022-23 of Book 1 and stored in C.D.No.MDPD1193 in the Office of Sub-Registrar, Shivaji-nagara (Mahadevapura) Bengaluru;	Photocopy
29.	05.12.2024	Record of Rights for the period 2023-2024;	Photocopy
30.	14.03.2023	Official Memorandum issued by Deputy Commissioner, Bengaluru;	Photocopy
31.	01.06.1972	Certified copy of Partition Deed executed by and amongst Shri Sriramaiah and Shri Muniyappa which is registered as document No.1717/72-73 in the Office of Sub-Registrar;	Photocopy
32.	05.12.2024	Record of Rights for the period 2023-2024 and 2024-2025;	Photocopy
33.	29.10.2022	Joint Development Agreement executed by Shriyuths: T.Muniyappa, Mrs. Sumithra, Miss Pawana.M and Darshan.M AND M/s Sumadhur Infracon Private Liited represented by Mr.Gunda Madhusudhan which is registered as document No.MDP-1-07445-2022-23 of Book 1 and stored in C.D.No.MDPD1222 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
34.	29.10.2022	General Power of Attorney executed by Shriyuths: T.Muniyappa, Mrs. Sumithra, Miss Pawana.M and Darshan.M AND M/s Sumadhur Infracon Private Limited represented by Mr.Gunda Madhusudhan which is registered as document No.MDP-4-000344-2022-23 of Book 1 and stored in C.D.No.MDPD1222 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
35.	14.03.2023	Official Memorandum bearing No. 483506 issued by Deputy Commi-ssioner, Bengaluru District;	Photocopy
36.		Pakka Book (Hissa Survey Babathu);	Photocopy
37.		Hissa Moji;	Photocopy
38.		Karnataka Revision Settlement Akarband (Utaru);	Photocopy

39.	19.10.2024	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00321-2024-25 of Book 4 I the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
40.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00322-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
41.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00324-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
42.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00325-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
43.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00326-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
44.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M	Photocopy



		and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00327-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	
45.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00328-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
46.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00329-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
47.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00330-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy

Survey No.81/1 (old No.15/1)later 15

Sl. No.	Date	Nature of document	Original/ certified copy/ certified extract/ photocopy etc.

1.	-	Record of Rights in Sy.No.15/4 for the period 1967-68 and 1968-69, 1975-76 to 1977-78, 1980-81 to 1991 1997-98 to 2001-02;	Photocopy
2.	-	Pakka Book (Hissa Survey Babattu);	Photocopy
3.	-	Hissa Moji Sketch;	Photocopy
4.	-	Karnataka Revision Settlement Akarband (Utaru);	Photocopy
5.	-	Karnataka Revision Settlement Akarband (Utaru);	Photocopy
6.	-	Record of Rights in Survey No.15/5 for the period 6.7.68 to 2001-2002 issued by Taluk Sirastedar,	Photocopy
7.	08.04.1937	Certified copy of Sale Deed executed by Venkatappa in favour of Yellappa which is registered as document No. 3252/1936-37 in the Office of Sub-Registrar;	Photocopy
8.	25.06.2003	Certified copy of Judgment and Order in O.S.No.396/94 in the Court of 2 nd Addl. Civil Judge (Sr.Dn.) Bangalore Rural District, Bangalore;	Photocopy
9.	07.01.2008	Certified copy of Judgment in Regular First Appeal No.1392/2003 in the High Court of Karnataka, Bangalore;	Photocopy
10.	17.01.2008	Sale Deed executed by Shri Puliyappa and others in favour of Shri Arjun Janerio Moraes which is registered as document No.VRT-1-0t279-2007-08 of Book I and stored in C.D.No.VRTD19 in the Office of Sub-Registrar, Varthuru, Bengaluru;	Photocopy
11.	04.03.2008	Confirmation Deed executed by Shri Abbanna @ Muniswamy and others in favour of Shri Arjun Janerio Moraes which is registered as document No.VRT-1-06439-2007-08 of Book I and stored in C.D.No.VRTD23 in the Office of Sub-Registrar, Varthuru, Bengaluru Urban District;	Photocopy
12.	30.01.2009	Record of Rights for the period 2001-2002 to 2003-2004;	Photocopy
13.	05.05.2017	Agreement executed by Arjun Janerio Moraes in favour of Shri G.Madhu-sudhan which is registered as document No.MDP-1-01039-2017-18 of Book I and stored in C.D.No. MDPD 205 in the Office of Sub-Registrar, (Mahadevapura) Bengaluru;	Photocopy
14.	05.05.2017	General Power of Attorney executed by Arjun Janerio Moraes in favour of Shri G.Madhusudhan which is registered as document No.MDP-4-00045-2017-18 of Book I and stored in C.D.No.MDPD205 in	Photocopy

		the Office of Sub-Registrar, (Mahadeva-pura) Bengaluru;	
15.	17.09.2017	Sale Deed executed by Arjun Janerio Moraes in favour of Shri G.Madhusudhan which is registered on 17.09.2022 as document No.MDP-1-05982-2022-23 of Book I and stored in C.D.No. MDPD193 in the Office of Sub-Registrar, (Mahadevapura) Bengaluru;	Photocopy
16.	14.03.2023	Official Memorandum No.483507 issued by Deputy Commissioner, Bengaluru;	Photocopy
17.	29.09.2023	Sale Deed executed by Shri G.Madhu Sudhan in favour of M/s Sumadhura Infracon Pvt. Ltd which is registered as document No.No.MDP-1-05417-2023-24 of Book 1 and stored in C.D.No.MDPD1193 in the Office of Sub-Registrar, Shivajinagara (Mahadevapura) Bengaluru;	Photocopy
18.	05.12.2024	Record of Rights for the period 2002-2003 to 2024-2025;	Photocopy
19.	21.04.2025	Record of Rights for the period 2005-2006 to 2024-25;	Photocopy

Sy.No.16/2 - 13 Guntas

Sl. No.	Date	Nature of document	Original/ certified copy/ certified extract/ photocopy etc.
1.	02.05.1973	Sale Deed executed by Smt. Muniyamma in favour of Shri Byrappa which is registered as document No.664/73-74 of Book I in Volume No.991, between pages 68 and 71 in the Office of Sub-Registrar;	
2.		Record of Rights for the period 1969-70 to 2001-2002;	Photocopy
3.	03.09.1983	Certified copy of Sale Deed executed by Shri Byrappa in favour of Akkayamma which is registered as document No.4250/83-84 in Volume No.2032 of Book, between pages 29 and 32 in the Office of Sub-Registrar;	Photocopy
4.	23.02.2004	Gift Deed executed by Smt. Akkayamma in favour of Smt. Munithayamma which is registered on 22.4.2019 as document No.INR-1-00614-2019-20 of	Photocopy



		Book I and stored in C.D.No.INRD306 in the Office of Sr. Sub-Registrar, Indiranagara, Bengaluru;	
5.	09.07.2018	Record of Rights for the period 2002-2003 to 2017-2018;	Photocopy
6.	22.04.2019	Release Deed executed by Shriyuths: Chikkamuniyappa, Byregowda and Venkataswamy in favour of Smt. Munithayamma which is registered as document No.INR-1-00614-2019-20 of Book I and stored in C.D.No.INRD306 in the Office of Sr. Sub-Registrar, Indiranagara, Bengaluru;	Photocopy
7.	27.07.2020	Official Memorandum No.1529829 issued by Deputy Commissioner, Bengaluru;	Photocopy
8.	13.08.2020	Sale Deed executed by Smt. Munithayamma, Dase Gowda and Umesh.S in favour of M/s Sumadhura Infracon Pvt. Ltd which is registered as document No.KRI-1-02400-2020-21 of Book 1 and stored in C.D.No. KRID1035 in the Office of Sr. Sub-Registrar, K.R. Puram, Bengaluru;	Photocopy
9.	13.08.2020	Encumbrance Certificate for the period 13.08.2020 to 13.08.2020;	Photocopy

Sy.No.86/3 (old No.15/2 - 5.04 Guntas in the Schedule mentioned as 86

Sl. No.	Date	Nature of document	Original/certified copy/certified extract/photocopy etc.
48.	-	Record of Rights in Sy.No.15/2 for the period 1966-67 and 1968-1969 to 2001-2002 issued by Tahsildar Grade-2;	Photocopy
49.	-	Karnataka Revision Settlement Akarband (Utaru) No.86;	Photocopy
50.	-	EC for the period 01.07.1924 to 14.02.1957;	Photocopy
51.	-	Sketch issued by Tahsildar;	Photocopy
52.	15.07.1995	Panchayath Palupatti executed by and amongst Muniyamma and Krishnappa;	Photocopy
53.	16.06.2006	EC for the period 1.4.90 to 31.03.2005;	Photocopy
54.	09.12.2018	Record of rights for the period 2002-2003 to 2024-2025;	Photocopy
55.	04.03.2022	EC for the period 15.2.1957 to 31.3.2004;	Photocopy

56.	05.03.2022	EC for the period 1.4.1920 to 30.06.2004;	Photocopy
57.	18.11.2022	No Objection Certificate (NOC for short) issued by Airport Authority of India;	Photocopy
58.	16.03.2023	Encumbrance Certificate for the period 16.03.2023 to 16.03.2023;	Photocopy
59.	20.04.2023	NOC issued by Hindustan Aeronautics Ltd;	Photocopy
60.	26.04.2023	Special Notice (Sy.No.82/2) issued by Bruhat Bengaluru Mahanagara Palike (BBMP for short) in favour of Muniyappa;	Photocopy
61.	26.04.2023	Special Notice (Sy.No.82/2) issued by BBMP in favour of Muniyappa;	Photocopy
62.	26.04.2023	Certificate (Sy.No.82/2) issued by BBMP in favour of Muniyappa;	Photocopy
63.	26.04.2023	Khatha Extract for the period 2023 to 2024 (Sy.No.82/2) issued by BBMP in favour of Muniyappa;	Photocopy
64.	26.04.2023	Special Notice in Sy.No.82/1 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
65.	26.04.2023	Certificate in Sy.No.82/1 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
66.	26.04.2023	Khatha Extract for the period 2023-2024 in Sy.No.82/1 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
67.	26.04.2023	Special Notice in Sy.No.81/2 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
68.	26.04.2023	Certificate in Sy.No.81/2 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
69.	26.04.2023	Khatha Extract for the period 2023-2024 in Sy.No.81/2 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
70.	26.04.2023	Special Notice in Sy.No.16/2 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
71.	26.04.2023	Certificate in Sy.No.16/2 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
72.	26.04.2023	Khatha Extract for the period 2023-2024 in Sy.No.16/2 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
73.	26.04.2023	Special Notice in Sy.No.81/1 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
74.	26.04.2023	Certificate in Sy.No.81/1 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy



75.	26.04.2023	Khatha Extract for the period 2023-2024 in Sy.No.81/1 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
76.	27.04.2023	Receipt No.000025 for having paid Rs.198622/- issued by BBMP in Sy.No. 82/2;	Photocopy
77.	27.04.2023	Receipt No.000024 for having paid Rs.1986222/- issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
78.	27.04.2023	Receipt No.000021 for having paid Rs.1986222/- Sy.No.81/2 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
79.	27.04.2023	Receipt No.000023 for having paid Rs.1986222/- Sy.No.16/2 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
80.	27.04.2023	Receipt No.000022 for having paid Rs.1986222/- Sy.No.81/1 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
81.	29.04.2023	Tax paid receipt for the period 2023-2024 (No.81/1) in favour of G.Madhusudh.N	Photocopy
82.	29.04.2023	Tax paid receipt for the period 2023-2024 (No.81/2) in favour of G.Madhusudh.N	Photocopy
83.	29.04.2023	Tax paid receipt for the period 2023-2024 (No.82/1) in favour of G.Madhusudh.N	Photocopy
84.	29.04.2023	Tax paid receipt for the period 2023-2024 (No.82/2) in favour of G.Madhusudh.N	Photocopy
85.	29.04.2023	Tax paid receipt for the period 2023-2024 (No.16/2) in favour of G. Madhusudh.N	Photocopy
86.	25.05.2023	Order No.ALND(Pu)CR/33/2023-24 issued by Deputy Commissioner, Bangalore District;	Photocopy
87.	25.05.2023	Endorsement No.LND(V)C.R. 113/2022 issued by Tahsildar;	Photocopy
88.	08.03.2023	Commencement Certificate No.CLU. 196/3805/2022-23 issued by Deputy Commissioner, Bangalore District;	Photocopy
89.	18.08.2023	Official Memorandum bearing No.516315 issued by Deputy Commissioner, Bengaluru District;	Photocopy
90.	20.08.2023	NOC issued by BSNL;	Photocopy
91.	09.03.2023	Full Settlement Agreement executed by Mr.Shankarappa.M, Smt.Veena.R, Mrs.Vanitha.S, Mrs.Kavya.S and Mr. Arun Kumar.S in favour of M/s Sumadhura Infrcon Private Limited represented by Mr.K.Rahul which is registered as document No.MDP-4-00613-2022-23 of Book 4 and stored in	Photocopy



		C.D.No.MDPD132 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	
92.	09.03.2023	Irrevocable General Power of Attorney executed by Shankarappa, Smt.Veena.R, Mrs.Vanitha.S, Mrs. Kavya.S and Mr.Varun Kumar in favour of M/s Sumadhura Infrcon Private Limited which is registered as document No.MDP-4-06613-2022-23 of Book 4 and stored in C.D.No.MDPD 1326 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
93.	09.06.2023	Sale Deed executed by Shankarapp, Smt.Veena.R, Mrs.Vanitha.S, Mrs. Kavya.S and Mr.Varun Kumar in favour of M/s Sumadhura Infrcon Private Limited which is registered as document No.MDP-1-02186-2023-24 of Book 1 and stored in C.D.No.MDPD 1387 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
94.	19.10.2023	Amalgamation Deed executed between M/s Sumadhura Infracon Private Limited represented by Mr.Gunda Satvik.M and Darshan.M represented by their G.P.A. Holder M/s Sumadhura Infracon Private Limited represented by Mr.Gunda Satvik which is registered as document No.MDP-1-05853-2023-24 of Book 1 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
95.	20.02.2024	EC for the period 15.02.1957 to 31.03.2004;	Photocopy
96.	21.02.2024	Encumbrance Certificate (EC for short) for the period 01.04.2020 to 30.06.2024;	Photocopy
97.	10.06.2024	EC for the period 1.4.2004 to 31.03.2020;	Photocopy
98.	10.06.2024	EC for the period 1.4.2020 to 5.6.2024;	Photocopy
99.	10.06.2024	EC for the period 1.4.2004 to 31.3.2020;	Photocopy

Sy.No.85 (old No.15/6A&15/6B - 3 Guntas Kharab

Sl. No.	Date	Nature of document	Original/certified copy/certified extract/photocopy etc.
100.	-	Record of Rights in Sy.No.15/6A for the period 1966-67 and 1968-1969 to 2001-2002 issued by Taluk Sirastedar;	Photocopy

101.	29.02.2022	Record of rights in Sy.No.15/6A for the period 2003-2004 to 2013-2014 and 2022-2023;	Photocopy
102.	-	Record of rights in Sy.No.15/6B for the period 1969-1970 to 2001-2002 issued by Taluk Sirastedar;	Photocopy
103.	-	Record of rights in Sy.No.15/6B for the period 2002-2003 to 2013-2014, 2022-2023 and 2023-2024;	Photocopy
104.	-	Mutation Register Extract for the period 2003-2004 and 2004-2005;	Photocopy
105.	-	Order No.IHC 3/90-91 I Sy.No.15/6A;	Photocopy
106.	-	Extract No.4/2001-2002 issued by Taluk Sirastedar;	Photocopy
107.	-	Order No.IHC3/90-91 in Sy.No.15/6A	Photocopy
108.	-	Extract No.4/2001-02 issued by Taluk Sirastedar;	Photocopy
109.	20.06.1980	Certified copy of Release Deed executed by Muninanjayya in favour of Muniyappa which is registered as document No.2723//80-81 in the Office of Sub-Registrar;	Photocopy
110.	-	Official Memorandum bearing No. ALN/EVH/SR/700/2007-08 issued by Special Deputy Commissioner, Bangalore District, Bangalore;	Photocopy
111.	14.09.202	Sale Deed executed by Shri B.M. Karnesh in favour of M/s Adarsh Developers represented by its Partner B.M.Karunesh which is registered as document No.VRT-1-03071-2012-13 of Book I and stored in C.D.No.VRTD162 in the Office of Sr.Sub-Registrar, Varthur, Bengaluru;	Photocopy
112.	27.03.1976	Aadhar Patr executed between Primary Co-operative Land Development Bank AND Muniyappa;	Photocopy
113.	26.06.1980	Register of Non-Testamentary documents relating to immovable property in Form No.1;	Photocopy
114.	20.03.2001	Order in LRF No.120/2000-01 I the Court of Sub-Divisional Officer, Bangalore Sub-Division, Bangalore;	Photocopy
115.	03.12.2003	Encumbrance Certificate (EC for short) for the period 1.4.1932 to 14.02.1957;	Photocopy
116.	10.12.2003	EC for the period 01.04.1950 to 08.12.2003;	Photocopy
117.	14.01.2004	M.R.No.5/2003-2004 issued by VA;	Photocopy
118.	25.05.2004	Endorsement No.L.R.F.C.R.3/2004-2005 issued by Special Tahsildar;	Photocopy
119.	04.01.2005	General Power of Attorney executed by Munivenkatamma and 10 others in favour of Ms.Banu Ramaswamy which is registered as document No. BAS-4-00836-2004-2005 of Book 4 and stored in	Photocopy

		C.D.No.BASD125 in the Office of Sub-Registrar, Bangalore South Taluk;	
120.	30.01.2009	Original Survey Tippani issued by VA;	Photocopy
121.	31.01.2009	EC for the period 01.04.2004 to 31.01.2009;	Photocopy
122.	02.02.2009	EC for the period 01.04.1989 to 31.03.204;	Photocopy
123.	25.04.2011	EC for the period 01.02.2009 to 22.04.2011;	Photocopy
124.	07.09.2012	EC for the period 15.02.1957 to 31.03.1990;	Photocopy
125.	21.08.2014	EC for the period 01.04.2004 to 18.08.2014;	Photocopy
126.	22.03.2018	Discharge Deed executed by Reliance Capital Ltd which is registered as document No.INR-1-1457-2017-18 of Book I and stored in C.D.No.INRD212 in the Office of Sub-Registrar, Indiranagar, Bangalore;	Photocopy
127.	22.03.2018	Memorandum of Deposit of Title Deeds executed by M/s Varun Infra Projects Private Limited represented by its Directors Shri Jayashankar Bilidale Madaiah and Karunesh Bilidale Madaiah AND Reliance Home Finance Limited represented by Shri Karthikeyan which is registered as document No.INR-1-11458-2017-18 of Book I and stored in C.D.No.INRD212 in the Office of Sub-Registrar, Shivajinagar (Indiranagara)'	Photocopy
128.	27.09.2022	EC for the period 01.04.2004 to 26.09.2022;	Photocopy
129.	29.09.2022	Mutation Register Extract bearing M.R.No.T8/2014-2015 issued by Village Accountant (VA for short);	Photocopy
130.	11.10.2022	Endorsement issued by Sr.Sub-Registrar, Bommanahalli;	Photocopy

Sy.No.83 (old SyNo.15/5 - 3Acres 36 Guntas

Sl. No.	Date	Nature of document	Original/certified copy/certified extract/photocopy etc.
1.	-	Mutation Register Extract bearing M.R.No.68/2004-2005 issued by Village Accountant (VA for short)	Photocopy
2.	-	Index of Lands issued by VA;	Photocopy
3.	-	Record of Rights No.472 to 474 issued by VA;	Photocopy
4.	-	Mutation Extract 311 to 320;	Photocopy



5.		Karnataka Revision Settlement Akarband (Utaru);	Photocopy
6.	-	Karnataka Revision Settlement Akarband (Utaru);	Photocopy
7.	-	Karnataka Revision Settlement Akarband (Utaru);	Photocopy
8.	05.01.1933	Certified copy of Sale Deed executed by Govindappa in favour of Muneppa which is registered as document No.2047/1932-33 in the Office of Sr. Sub-Registrar, Peeny;	Photocopy
9.	17.09.1969	Certified copy of Partition Deed executed by and amongst Pete Munivenkatappa and Venkatappa which is registered as document No.2831/69-70 in the Office of Sub-Registrar;	Photocopy
10.	14.04.1975	Sale Deed executed by Shriyuths Munishamappa, P.Nanajappa, P. Krishnappa, P. Venkatesh, P. Munishamappa, M Anjanappa, Muniramaiah, M. Narayanappa, N. MUnishamappa, Narayanappa, P Kirshnappa, Hanumanthappa, Ramachandra, Nagraju, Thyagaraju, Srinivasa and Govindappa in favour of Shri D. Narayanswamy;	Photocopy
11.	15.12.1976	Sale Deed executed by Venkatappa in favour of Bachahanna which is registered as document No.1986/76-77 of Book I, between pages 183 and 186 in the Office of Sub-Registrar;	Photocopy
12.	06.10.1977	Order No5/77-78 and 6/77-78;	Photocopy
13.	28.10.1991	Absolute Sale Deed executed by Smt. Munisonnamma, Chandramma, B.V. Suresh and Lokesh in favour of B. Narayanaswamy which is registered as document No.3157/91-92 of Book I, between pages 122 and 125 in the Office of Sub-Registrar, Bangalore South Taluk;	Photocopy
14.	24.03.1998	Encumbrance Certificate for the period 1.7.1985 to 23.03.1998;	Photocopy
15.	05.01.2005	General Power of Attorney executed by Parvathamma, Sonia and Bindu in favour of Ms.Banu Ramaswamy which is registered as document No.BAS-4-00840-2004-2005 of Book 4 and stored in C.D.No.BASD125 in the Office of Sub-Registrar, Bengaluru South Taluk;	Photocopy
16.	07.01.2005	Sale Deed executed by Shri D.Narayanaswamy represented by POA Holder Ms.Banu Ramaswamy AND Ms.Banu Ramaswamy confirming party in favour of Mr.B.M.Karunesh which is registered as document No.BAS-1-25139-2004-05 of Book I and	Photocopy



		stored in C.D.No.BASD 126 in the Office of Sub-Registrar, Bengaluru South Taluk;	
17.	07.01.2005	Sale Deed executed by Smt.Parvathamma and Kumari Sonia represented by their POA Holder Ms. Banu Ramaswamy AND Ms. Banu Ramawamy which is registered as document No.BAS-1-25150-2004-2005 of Book I and stored in C.D.No.VRTD42 in the Office of Sub-Registrar, Bengaluru South Taluk;	Photocopy
18.	06.05.2005	General Power of Attorney executed by D.Narayanaswamy in favour of Ms.Banu Ramaswamy which is registered as document No.BAS-4-00843-2004-05 of Book I and stored in C.D.No.BASD 125 in the Office of Sub-Registrar, Bengaluru South Taluk;	Photocopy
19.	03.02.2009	Original Survey Tippani;	Photocopy
20.	11.02.2009	Mortgage Deed executed by Mr.D. Karunesh in favour of M/s Rajesh Exports Limited which is registered as document No.VRT:5320-2008-2009 of Book I and stored in C.D.No.VRTD42 in the Office of Sub-Registrar, Varthur, Bengaluru;	Photocopy
21.	24.11.2009	Redemption Deed executed by M/s Rajesh Exports Limited in favour of Sri B.M.IKarunesh which is registered as document No.3939/2009-2011 in the Office of Sub-Registrar, Varthur, Bangalore City;	Photocopy
22.	21.08.2012	Record of Deposit of title deeds executed in favour of Kotak Mahindra Prime Limited which is registered as document No.2853/12-13 in the Office of Sr.Sub-Registrar, Bidarahalli, Bengaluru;	Photocopy
23.	14.09.2012	Sale Deed executed by Shri B.M.Karunesh AND M/s Adarsh Developers (Confirming party) in favour of M/s Varin Infr Projects Private Limited;	Photocopy
24.	22.03.2018	Memorandum of Deposit of Title Deeds executed by M/s Varin Infra Projects Private Limited represented by its Directors AND Reliance Home Finance Ltd;	Photocopy
25.	22.03.2018	Discharge Deed executed between Reliance Capital Limited AND Mr. Shivaprakash.A which is registered as document No.INR-1-11457-2017-18 of Book I and stored in C.D.No.INRD212 in the Office of sub-Registrar, Indiranagar, Bengaluru;	Photocopy
26.	08.07.2020	Encumbrance Certificate for the period 1.7.1924 to 14.2.1957;	Photocopy



27.	21.09.2022	Endorsement No.CR:247/22-23 issued by Sub-Divisional Officer, Bengaluru North Sub-Division, Bengaluru;	Photocopy
28.	29.09.2022	Mutation Register Extract bearing M.R.No.T8/2014-2015 issued by VA;	Photocopy
29.	07.10.2022	Mutation Register Extract bearing M.R.No.T10/2022-2023 issued by VA	Photocopy
30.	03.01.2025	Joint Development Agreement executed between Mr.Vishwas and 354 others AND M/s Sumadhura Infracon Private Limited represented by Mr.Gunda Satvik which is registered as document No.5779/224-25;	Photocopy

Sy.No.84-old No.15-7 Guntas-4 Guntas kharab

Sl. No.	Date	Nature of document	Original/certified copy/certified extract/photocopy etc.
1.		Record of Rights in Sy.No.15/7 for the period 1967-68 and 1968-1969, 1972-73 to 2001-2002;	Photocopy
2.		Record of rights for the period 2002-2003 to 2024-2025;	Photocopy
3.	20.01.2005	Mutation Register Extract bearing M.R. No.13/2004-2005 issued by Village Accountant (VA for short);	Photocopy
4.	09.08.2021	Mutation Register for the period 2021-2022;	Photocopy
5.		Mutation Register No.311 to 320;	Photocopy
6.		Mutation Register 14, 15 and 16;	Photocopy
7.	-	Official Memorandum bearing No.ALN(EVH)SR/700/2007-08 issued by Special Deputy Commissioner, Bengaluru District;	Photocopy
8.	23.08.1974	Partition Deed executed by and amongst Munishamappa which is registered as document No.2855/1974-75 in Volume No.141, between pages 112 and 118 in the Office of Sub-Registrar;	Photocopy
9.	16.03.1955	Sale Deed executed by Chikka Ramaiah in favour of Muniswamappa which is registered as document No.6018/1954-55 in Volume No.1454 of Book 1,	Photocopy

		between pages 243 and 244 in the Office of Sub-Registrar, Bengaluru Taluk;	
10.	14.09.2012	Sale deed executed by B.M.Karunesh AND M/s Adarsh Developers represented by its Partner Shri B.M. Karunesh which is registered as document No.VRT-1-03068-2012-13 of Book I and stored in C.D.No.VRTD172 in the Office of Sub-Registrar, Varthur, Bengaluru;	Photocopy
11.	14.09.2012	Sale deed executed by B.M.Karunesh AND M/s Adarsh Developers represented by its Partner Shri B.M. Karunesh which is registered as document No.VRT-1-03074-2012-13 of Book I and stored in C.D.No.VRTD162 in the Office of Sub-Registrar, Varthur, Bengaluru;	Photocopy
12.	01.10.2004	Sale Deed executed by Ms.Banu Rmaswamy AND Mr.B.M.Karnesh which is registered as document No.bas-1-1785-2004-05 of Book I and stored in C.D.No.BASD171 in the Office of Sub-Registrar, Bangalore South Taluk;	Photocopy
13.	14.06.2004	Sale Deed executed by Mrs.Munitha-yamma and 12 others in favour of Ms.Banu Ramaswamy which is registered as document No.BAS-1-06145-2004-05 of Book I and stored in C.D.No.BASD171 in the Office of Sub-Registrar, Bangalore South Taluk;	Photocopy
14.	05.05.2001	Death Certificate of deceased Doddamuniswamy died on 02.05.2001;	Photocopy
15.	13.10.2023	Original Tippani;	Photocopy
16.	13.10.2023	Original Pakka Book;	Photocopy
17.	-	Karnataka Revision Settlement Akarband (Utaru);	Photocopy
18.	21.08.2014	Encumbrance Certificate for the period 01.04.2004 to 18.08.2014;	Photocopy
19.	03.12.2003	Encumbrance Certificate for the period 01.04.1932 to 14.2.1957;	Photocopy
20.	05.12.2004	Encumbrance Certificate for the period 15.02.957 30.11.2003;	Photocopy
21.	31.01.2009	Encumbrance Certificate for the period 01.04.2004 to 30.01.2009;	Photocopy
22.	27.09.2022	Encumbrance Certificate for the period 01.04.2011 to 26.09.2022;	Photocopy



Sy.No.82-1-1A-38.08 Guntas and 82/2

Sl. No.	Date	Nature of document.	Original/ certified copy/ certified extract/ photocopy etc.
1.		Notice issued by Tahsildar	Photocopy
2.		LRP No,92/74-75 in the Court of Land Tribunal, Bangalore South Taluk;	Photocopy
3.		Pakka Book (Hissa Survey Babathu);	Photocopy
4.		Hissa Moji;	Photocopy
5.		Karnataka Revision Settlement Akarband (Utaru);	Photocopy
6.	01.06.1972	Certified copy of Partition Deed executed by and Amongst Sriramaiah and Muniyappa which is registered as document No.1717/72-73 in the Office of Sub-Registrar;	Photocopy
7.	05.05.2005	General Power of Attorney executed by Mrs. Akkayamma and others in favour of Mr. Janardhan registered as Document No. BAS-4-00106-2005-06 at the office of sub registrar Bengaluru South Taluk, Bengaluru	
8.	15.11.2006	Absolute Sale Deed executed by Shri Govindappa and 4 others AND Shri G.Shiva Prakash which is registered as document No.BMH-1-05428-2018-19 of Book I, and stored in C.D.No.BMHF 804 in the Office of Sub- Registrar, Bommanahalli;	Photocopy
9.	15.11.2006	Absolute Sale Deed executed by Shri M.Krishnappa and 8 others and Shri G.Shivaprakash which is registered as document No.BMH-1-05429-2018-19 of Book I, and stored in C.D.No. BMHF803 in the Office of Sub- Registrar, Bommanahalli;	Photocopy
10.	29.03.2012	Revision Petition No.228/2009 in the Court of Deputy Commissioner, Bangalore District;	Photocopy
11.	13.03.2013	Order in case RevisionNo.185/2008-09 in the Court of Deputy Commissioner, Bangalore;	Photocopy
12.	29.09.2014	Surviving Family Members Certificate issued by Deputy Tahsildar;	Photocopy

13.	05.09.2015	Notice issued by Deputy Divisional Officer, Bangalore, Bangalore North Division;	Photocopy
14.	03.02.2016	Judgment in Case O.S.No.1507/2005 in the Court of the 1 st Addl. Senior Civil Judge, Bangalore Rural District;	Photocopy
15.	31.01.2018	Agreement of Sale executed by Shri Chandrappa in favour of Shri Dinesh.B which is registered as document No.KRI-1-09405-20178-18 of Book I, and stored in C.D.No.KRID613 in the Office of Sr. Sub-Registrar, Bommanahalli;	Photocopy
16.	24.07.2018	Sale deed executed by Mrs. Akayamma in the favour of M.G.Shiva Prakasham registered as document No. BMH-1-03304-2018-19 at the office of Sub Registrar, Bommanahalli, Bengaluru.	
17.	28.07.2018	Deed of Confirmation executed by Shri Narayanaswamy and 14 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered as document No.MDP-1-07535-2018-19 of Book I and stored in C.D.No.MDPD250 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
18.	07.08.2018	Death Certificate of deceased G.Shiva Prakasham died on 21.10.2009 issued by Chief Registrar of Birth and Death;	Photocopy
19.	10.01.2019	Deed of Confirmation executed by Smt.Munirathnamma and 3 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered as document No.VRT-1-06137-2018-19 of Book I and stored in C.D.NoVRTD370 in the Office of Sub-Registrar, Varthur, Bengaluru;	Photocopy
20.	10.01.2019	Deed of Confirmation executed by Shri Janardhana.S.M and 4 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered as document No.VRT-1-06135-2018-19 of Book I and stored in C.D.NoVRTD370 in the Office of Sub-Registrar, Varthur, Bengaluru;	Photocopy



21.	10.01.2019	Deed of Confirmation executed by Smt.Narayananamma and 3 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered on 14.01.2019 as document No.VRT-1-06138-2018-19 of Book I and stored in C.D.No. VRTD370 in the Office of Sub-Registrar, Varthuru, Bengaluru;	Photocopy
22.	10.01.2019	Deed of Confirmation executed by Shri Venkataramappa and 2 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered on 14.01.2019 as document No.VRT-1-06139-2018-19 of Book I and stored in C.D.No. VRTD370 in the Office of Sub-Registrar, Varthuru, Bengaluru;	Photocopy
23.	31.01.2019	Deed of Confirmation executed by Smt.Akkayamma and 6 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered as document No.BNS-1-19138-2018-19 of Book I and stored in C.D.No.BNSD704 in the Office of Sub-Registrar, Banaswadi, Bengaluru;	Photocopy
24.	01.09.2019	Memo for withdrawal in WP.No. 48604/2013(KLR-RES) in the Court of Hon'ble High Court of Karnataka, Bengaluru;	Photocopy
25.	23.10.2019	Deed of Confirmation executed by Shri M.Manjunatha in favour of Smt.S.Kalavathi which is registered as document No.MDP-1-06084-2019-20 of Book I and stored in C.D.No.MDPD 467 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
26.	25.10.2019	Deed of Confirmation executed by Mrs.Narayananamma and 6 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Banu Ramaswamy which is registered on 06.11.2019 as document No.MDP-1-06464-2019-20 of Book I and stored in C.D.No.MDPD475 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy

27.	25.10.2019	Deed of Confirmation executed by Mr.Naveen Kumar.B in favour of Smt. S.Kalavathi represented by her GPA Holder Ms.Banu Ramaswamy which is registered on 06.11.2019 as document No.MDP-1-06467-2019-20 of Book I and stored in C.D.No.MDPD 475 in the Office of Sub-Registrar, Shivajinagara (Mahadevapura);	Photocopy
28.	28.07.2021	Deed of Confirmation executed by Mr. Dinesh.B in favour of Smt.S. Kalavathi represented by her GPA Holder Ms.Banu Ramaswamy which is registered on 06.11.2019 as document No.MDP-1-02274-2021-22 of Book I and stored in C.D.No.MDPD890 in the Office of Sub-Registrar, (Mahadeva-pura) Bengaluru;	Photocopy
29.	31.07.2021	Release Deed executed by Shri S. Prashanth AND Smt.Kalavathi which is registered on 27.09.2021 as document No.MDP-1-03820-2021-22 of Book I and stored in C.D.No.MDPD 930 in the Office of Sub-Registrar, Shivajinagara (Mahadevapura);	Photocopy
30.	31.07.2021	General Power of Attorney executed by Smt.S.Kalavathi and Banu Ramaswamy in favour of M/s Sumadhura Infracon Pvt. Ltd which is registered on 30.10.2021 as document No.MDP-4-00216-2021-22 of Book 4 and stored in C.D.No.MDPD951 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
31.	31.07.2021	Full Settlement Agreement executed by Smt.S.Kalavathi and Ms.Banu Ramaswamy in favour of M/s Sumadhura Infracon Pvt. Ltd which is registered on 30.10.2021 as document No.MDP-1-04926-2021-22 of Book 1 and stored in C.D.No.MDPD951 in the Office of Sub-Registrar, Mahadeva-pura, Bengaluru;	Photocopy
32.	09.08.2021	Order in W.P.No.1861/2014 c/w 42111/2012(KLR) in the High Court of Karnataka at Bengaluru;	Photocopy
33.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00322-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy

34.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00324-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
35.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00325-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
36.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00326-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
37.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00327-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
38.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00328-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
39.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M	Photocopy



		and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00329-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	
40.	19.10.2021	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00330-2024-25 of Book 4 in the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
41.	22.12.2021	Deed of Confirmation executed by Shri Govindappa and 5 others in favour of Smt.S.Kalavathi represented by her GPA Holder M/s Sumadhura Infracon Pvt. Ltd which is registered on 12.03.2022 as document No.MDP-1-09820-2021-22 of Book I and stored in C.D.No.MDPD1050 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
42.	29.10.2022	Joint Development Agreement executed by Shriyuths: T.Muniyappa, Mrs. Sumithra, Miss Pavana.M and Darshan.M AND M/s Sumadhur Infracon Private Liited represented by Mr.Gunda Madhusudhan which is registered as document No.MDP-1-07445-2022-23 of Book 1 and stored in C.D.No.MDPD1222 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
43.	29.10.2022	General Power of Attorney executed by Shriyuths: T.Muniyappa, Mrs. Sumithra, Miss Pavana.M and Darshan.M AND M/s Sumadhur Infracon Private Limited represented by Mr.Gunda Madhusudhan which is registered as document No.MDP-4-000344-2022-23 of Book 1 and stored in C.D.No.MDPD1222 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
44.	14.03.2023	Official Memorandum issued by Deputy Commissioner, Bengaluru;	Photocopy
45.	14.03.2023	Official Memorandum bearing No. 483506 issued by Deputy Commi-ssioner, Bengaluru District;	Photocopy

46.	19.10.2024	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhur Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00321-2024-25 of Book 4 I the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
47.	05.12.2024	Record of Rights for the period 2023-2024;	Photocopy
48.	05.12.2024	Record of Rights for the period 2023-2024 and 2024-2025;	Photocopy
49.	17.09.2922	Sale Deed executed by Smt.S.Kalavthi and Ms.Banu Ramaswamy represented by their GPA Holder Mr.G. Madhu Sudhan in favour of Mr.G. Madhu Sudhan Chairman & Managing Director of M/s Sumadhura Infracon Pvt. Ltd which is registered on 17.09.2022 as document No.MDP-1-05983-2022-23 of Book 1 and stored in C.D.No.MDPD1193 in the Office of Sub-Registrar, Shivaji-nagara (Mahadevapura) Bengaluru;	Photocopy

In respect of lands in Sy.No. 82/2

1.	05.12.2024	Record of Rights for the period 2023-2024;	Photocopy
2.	29.10.2022	Joint Development Agreement executed by Shri. T.Muniyappa, Mrs. Sumithra, Miss Pawana.M and Darshan.M AND M/s Sumadhura Infracon Private Limited represented by Mr.Gunda Madhusudhan which is registered as document No.MDP-1-07445-2022-23 of Book 1 and stored in C.D.No.MDPD1222 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	Photocopy
3.	29.10.2022	General Power of Attorney executed by Shriyuths: T.Muniyappa, Mrs. Sumithra, Miss Pawana.M and Darshan.M AND M/s Sumadhura Infracon Private Limited represented by Mr.Gunda Madhusudhan which is registered as document No.MDP-4-000344-2022-23 of Book 1 and stored in C.D.No.MDPD1222	Photocopy

		in the Office of Sub-Registrar, Mahadevapura, Bengaluru;	
4.	19.10.2024	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00321-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
5.	19.10.2024	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00325-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
6.	19.10.2024	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00326-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
7.	19.10.2024	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00322-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
8.	19.10.2024	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00324-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy



9.	19.10.2024	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00327-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
10.	19.10.2024	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00328-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
11.	19.10.2024	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00329-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
12.	19.10.2024	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00330-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;	Photocopy
13.	14.03.2022	Hissa Re-Survey Tippani issued by ADLR confirming that Sy.no.15 measuring 4 acres has been phodied and assigned with new no.82	Photocopy
14.	14.03.2023	Official Memorandum issued by Deputy Comissioner Sy.no.82/2 beraing no. 483506 converting the property from agricultural to non agricultrural residential purpose.	Photocopy
15.	01.06.1972	Certified copy of Partition Deed executed by and amongst Sriramaiah and Muniyappa which is	Photocopy

		registered as document No.1710/72-73 in the Office of Sub-Registrar;	
16.	08.08.2022	Hissa Re-Survey Tippani issued by ADLR confirming that Sy.82 measuring 4 acre has been phoided and assigned with sub no.82/1 measuring 2 acres including 1.1/2 guntas kharab in the name of Kalavathi and Prashanth sy.no.82/2 measuring 2 acres including 1.1/2 guntas of kharab in the name of Muniyappa.	Photocopy
17.	08.08.2022	KRSA issued by Tahsildar confirming that sy.no.82/1 measuring 2 acres including 1.1/2 gunta and sy.no 82/2 measuring 2 acres including 1.1/2 gunta kharab.	Photocopy
18.	12.10.2007	MOU executed by Muiniyappa in favour of Gopal Raju	Photocopy
19.		Case Sheet in O.S.1589/2023	
20.	19.10.2024	Compromise petition entered between Gopal Raju rep. by GPA holder Chandrashekhar, Muniiyappa and Sumadhuraa.	Photocopy
21.		A.A.75/2023	Photocopy
22.	19.10.2024	AOS (10) executed by Muniyappa rep. by Sumadhuraa in favour of Vishal Chandrashekhar.	Photocopy
23.	27.10.2025	The Sanction plan beaRing No.BBMP/ADDL.DIR/JDNORTH/0039/25-26	Photocopy
24.	27.10.2025	Building Licence issued BBMP	Photocopy

NOC:

1	01.07.2025	Airports Authority of India valid upto 30.06.2033	Photocopy
2.	05.08.2025	BESCOM	Photocopy
3.	31.07.2025	BSNL	Photocopy
4.	20.08.2025	BWSSB	Photocopy
5.	19.09.2025	KARNATAKA STATE POLLUTION CONTROL BOARD	Photocopy
6.	12.06.2025	KARNATAKA STATE FIRE AND EMERGENCY SERVICES	Photocopy

Company documents

	Articles of Association of Sumadhura Infracon Pvt., Ltd., and Memorandum of Association.	Photocopy
16.01.2012	A Certificate of Incorporation.	Photocopy

	A Certified Extract of Board Resolution.	
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SPECIAL NOTICE

1	26.04.2023	Special Notice (Sy.No.82/2) issued by Bruhat Bengaluru Mahanagara Palike (BBMP for short) in favour of Muniyappa;	Photocopy
2	26.04.2023	Special Notice in Sy.No.82/1 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
3	26.04.2023	Special Notice in Sy.No.81/2 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
4	26.04.2023	Special Notice in Sy.No.16/2 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
5	26.04.2023	Special Notice in Sy.No.81/1 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;	Photocopy
6		Khatha is in the name of Shri Muniyappa and M/s Sumadhura Infracon Pvt, Ltd.	Photocopy

DESCRIPTION OF PROPERTY

COMPOSITE SCHEDULE PROPERTY

Item No.1

1) All that piece and parcel of immovable property being Old.Sy.No.15/4, Later Sy.No.15, presently undeveloped converted Sy.No.81/2, present BBMP Katha No.1405/ Municipal No.509/Sy.No.81/2 (converted vide Official Memorandum bearing No.483503, Dated: 14/03/2023, issued by the Deputy Commissioner, Bangalore District) situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk, presently under the administrative jurisdiction of BBMP, measuring about 1 Acre 38.08 Guntas Plus 1.08 Guntas Kharab,

East by : Land bearing No.Sy.No.75

West by : Land bearing Sy.No.16

North by : Land belonging to Mr. Muniyappa presently land in Sy.No.82/2,

South by : Land belonging to Mr. Shankarappa and others and remaining portion of Old Sy.No.15, New Sy.No.86/2, Sy.No.86/3 and sy.No.86/4;

Item No.2

2) All that piece and parcel of immovable property being Old Sy No. 15/4, Later Sy.No.15, presently undeveloped converted Sy.No.81/1, present BBMP Katha No. 1404/ Municipal No.508/Sy No.81/1, [converted vide Official Memorandum bearing No. 483502, Dated: 14/03/2023, issued by the Deputy Commissioner, Bangalore District) situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk, presently under the administrative jurisdiction of BBMP, measuring about 1 Acre 38.08 Guntas Plus 1.08 Guntas Kharab and bounded on the :

East by : Earlier land belonging to Mr. Krishnappa presently Land in Sy.No.16

West by : Earlier land belonging to Mr. Byrappa presently Land in Sy.No.75

North by : Earlier land belonging to Mr. Narayanaswamy as remiaing portion of Old Sy.No.15, New Sy.no.83

South by : Earlier land belonging to Mr. Krishnappa & Govindappa presently Land in Sy.No.16

Item No.3

3) All that piece and parcel of immovable property being undeveloped converted land bearing Sy.No.16/2, present BBMP Katha No.1406/ Municipal No.510/Sy.No.16/2, (converted from agricultural to non-agricultural purpose vide Official Memorandum bearing No.152982, Date:27/07/2020, issued by the Deputy Commissioner, Bangalore District Bangalore, followed by rectification of Conversion Order No.ALN(EVH/SR169/2022-23/ALN/(EVH):SR:214/2019-20 dated:03/04/2023, issued by the Deputy Commissioner, Bangalore Dist., Bangalore), situated at Siddapura Village, Varthur Hobli. Bangalore East Taluk, presently under the administrative jurisdiction of BBMP, measuring about 13 Guntas and bounded on the :

East by : Land in sy.no.15

West by : Remaining portin of land in Sy.NO.16/3

North by : Land in Sy.No.16/1

South by : Land in Sy.No.16/3

Item No.5

5) All that piece and parcel of immovable property being earlier Sy.No.15/2. Old.Sy.No.15, Later.Sy.No.86/2, presently undeveloped converted Sy.No.86/3, present BBMP Katha No.1424/ Municipal No.512/Sy.No.86/3, (converted vide Official Memorandum bearing No.516315, Dated: 18/08/2023, issued by the Deputy Commissioner, Bangalore District) situated at



Siddapura Village, Varthur Hobli, Bangalore East Taluk, presently under the administrative jurisdiction of BBMP, measuring about 5.04 Guntas

Item No.6

6) All that piece and parcel of immovable property being undeveloped converted land bearing BBMP Katha No.1588/453/15/5/156A/15/6B/15/7 assigned to the residentially converted lands bearing (a) Sy.No.15/5 measuring 04 acres (b) Sy.No.15/6A, measuring 02 Acres (c) Sy.No.15/6B, measuring 02 Acres (d) Su.No.15/7 a portion of land measuring 02 Acres out of 04 Acres New Sy.No.85, situated at Siddapura Village, Varthur Hobli. Bangalore East Taluk, presently under the administrative jurisdiction of BBMP,

East by : Road

West by : Land bearing Sy.no.16

North by : Kundalahalli Border and

South by : Land bearing Sy.No.14

Item No.7

7) All that piece and parcel of undeveloped converted land bearing Sy.No.15/3 changed to new Sy.No.15/5, New No.83, admeasuring 2 Acres 25 guntas, situated at Siddapura Village, Varthur Hobli. Bangalore East Taluk, presently under the administrative jurisdiction of BBMP,

East by : Property belonging to Shri Hanumanthappa

West by : *Property belonging to Shri Karunesh BM*

North by : Property of same survey number and

South by : Property belonging to Shri Muninanjappa & Bodiyamma;

Item No.8

8) All that piece and parcel of undeveloped converted land bearing Sy.No.15/7 measuring 4 acres, New Sy.No.84, situated at Siddapura Village, Varthur Hobli. Bangalore East Taluk, presently under the administrative jurisdiction of BBMP,

East by : Property bearing Sy.no.s77

West by : Property bearing Sy.No.16

North by : Property bearing Sy.No.15/6A and 15/6B

South by : Property bearing Sy.No.15/5



Item No.9

9) All that piece and parcel of immovable property being Old.Sy.No.15/3, Later. Sy.No.15, presently undeveloped converted Sy.No.82/1, present BBMP Katha No.1407/ Municipal No.511/Sy.No.82/1 (converted vide Official Memorandum bearing No.483505, Dated: 14/03/2023, issued by the Deputy Commissioner, Bangalore District) situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk, presently under the administrative jurisdiction of BBMP, measuring about 1 Acre 38.08 Guntas Plus 1.08 Guntas Kharab, and bounded on the:

East by : Property bearing Sy.no.s75

West by : Property bearing Sy.No.16

North by : Property belonging to Shri Muniyappa presently land in Sy.No.82/2

South by : Land belonging to Shri Shankarappa and others and remaining protin of Old Sy.no.15

New Sy.No.86/2, Sy.No.86/3 and Sy.No.86/4

Item No.8

8) All that piece and parcel of immovable property being Old.Sy.No.15/3, Later.Sy.No.15, presently undeveloped and converted Sy.No.82/2, present BBMP Katha No.1403/ Municipal No.507/Sy.No.82/2 (converted vide Official Memorandum bearing No.483506, Dated: 14/03/2023, issued by the Deputy Commissioner, Bangalore District) situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk, presently under the administrative jurisdiction of BBMP, measuring about 1 Acre 38.08 Guntas Plus 1.08 Guntas Kharab

East by : Property bearing Sy.no.75

West by : Property bearing Sy.No.16

North by : Remaining Portion of Old Sy.No.15 presently land in Sy.No.81/2

South by : Remaining portion of Old sy.No.15 presently land in Sy.No.82/1

COMPOSITE PROPERTY

All the Properties referred to above are situated adjacent to each other at Siddapura Village, Varthur Hobli, Bangalore East Taluk, presently under the administrative jurisdiction of BBMP, and totally Measuring about 08 Acres 12.04 Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on:

East by : Land bearing Sy.No.75;

West by : Land bearing Sy.No.16 and Remaining portion of Land in Sy.No.16/2;

North by : Land in Sy.No.83 and Land in Sy.No.16/1;

South by : Road and Land in Sy.No.86/2, Sy.No.86/4 & Sy.No.86/1;



THE FOLLOWING IS THE GLOSSARY OF REVENUE TERMS USED IN THE OPINION

AKARBAND : A Register Showing the area and rate of assessment of holdings;

ACRE : A piece of land containing 4,840 Sq. Yards or 43,560 Sq.ft. area of land.

GUNTA : A piece of square land equal to 121 Square yards or 40th part of an Acre;

HISSA : A share, a part, a lot a portion, a share of revenue or rent;

INAM : A gift or a benefaction of land etc., from a superior to an inferior;

KARDA : Principal revenue register, which signifies the occupant or the eldest or principal of several joint occupants whose names are authorisedly entered in the Government records as holding and the extent of land they hold;

MUTATION : Transfer of right or change in the land use.

PAKKA BOOK : Field Book;

PATTA : Certificate of title.

PHODI : Sub divided fields;

PHOT KHARAB : A piece or pieces of land classed as unarable and included in the Survey Number

RECORD OF RIGHTS (RTC of Pahani) : A record maintained by the Revenue Authorities which shows the name of the Owner, Cultivator, Assessment, Extent of lands, type of soil, type of cultivation, survey number, Village, Hobli, etc.

SETTLEMENT : Means the result of the operation in a taluk or part of a taluk in order to determine the land revenue assessment.

SURVEY NUMBER (Sy. No.) : A portion of land of which the area and other particulars are separately entered under an indicative number in the land records.

TAHSILDAR : A Collector of revenue collecting the revenue from a given tract of land;

TALUK : Sub Division of a district for the purpose of jurisdiction for Revenue purposes;

TIPPANI: A sketch of a number not drawn to scale but showing summary of measurements.

FLOW OF TITLE

Old Sy.No.15/4, later 15 new Sy.No.81/2 measuring 1A-38.08 Guntas

Originally agricultural land bearing Sy.No. 15/4, Situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk measuring to an extent of 4 (Four) acres belonged to One Shri Yellappa S/o Shri Muniswamappa, who purchased the same under the registered sale deed dated 07-04-1937, registered as Document No.3252/1936-37, at the office of the sub-registrar, Bangalore for valuable consideration.

Out of the agricultural land bearing Sy.No.15/4, Situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk measuring to an extent of 4 (Four) acres, the occupancy rights to an extent of 2(Two acres) was granted in favour of Shri Muninanjappa @ Muniyappa, in LRF-92/74-75 before the Hon'ble Land Tribunal, Bangalore Taluk, by order dated 30-10-1976. Ever since the said Shri Muninanjappa @ Muniyappa enjoyed the peaceful and uninterrupted possession of the Schedule Property until his death and thereafter, his son's, Shri Krishnappa and Shri Govindappa succeeded to the Schedule property, same were mutated into the name of Sri Muninanjappa vide Mutation Register Extract No.4/85-86.

It is seen that, Shri Krishnappa and Shri Govindappa, and their family Members have sold the Schedule property (1 acre each) for valuable consideration in favour of Shri G.Shiva Prakasham under two sale deeds dated 15/11/2006, the details of which are as under:

- i) Sale deed dated 15/11/2006, registered number allotted on 20/09/2018, registered as Document No.5429/2018-19 Book - 1, registered before the Office of the Sub-Registrar, Jayanagar (Bommanahalli), Bangalore to an extent of one acre in the schedule property executed by Sri Krishnappa son of Late Shri Muninanjappa his family members favour of Shri G.Shivaprakasham registered at the office of the Sub-Registrar, Bangalore south Taluk for valuable consideration.



ii) Sale deed dated 15/11/2006, registered number allotted on 20/09/2018, registered as Document No.5428/2018-19 Book - I, registered before the Office of the Sub-Registrar, Jayanagar (Bommanahalli), Bangalore to an extent of one acre in the schedule property executed by Shri Govindappa son of Late Shri Muninanjappa and other family members in favour of Shri G.Shivaprakasham registered at the office of the Sub-Registrar, Bangalore south Taluk for valuable consideration

The revenue records such as RTC extracts in respect of the Schedule property which ought to have been changed in name of Shri Muninanjappa was due to oversight the revenue records were registered in the name of Shri Sriramaiah, though the possession of the property was with Shri Muninanjappa even prior to the Orders passed by the Hon'ble Land tribunal as stated above.

The Said Shri G.Shivaprakasam along with Shri Krishnappa and Shri Govindappa, filed an application before the tahsildar to include his name in the place of Shri Sriramaiah as the same was granted to Shri Muninanjappa @ Muniyappa, who is the father of Shri Krishnappa and Shri Govindappa, in LRF Proceedings. The Tahsildar entered the request in RRT/GL/18/2008-2009 and called for reports from revenue inspector and surveyor. All the reports received confirmed the grant of schedule property in favour of Shri Muniyappa @ Muninanjappa.

It is seen that on the application of one Shri Chandrappa S/ Shri Sriramaiah, claiming to be sole legal heir of Shri Sriramaiah, though, there were other legal heirs, the Assistant Commissioner, Bangalore north division ordered to enter the name Shri Chandrappa S/o Sri Sriramaiah in the Revenue records of the Schedule Property vide order dated 31-10-2008 in RA (BE) 92/08-09. The said Order was challenged before the Deputy Commissioner, Bangalore in R.P.No.228/08-09 by Shri G.Shivaprakasham. The Deputy Commissioner vide his order dated 29-03-2012 though held that the Schedule Property was granted to Muniyappa @ Muninanjappa in LRF proceedings, but rejected the Revision Petition on the ground that the sale deeds were not produced. The said order was challenged before the Hon'ble High Court of Karnataka in W.P.No.42111 and 42647-48/2012 by Smt. S. Kalavathi, W/o late Shri Shivaprakasam (Shivaprakasam had died and he was succeeded by his widow Smt. Kalavathi and Krishnappa and Govindappa who were the sons of Muninanjappa, It is relevant to point out that Death Certificate dt.07.08.2021 of deceased G.Shiva



Prakasham died on 21.10.2009 issued by Chief Registrar of Birth and Death and Surviving Family Members Certificate 29.09.2014 issued by Deputy Tahsildar are furnished which confirms the said aspect;

It is seen that the Other Legal heirs of Sri Sriramaiah challenged the order in R.A (BE) 92/2008-2009 before the Deputy Commissioner, Bangalore in R.P.No.185/2008-2009, which was allowed vide order dated 13-03-2013 and the Deputy Commissioner ordered that the name of all the Legal heirs of Shri Sriramaiah be entered in the RTC pertaining to the Schedule Property.

Smt. S. Kalavathi, W/o late Shri Shivaprakasam, and Krishnappa and Govindappa who were the sons of Muninanjappa, were not made parties in R.P.No.185/2008-09 and they on coming to know about other Order passed in R.P.No.185/2008-09 preferred a writ petition before the Hon'ble High Court of Karnataka in W.P.No.1861/2014. The said Shri Chandrappa S/o Shri Sriramaiah had also challenged the order passed by the Deputy Commissioner in R.P.No. 185/2008-2009 in writ petition No.48604/2013 and the said writ petition was unconditionally withdrawn by him after confirming the rights of the Smt. S. Kalavathi, W/o late Shri Shivaprakasam, and Krishnappa and Govindappa over the schedule property.

It is also seen that during the Pendency of the above said cases and disputes, the Parties at the intervention of the well-wishers and friends have mutually agreed to resolve their disputes and the Parties have agreed to drop all their claims whatsoever, in respect of the Schedule Property and have agreed to execute a deed of confirmation, confirming and consenting the order passed in LRF-92/74-75 before the Hon'ble Land Tribunal, Bangalore Taluk granting item-I of the schedule property and creating ownership in favour of the Shri Muninanjappa, who was the late father of Krishnappa and Govindappa and also confirm the right and title of the party of the Second party acquired under the two sale deeds dated 15/11/2006 in favour of Late G.Sivaprakasham, Who is husband of Second Party.



The said Munirathnamma along with her children Ravi Kumar, Smt. Bhavani and Lakshmi being legal heirs of Late.Sri Sriramaiah and Krishnappa and Govindappa who were the sons of Muninanjappa, agreed and have voluntarily come forward without any coercion, force or undue influence to execute this Deed of Confirmation, confirming the ownership of Muninanjappa in LRF-92:74-75 before the Hon'ble Land Tribunal, Bangalore Taluk, dated 30-10-1976 and also the subsequent transactions/sale effected in respect of the Schedule Property in favour of the Shri Shivaprakasam and to clear all the cases and disputes, relinquish all their claims in respect of the schedule property, to withdraw all their claims before the courts either pending or disposed and to close all cases pending before all the forums including relinquishment of right over the schedule property in judgment and Decree passed in O.S.1507/2005 in respect of the Schedule Property and in this regard, a Deed of Confirmation was executed which is dated 10.01.2019 in favour of Smt. S. Kalavathi, by the said Smt. Munirathnma and her children Shri Ravi Kumar, Bhavani, and Lakshmi consented/confirmed by Shri Krishnappa and Govindappa which is registered as document No. VRT-1-06137-2018-19 and is stored in CD No.VRTD370 in the Office of the Sub Registrar, Varthur, Bengaluru:

It is also seen that this Confirmation deed also includes portion of another agricultural land bearing old.Sy.No. 15/3, presently Sy.No.15, Situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk measuring to an extent of 2 (Two) Acres. Which was acquired by Shri G. Shivaprakasam husband of Smt. S. Kalavathi under a sale deed dated 20/01/2006, registered number allotted on 24/07/2018, registered as Document No.3304/2018-19 Book - I, registered before the Office of the Sub-Registrar, Jayanagar (Bommanahalli), Bangalore

By this Deed of Confirmation, the said Smt. Munirathnamma confirmed and ratified the Following:

- i) Ownership granted in favour of Shri Muninanjappa, Vide LRF-92:74-75 before the Hon'ble Land Tribunal, Bangalore Taluk, by order dated 30-10-1976 in turn confirming the title of Shri G. Shivaprakasam and after his death, the title of his widow Smt. Kalavathi in respect of the following Sale Deeds.

- ii) Sale deed dated 15/11/2006, registered number allotted on 20/09/2018, registered as Document No.5429/2018-19 Book - I, registered before the Office of the Sub-Registrar, Jayanagar (Bommanahalli), Bangalore to an extent of one acre in the schedule property executed by Sri Krishnappa son of Late Shri Muninanjappa and his family members in favour of Shri G.Shivaprakasham registered at the office of the Sub-Registrar, Bangalore South Taluk.
- iii) Sale deed dated 15/11/2006, registered number allotted on 20/09/2018, registered as Document No.5428/2018-19 Book - I, registered before the Office of the Sub-Registrar, Jayanagar (Bommanahalli), Bangalore to an extent of one acre in the schedule property executed by Shri Govindappa son of Late Shri Muninanjappa and his family members in favour of Shri G.Shivaprakasham registered at the office of the Sub-Registrar, Bangalore South Taluk.
- iv) Sale deed dated 20/01/2006, registered number allotted on 24/07/2018, registered as Document No.3304/2018-19 Book - I, registered before the Office of the Sub-Registrar, Jayanagar (Bommanahalli), Bangalore to an extent of Two acres in the Item-II of the schedule property executed by all the family Members of Shri Sriramaiah in favour of Shri G.Shivaprakasham registered at the office of the Sub-Registrar, Bangalore south Taluk.

It is also relevant to point out that the said Shri Govindappa and Shri Krishnappa had separately execute power of attorneys with several powers including power to sell in favour of Ms. Banu Ramaswamy, which are as under, and the same was also confirmed.

- i) General Power of Attorney dated executed by Shri Govindappa and his family Members in favour of Ms. Banu Ramaswamy vide Document No. BNG(U)-BLR/905/2005-2006, dated 05-01-2006, Registered at the office of the Sub-Registrar, Bangalore South Taluk.
- ii) General Power of Attorney dated executed by Shri Krishnappa and his family Members in favour of Ms. Banu Ramaswamy vide Document No. BNG(U)-BLR/53/2006-2007, dated 19-04-2006, Registered at the office of the Sub-Registrar, Bangalore South Taluk.

Accordingly, the Writ Petition in WP No.1861 of 2014 (KLR) and SP No.42111 of 2012 (KLR) were disposed of and the revenue authorities were directed to rectify the cause the records to be changed accordingly within a period of 60 days. A Memo for withdrawal in WP.No. 48604/2013(KLR-RES) dt.01.09.2019 in the Court of Hon'ble High Court of Karnataka, Bengaluru is also furnished;



Likewise the following Confirmation Deeds were executed by various persons who had staked claim:

- i) Deed of Confirmation dt.28.07.2018 executed by Shri Narayanaswamy and 14 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered as document No.MDP-1-07535-2018-19 of Book I and stored in C.D.No.MDPD250 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;
- ii) Deed of Confirmation dt.31.01.2019 executed by Smt.Akkayamma and 6 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered as document No.BNS-1-19138-2018-19 of Book I and stored in C.D.No.BNSD704 in the Office of Sub-Registrar, Banaswadi, Bengaluru;
- iii) Deed of Confirmation 10.01.2019 executed by Shri Janardhana.S.M and 4 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered as document No.VRT-1-06135-2018-19 of Book I and stored in C.D.No.VRTD370 in the Office of Sub-Registrar, Varthur, Bengaluru;
- iv) Deed of Confirmation 23.10.2019 executed by Shri M.Manjunatha in favour of Smt.S.Kalavathi which is registered as document No.MDP-1-06084-2019-20 of Book I and stored in C.D.No.MDPD 467 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;
- v) Deed of Confirmation 22.12.2021 executed by Shri Govindappa and 5 others in favour of Smt.S.Kalavathi represented by her GPA Holder M/s Sumadhura Infracon Pvt. Ltd which is registered on 12.03.2022 as document No.MDP-1-09820-2021-22 of Book I and stored in C.D.No.MDPD1050 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;
- vi) Deed of Confirmation 25.10.2019 executed by Mrs.Narayananamma and 6 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Banu Ramaswamy which is registered on 06.11.2019 as document No.MDP-1-06464-2019-20 of Book I and stored in C.D.No.MDPD475 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;
- v) Deed of Confirmation dt.28.07.2021 executed by Mr. Dinesh.B in favour of Smt.S. Kalavathi represented by her GPA Holder Ms.Banu Ramaswamy which is registered



on 06.11.2019 as document No.MDP-1-02274-2021-22 of Book I and stored in C.D.No.MDPD890 in the Office of Sub-Registrar, (Mahadeva-pura) Bengaluru;

- vii) Deed of Confirmation 25.10.2019 executed by Mr.Naveen Kumar.B in favour of Smt. S.Kalavathi represented by her GPA Holder Ms.Banu Ramaswamy which is registered on 06.11.2019 as document No.MDP-1-06467-2019-20 of Book I and stored in C.D.No.MDPD 475 in the Office of Sub-Registrar, Shivajinagara (Mahadevapura);
- viii) Deed of Confirmation dt.10.01.2019 executed by Smt.Narayananamma and 3 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered on 14.01.2019 as document No.VRT-1-06138-2018-19 of Book I and stored in C.D.No. VRTD370 in the Office of Sub-Registrar, Varthur, Bengaluru;
- ix) Deed of Confirmation dt.10.01.201 executed by Shri Venkataramappa and 2 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered on 14.01.2019 as document No.VRT-1-06139-2018-19 of Book I and stored in C.D.No. VRTD370 in the Office of Sub-Registrar, Varthur, Bengaluru;

It is also seen that by a Release Deed dt.31.07.2021 executed by Shri S. Prashanth S/o Shri G. Sivaprakasham in favour of his mother Smt.Kalavathi which is registered on 27.09.2021 as document No.MDP-1-03820-2021-22 of Book I and stored in C.D.No.MDPD 930 in the Office of Sub-Registrar, Shivajinagara (Mahadevapura), confirms that he had released all his rights, over the property;

Later, by a General Power of Attorney dt.31.07.2021 executed by Smt.S.Kalavathi and Banu Ramaswamy in favour of M/s Sumadhura Infracon Pvt. Ltd which is registered on 30.10.2021 as document No.MDP-4-00216-2021-22 of Book 4 and stored in C.D.No.MDPD951 in the Office of Sub-Registrar, Mahadevapura, Bengaluru, with powers :

Full Settlement Agreement dt.31.07.2021 executed by Smt.S.Kalavathi and Ms.Banu Ramaswamy in favour of M/s Sumadhura Infracon Pvt. Ltd which is registered on 30.10.2021 as document No.MDP-1-04926-2021-22 of Book 1 and stored in C.D.No.MDPD951 in the Office of Sub-Registrar, Mahadeva-pura, Bengaluru with powers to sell the property;



Exercising this power, by a Sale Deed dt.17.09.2022 executed by Smt.S. Kalavthi and Ms.Banu Ramaswamy represented by their GPA Holder Mr.G. Madhu Sudhan in favour of Mr.G. Madhu Sudhan Chairman & Managing Director of M/s Sumadhura Infracon Pvt. Ltd which is registered on 17.09.2022 as document No.MDP-1-05983-2022-23 of Book 1 and stored in C.D.No.MDPD1193 in the Office of Sub-Registrar, Shivaji-nagara (Mahadevapura) Bengaluru;

The property is now converted from Agricultural use to Non Agricultural residential use as per Official Memorandum bearing No. 483506 dt.14.03.2023 issued by Deputy Commissioner, Bengaluru District;

Joint Development Agreement dt.29.10.2022 executed by Shriyuths: T.Muniyappa, Mrs. Sumithra, Miss Pawana.M and Darshan.M AND M/s Sumadhur Infracon Private Limited represented by Mr.Gunda Madhusudhan which is registered as document No.MDP-1-07445-2022-23 of Book 1 and stored in C.D.No.MDPD1222 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;

General Power of Attorney dt.29.10.2022 executed by Shriyuths: T.Muniyappa, Mrs. Sumithra, Miss Pawana.M and Darshan.M AND M/s Sumadhur Infracon Private Limited represented by Mr.Gunda Madhusudhan which is registered as document No.MDP-4-000344-2022-23 of Book 1 and stored in C.D.No.MDPD1222 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;

Revenue records such as Pakka Book (Hissa Survey Babathu), Hissa Moji and Karnataka Revision Settlement Akarband (Utaru) are furnished which indicates that the assessment details, shape and location of the property.

It is also seen that the Pakka book (Hissa Survey Babathu) indicates that the property is now assigned a New Survey No.viz., Sy.No.81 for the entire 4 acres. Later, after the property was



conveyed as stated hereinabove, the revenue records were mutated and Sy.No.81/2 to an extent of 1 acre 38 1/2 guntas i.e., 1 acre 38.08 guntas along with 1 1/2 guntas of Kharab was assigned to the above property.

TRACING OF TITLE Survey No.81/1 (old No.15/1)later 15

I have perused the documents furnished hereinabove. From the documents furnished, it is ascertained that the earliest document in respect of the above property is a Sale Deed dated 8.4.1937. A perusal of this document indicates that the lands in Sy.No.15/4 to an extent of 4 acres in Siddapura Village, Varthur Hobli, Bangalore East Taluk (Earlier Bangalore South Taluk) was in possession and enjoyment of Shri Venkatappa S/o Byrappa, who had sold the same to Shri Yellappa S/o Shri Muniswamappa. This deed viz., Sale Deed dated 8.4.1937 is registered as document No.3252 of 1936-37 in volume 387 of Book I between pages 141 and 142 in the Office of the Sub Registrar, Bengaluru for valuable consideration. The said Shri Yellappa was put in possession and enjoyment of the same.

The said Shri Yellappa died intestate leaving behind his wife Smt.Bodamma and six sons namely, Abbanna alias Abbiga, Puliappa, Chikkamuniswamy, Doddapuliappa, Mariyappa and Ramaswamy and three daughters namely, Papamuma, Yellamma and Ammayamma as his surviving legal heirs, and the entire lands measuring in all 04 acres in Sy No.15/4 of Siddapura Village, Varthur Hobli, Bangalore South Taluk, Bangalore, devolved on the aforesaid legal heirs and they became the joint owners of the schedule A lands, and

It is seen that Sri Chikkamuniswamy son of Yellappa, died in the year 1996 leaving behind his two wives and children, and Smt.Bodamma, wife of Late Yellappa also died during the year 2001 leaving behind her children and grand children viz., Puliappa, Ramesh, Neelavathi alias Neelamma, Dodda Puliappa, Ambareesh, Vijaya alias Ramya, Deepa, Mariyappa, Manjunatha M, Yyellamma, Geetha, Ramaswamy, Anitha, Aruna, Soumya as her surviving legal heirs and

thus the legal heirs of the deceased Yellappa and Bodamma acquired absolute right over the said property by way of intestate succession,

It is also seen that during the life time of Smt. Bodamma, the legal heirs of Yellappa filed a suit in OS No.396/1994 on the file of the Hon'ble II Additional Civil Judge, Senior Division, Bangalore Rural District, Bangalore against one Shri Muni Nanjappa (deceased) and others praying for partition and separate possession of the schedule property. It is further seen that the suit was contested and by a Judgment and Decree dated 25.6.2003 the said suit was decreed.

Being Aggrieved by the said Judgement and Decree, the legal heirs of the deceased Muni Nanjappa challenged the same on the file of the Hon'ble High Court of Karnataka in RFA No. 1392/2003, claiming their right on the ground that in proceedings No.LRF 92/74-75 on the file of the Land Tribunal, Bangalore South Taluk, they have acquired occupancy rights in respect of 02 acres of lands in Sy No. 15/4 out of 04 acres which was granted in the name of the deceased Muni Nanjappa.

However, during the pendency of the above Appeal, and upon the intervention and advise of the well wishers, the parties in the said appeal have resolved the dispute amicably on certain terms and conditions agreeable for both the parties, and whereas the parties in the said appeal filed a compromise petition before the Hon'ble High Court of Karnataka to settle the pending matter once for all, and whereas the Hon'ble High Court of Karnataka has disposed of the said matter as settled out of Court as per the compromise petition filed by the parties and thus the schedule lands are free from all encumbrance, charges, liens, attachment or dispute. And as per the terms and conditions agreed upon the aforesaid owners/legal heirs are jointly entitled for 02 acres of lands in Sy No. 15/4 of Siddapura Village, Varthur Hobli, Bangalore South Taluk, out of the total area of 04 acres in the schedule property. It is also seen that the legal heirs of the deceased Muni Nanjappa who are the appellants in RFA No. 1392/2003 have been given with remaining



02 acres of lands in Sy.No.15/4. For the sake of convenience all revenue records pertaining to the 2 acres of land in respect of was in the name of the Shri Abbiga alias Abbanna alias Muniswamy

Certified copy of Judgment and Order d.25.06.2003 in O.S.No.396/94 in the Court of 2nd Addl. Civil Judge (Sr.Dn.) Bangalore Rural District, Bangalore and Certified copy of Judgment in Regular First Appeal No.1392/2003 dt.07.01.2008 in the High Court of Karnataka, Bangalore are furnished;

Further revenue documents such as Record of Rights in Sy.No.15/4 for the period 1967-68 and 1968-69 indicates the name of Shri Ramaiah as the owner and Shri Muninanjappa and Boddamma as the cultivator of the property;

RTC extracts for the period, 1975-76 to 1977-78, 1980-81 to 1991 indicates that the property was in the name of Shri Ramaiah. These documents also indicates that the name of Ramaiah was mutated and earlier Shri Yellappa was the owner of the property. RTC 1997-98 to 2001-02 indicate that Shri Ramaiah was the owner and Shri Munishami alias Abiga S/o Yellappa to be the owner of 2 acres of land. His name was mutated to an extent of 2 acres as per MR No.19/94-95.

Later, by a Sale Deed dt.17.01.2008 executed by Shri Puliappa along with his family members 34 others sold in favour of Shri Arjun Janerio Moraes which is registered as document No.VRT-1-0t279-2007-08 of Book I and stored in C.D.No.VRTD19 in the Office of Sub-Registrar, Varthur, Bengaluru for valuable consideration. In terms of this Sale deed an extent of 2 acres was sold to Shri Arjun Moreas which was allocated to Abbanna alias Abbiga, Puliappa, Chikkamuniswamy, Doddapuliappa, Mariyappa and Ramaswamy as stated above, who along with their respective children have executed the Sale deed. It is seen that some of the family members viz., Shri Abbanna Alias Abbiga alias Muniswamy, Smt. Neelamma, Smt. Uma, her daughters Poornima, Prathima and Divyashree, Shri Munikrishna, Srinivas, Sujath and Manjula were represented by her power of Attorney holder Shri M. Manjunath.



It is also seen that Shri Abbanna Alias Abbiga alias Muniswamy, Smt. Neelamma, Smt. Uma, her daughters Poornima, Prathima and Divyashree, Shri Munikrishna, Srinivas, Sujath and Manjula who had not executed the sale deed executed a Confirmation Deed dt.04.03.2008 executed by Shri Abbanna @ Muniswamy and others in favour of Shri Arjun Janerio Moraes which is registered as document No.VRT-1-06439-2007-08 of Book I and stored in C.D.No.VRTD23 in the Office of Sub-Registrar, Varthur, Bengaluru Urban District;

By an Agreement dt. 05.05.2017 executed by Arjun Janerio Moraes in favour of Shri G.Madhusudhan which is registered as document No.MDP-1-01039-2017-18 of Book I and stored in C.D.No. MDPD 205 in the Office of Sub-Registrar, (Mahadevapura) Bengaluru the property to an extent of 2 acres was sought to be sold. This document also indicates that the entire consideration has been fully paid. In consideration of the full payment made, a General Power of Attorney dt.05.05.2017 executed by Arjun Janerio Moraes in favour of Shri G.Madhusudhan which is registered as document No.MDP-4-00045-2017-18 of Book I and stored in C.D.No.MDPD205 in the Office of Sub-Registrar, (Mahadevapura) Bengaluru with powers to sell the property in question to any third party;

Certain revenue records are furnished which indicates the entitlements of the parties. Pakka Book (Hissa Survey Babattu) shows the details of the ownership and the property;

Hissa Moji Sketch shows the shape of the property;

Karnataka Revision Settlement Akarband (Utaru shows the assessment details of the property;

These documents also indicates that the property bearing No.15/4 was phoded as 15/1 and 15/2 and later Sy.no.15 is assigned to the property to an extent of 2 acres of land.

Later, by a Sale Deed executed by Arjun Janerio Moraes represented by his power of attorney Shri G. Madhusudhan sold the property in his own favour viz., Shri G.Madhusudhan which is



registered on 17.09.2022 as document No.MDP-1-05982-2022-23 of Book I and stored in C.D.No. MDPD193 in the Office of Sub-Registrar, (Mahadevapura) Bengaluru.

The property which was an Agricultural land which was converted to Non Agricultural residential use as per Official Memorandum No.483507 dt.14.03.2017 issued by Deputy Commissioner, Bengaluru;

Later, by a Sale Deed d.29.09.2023 executed by Shri G.Madhu Sudhan in favour of M/s Sumadhura Infracon Pvt. Ltd which is registered as document No.No.MDP-1-05417-2023-24 of Book 1 and stored in C.D.No.MDPD1193 in the Office of Sub-Registrar, Shivajinagara (Mahadevapura) Bengaluru for valuable consideration;

Record of Rights dt.05.12.2024 for the period 2002-2003 to 2024-2025;
Record of Rights dt.21.04.2025 for the period 2005-2006 to 2024-25;

It is also seen that the Pakka book (Hissa Survey Babathu) indicates that the property is now assigned a New Survey No.viz., Sy.No.81 for the entire 4 acres. Later, after the property was conveyed as stated hereinabove, the revenue records were mutated and Sy.No.81/1 to an extent of 1 acre 38 ½ guntas i.e., 1 acre 38.08 guntas along with 1 ½ guntas of Kharab was assigned to the above property.

Under the circumstances the said M/s Sumadhura Infracon Pvt. Ltd became the absolute owner of the property bearing lands in Sy.No.15/4 to an extent of 4 acres in Siddapura Village, Varthur Hobli, Bangalore East Taluk (Earlier Bangalore South Taluk).

The title has flown clearly and is valid and marketable.



FLOW OF TITLE IN RESPECT OF LANDS IN Sy.No.16/2 - 13 Guntas

I have perused the documents furnished above. From the documents furnished it is ascertained that the property bearing Sy.No.16/2 in Siddapura Village, Varthur Hobli, Bangalore South Taluk was originally belonging to Smt.Muniyamma to an extent of 33 Guntas. The said Smt.Muniyamma had executed a Deed of Settlement dt.20.05.1973 in favour of Byrappa which is registered as document No.664/73-74 of Book I in Volume No.991, between pages 68 and 71 in the Office of Sub-Registrar.

The said Shri Byrappa was in possession and enjoyment of the property. Later, by a Sale Deed dt.03.09.1983 executed by Shri Byrappa in favour of Akkayamma W/o Bachanna, which is registered as document No.4250/83-84 in Volume No.2032 of Book, between pages 29 and 32 in the Office of Sub-Registrar for valuable consideration. All the revenue records such as Record of Rights were transferred in the name of Akkayama.

The property was conveyed by a Gift Deed dt.23.02.2004 executed by Smt.Akkayamma in favour of Smt. Munithayamma W/o Shri Bachappa which is registered on 22.4.2019 as document No.INR-1-00614-2019-20 of Book I and stored in C.D.No.INRD306 in the Office of Sr. Sub-Registrar, Indiranagar, Bengaluru. The Gift was accepted by the said Smt. Munithayamma which is in mandatory compliance of the Transfer of Property Act and Registration Act.

Record of Rights dt.09.07.2018 for the period 2002-2003 to 2017-2018;

It is seen that the children of Smt.Munithayamma, viz., Shriyuths: Chikkamuniyappa, Byregowda and Venkataswamy relinquished all their rights over the property in question by executing a Release Deed dt.22.04.2019 executed by in favour of Smt. Munithayamma which is registered as document No.INR-1-00614-2019-20 of Book I and stored in C.D.No.INRD306 in the Office of Sr. Sub-Registrar, Indiranagar, Bengaluru. Though the property was acquired by the said Smt.

Munithayamma, the property was treated as joint family property. Hence the release deed has confirmed the exclusive title of Smt. Munithayamma;

The property was an Agricultural land, which was converted from Agricultural use to Non Agricultural use as per Official Memorandum No.1529829 dt.27.07.2020 issued by Deputy Commissioner, Bengaluru;

Later, by a Sale Deed dt.13.08.2020 executed by Smt. Munithayamma, Dase Gowda and Umesh.S the property in question was transferred to M/s Sumadhura Infracon Pvt. Ltd which is registered as document No.KRI-1-02400-2020-21 of Book 1 and stored in C.D.No. KRID1035 in the Office of Sr. Sub-Registrar, K.R. Puram, Bengaluru;

By the above Deed, the said M/s Sumadhura Infracon became the absolute owner of the property in question.

FLOW OF TITLE Sy.No.86/3 (old No.15/2 - 5.04 Guntas in the Schedule mentioned as 86

I have perused the documents furnished herein above. From the documents it is ascertained that the property namely land to an extent of 4 Acres in Siddapura Village, Varthur Hobli earlier Bangalore South Taluk now Bangalore East Taluk. Record of Rights for the period 1969-70 to 1971-72 indicates that the property was in possession and enjoyment of one Shri Ramaiah S/o Muniyappa. Column No.9 of this document shows that Ramaiah is the owner of the Property. Column 12 of the same document indicates that for the period 1969-70 to 1970-1971 Shri Ramaiah was cultivating the land. For the period 1971-72 Shriyuths: Muniyappa and Krishnappa were cultivating the land. IHR 14/77-78 indicates that the name of Ramaiah was mutated. After the death of Ramaiah, his children Muniyappa and Krishnappa were registered as Khathedar and cultivators of the said land as per Mutation bearing No.IHC 1/83-84. This confirms that the reason why reason of Shriyuths: Munyappa and Krishnappa were entered in the record of rights. The revenue records till the period 2000-01, continued to show the names of Muniyappa and

Krishnappa jointly owning the aforesaid 4 Acres of land in SyNo.15/2 of Siddapura village, Varthur Hobli, Bangalore South Taluk.

The said Muniyappa and Krishnappa had entered into a Panchayath Palupatty in the nature of the settled possession of the land owned by the family for partition the property amongst other the aforesaid lands were partitioned and Muniyappa and Krishnappa were allocated 2 Acres each as per the aforesaid Panchayath Palupatti dated 15.07.1995. The survey number were phoded and khatha of the property was registered in the names of Muniyappa and Krishnappa to an extent of 2 Acres each as per Mutation Register M.R.No.8/98-99. Further it is seen that the said Muniyappa died and his son Shankarappa were registered as khatedar of the property as per M.R.No.11/2003-04.

It is seen that the said Shri Shankarappa M S/o Late Muniyappa along with his wife Smt.Veena.R and children Vanitha.S, Kavya.S and Arunkumar.S all joined together and entered into an agreement with M/s Sumadhura Infracon Private Limited for the sale of the property.

In pursuance of this Agreement, the sale consideration was fully paid and a full settlement Agreement of sale dt.09.03.2003 was executed by the parties which are registered the documents No.MDP-1-12203-2022-23 and stored as C.D.No.MDPD1326 in the Office of Sub-Registrar, Mahadevapura.

An Irrevocable Power of Attorney Holder dated 09.03.2023 was also executed in favour of M/s Sumadhura Infracon Private Limited with powers to sell the property to any other 3rd person for and on behalf of the owner namely Shankarappa along with his wife Smt.Veena.R and children Vanitha.S, Kavya.S and Arunkumar.S , which document is registered as document No.MDP-4-06613-2022-23 of Book 4 and stored in C.D.No.MDPD 1326 in the Office of Sub-Registrar, Mahadevapura, Bengaluru



Exercising the rights under the Power of Attorney, the said M/s Sumadhura Infracon Private Limited, has sold the property to an extent of 5.04 guntas out of 1 Acre 36 guntas by executing a Sale Deed dated 09.06.2023 which is registered as document No.MDP-1-02186-2023-24 and stored in C.D.No.MDPD1387 in the Office of Sub-Registrar, Mahadevapura. The land which was sold was now numbered as 86/2 as per sketch furnished. The property which was agricultural land was later converted from agricultural to non-agricultural residential (apartment) use as per Official Memorandum dated 18.08.2023 bearing No.516315.

Documents reveal that one Shri T. Muniyappa alias Mune Gowda and Smt. Sumithra W/o Shri T. Muniyappa alias Mune Gowda was the owner of the all that piece and parcel of Property being Old Sy.No. 15/3, Later. Sy.No.15, Presently Converted Sy.No.82/2, Present BBMP Katha No.1403/ Municipal No. 507/Sy. No.82/2 (converted vide Official Memorandum bearing No.483506, Dated: 14/03/2023, issued by the Deputy Commissioner, Bangalore District situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk presently under the administrative jurisdiction of BBMP measuring about 1 Acre 38.08 Guntas. The recitals of the documents indicate that Shri T. Muniyappa alias Mune Gowda acquired the said property vide registered Deed of Partition dated 01/06/1972, vide registered as document No 1717/72-73, in Book 1. in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore.

The said Property and the following properties are situated adjacent to each other at Siddapura Village, Varthur Hobli, Bangalore East Taluk, presently under the administrative jurisdiction of BBMP, and totally Measuring about 8 Acres 12.04 Guntas.

All that piece and parcel of following properties

- 1) Old Sy No. 15/4, Later. Sy.No.15, Presently undeveloped Converted Sy.No.81/1, Present BBMP Katha No.1404/ Municipal No.508/Sy No.81/1,
- 2) Old. Sy.No.15/4, Later Sy.No.15, Presently undeveloped Converted Sy.No.81/2, Present BBMP Katha No.1405/ Municipal No.509/Sy. No.81/2,



3) Old. Sy.No. 15/3, Later Sy.No.15, Presently undeveloped Converted Sy.No.82/1, Present BBMP Katha No.1407/ Municipal No.511/Sy No 82/1,

4) Old Sy. No. 15/2, Old.Sy. No. 15, Later Sy.No.86/2, Presently undeveloped Converted Sy.No.86/3, Present BBMP Katha No.1424/Municipal No.512/Sy. No.86/3.

5) Converted land bearing Sy.No.16/2, Present BBMP Katha No.1406/ Municipal No.510/Sy No.16/2,

The above properties belonging to M/s Sumadhura Infracon Pvt., Ltd., and

6) Old Sy.No. 15/3, Later Sy.No. 15, Presently undeveloped Converted Sy.No.82/2, Present BBMP Katha No.1403/ Municipal No.507/Sy.No.82/2, belonging to Shri T. Muniyappa alias Mune Gowda and Smt. Sumithra W/o Shri T. Muniyappa alias Mune Gowda:

Were all situated adjacent to each other at Siddapura Village, Varthur Hobli, Bangalore East Taluk, presently under the administrative jurisdiction of BBMP, and totally Measuring about 08 Acres 12.04 Guntas.

The above said Shri T. Muniyappa alias Mune Gowda and Smt. Sumithra W/o Shri T. Muniyappa alias Mune Gowda and M/s Sumadhura Infracon Pvt., Ltd., who are the owners of the aforesaid properties decided to amalgamate the Composite schedule property as one compact block for their mutual benefit, consequently they intend to amalgamate above said Properties and Katha as well and in thus they executed an Amalgamation Deed to amalgamate the Schedule above said properties which is dated 19.10.2023 and registered as document No.MDP-1-05853-2023-24 in the Office of the Sub Registrar, Mahadevapura, Bengaluru.

As stated above, the properties came under the jurisdiction of the Bruhat Bengaluru Mahanagara Palike, who have issued the following Special Notices for the purpose of payment of betterment charges.

Special Notice dated 26.04.2023 (Sy.No.82/2) issued by Bruhat Bengaluru Mahanagara Palike (BBMP for short) in favour of Muniyappa;

Special Notice dated 26.04.2023 in Sy.No.82/1 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;

Special Notice dated 26.04.2023 in Sy.No.81/2 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;

Special Notice dated 26.04.2023 in Sy.No.16/2 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;

Special Notice dated 26.04.2023 in Sy.No.81/1 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;

After the payment of necessary charges, Khatha was registered in the name of Shri Muniyappa and M/s Sumadhura Infracon Pvt., Ltd., respectively as stated above.

FLOW OF TITLE OF Sy.No.85 (old No.15/6A TO AN EXTENT OF 2 ACRES &15/6B - TO AN EXTENT OF 2 ACRES

I have perused the documents furnished. From the documents furnished it is ascertained that the property in question is land in Sy.No.15/6A to an extent of 2 Acres in Siddapura Village, Varthur Hobli, Bangalore East Taluk. The property was originally owned by Shri K. Ramaiah, who had sold the same to Shri Muniyappa by executing a Sale deed dated 15.03.1936 which is registered as document no.4252 of 1936-37 in volume 359 of Book I between pages 177 and 178 in the Office of the Sub Registrar, Bangalore Taluka.

The said Shri Muniyappa was in possession and enjoyment of the property in question. It is also seen that the eldest son of Shri Muniyappa viz., Shri Muninanjappa had released all his rights over the property by executing a Release Deed dated 26.06.1980 which is registered as document No.2723/1980-81 IN THE Office of the Sub Registrar, Bangalore South Taluk.

The record of rights for the period 1966-67 to 1978-79 indicates that the property was in the name of Shri K.Ramaiah which was changed in the name of Doddamunishmappa. The record of rights for the period 1980-81 indicates that the names of Smt.Lakshmamma, Munishamappa, Ramachandrappa, Venkataswamy, Munishshamaiah and Chikka Muniyappa, who were the legal heirs of the said Muniyappa were entered as the joint khatedar of the property, pursuant to the Death of the said Muniyappa. The entries were made pursuant to an Order passed as per IHC No.3/90-91 dt.16.01.1992.

An Endorsement is also made on the RTC wherein Shri Rajappa S/o Gullappa was entered as a khatedar of the property. The Mutation Register No.1/1990-91 however, this entries were cancelled and 3/1991-92 was made by substituting names of Lakshmmma and others. The Record of Rights for the year 1997-98 and 2001-02 indicates that the khathedar of the property has now been changed in the name of Muniyappa S/o Muninanjappa as per M.R.No.4/2001-02.



In so far, as the perusal of other documents are concerned it is seen that there was a hire purchase agreement between Munishamappa and Ramaiah in favour of Government of Mysore. This document was registered as document No.2360 in Volume No.246 dt.27.07.1961 at page 146. There are no documents to show that the said hire Purchase Agreement is concluded in favour of Ramaiah. However, having regard to the lapse of time from the year 1961 till this day, the said Hire Purchase Agreement does not attain any significance in so far as the title is concerned.

As stated above Smt.Lakshmamma, Munishamappa, Ramachandrappa, Venkataswamy, Munishshamaiah and Chikka Muniyappa were joint Khathedars of the property. It appears that Smt. Lakshmamma and Shri Munishamappa had died leaving behind their legal heirs as seen by the Revenue records.

The aforesaid khathedars and owners by a General Power of Attorney dated 04.01.2005 executed by (1) Smt. Munivenkatamma, wife of Late Muniswamappa, (2) Shri Manohar, son of Late Muniswamappa, (3) Shri Vishwanath, son of Late Muniswamappa, (4) Shri Srinivas, son of Late Muniswamappa, (5) Shri Ramachandra, son of Late Muniyappa, (6) Smt. Bhagyamma, wife of Shri Ramachandra, (7) Shri Srinivas, son of Shri Ramachandra, (8) Shri Manjunatha, son of Shri Ramachandra, (9) Shri Venkatesh, son of Late Muniyappa, (10) Smt. Nirmala, wife of Shri Venkatesh, (11) Ms. Gautami, daughter of Shri Venkatesh, had constituted Ms. Banu Ramaswamy, daughter of Shri Ramaswamy, as their Attorney holder to act on their behalf including Sale of property, which document is duly registered as Document No. 836/2004-05, Book IV, stored in CD No. 125, at the office of the Sub-Registrar, Bangalore South Taluk, Bangalore, with respect to the portion of land bearing Survey No. 15/6A, measuring 02 Acres situated at Siddapura Ramagondanahalli Post, Varthur Bangalore South Taluk, Bangalore. Village, Hobli

The said (1) Smt. Munivenkatamma, wife of Late Muniswamappa, (2) Shri Manohar, son of Late Muniswamappa, (3) Shri Vishwanath, son of Late Muniswamappa, (4) Shri Srinivas, son of Late

Muniswamappa, (5) Shri Ramachandra, son of Late Muniyappa, (6) Smt. Bhagyamma, wife of Shri Ramachandra, (7) Shri Srinivas, son of Shri Ramachandra, (8) Shri Manjunatha, son of Shri Ramachandra, (9) Shri Venkatesh, son of Late Muniyappa, (10) Smt. Nirmala, wife of Shri Venkatesh, (11) Ms. Gautami, daughter of Shri Venkatesh, represented by their duly constituted Power of Attorney holder, Ms. Banu Ramaswamy, daughter of Shri Ramaswamy sold the property to Shri B.M.Karunesh by executing a Sale deed dated 07.01.2005 which is registered as document No.25151 OF 2004-05 of Book I and is stored in CD No.126 in the office of the Sub Registrqr, Bangalore South Taluk with respect of the portion of the property in Sy.No.15/6A measuring 02 Acres in Siddapura Village, Varthur Hobli, Bangalore East Taluk, Bangalore and his name has been entered in all the revenue documents as owner and khatedar as per the entries made in M.R.No.56/2004-05.

Subsequently, the said B.M. Karunesh has applied for conversion of the larger extent of land purchased, owned and possessed by him in Sy.No:15/5, 15/6A, 15/6B and 15/7, totally measuring to an extent of 12 Acres including the Schedule Property. The Special Deputy Commissioner (R), Bangalore District, Bangalore has converted the aforesaid larger extent of 12 Acres including the Schedule Property from agricultural to non-agricultural residential purposes, vide its Order No. ALN: (EVH) SR 700/2007-08, dated 30.10.2008, in the name of Shri B.M.Karunesh.

The property was mortgaged by way of a Mortgage Deed dt.11.02.2009 executed by Shri D. Karunesh in favour of M/s Rajesh Exports Limited which is registered as document No.VRT:5320-2008-2009 of Book I and stored in C.D.No.VRTD42 in the Office of Sub-Registrar, Varthur, Bengaluru;

The said Mortgage was redeemed by a Redemption Deed dt.24.11.2009 executed by M/s Rajesh Exports Limited in favour of Sri B.M.Karunesh which is registered as document No.3939/2009-2011 in the Office of Sub-Registrar, Varthur, Bangalore City;



A Record of Deposit of title deeds dt.21.08.2012 executed by B.M. Karunesh in favour of Kotak Mahindra Prime Limited which is registered as document No.2853/12-13 in the Office of Sr.Sub-Registrar, Bidarahalli, Bengaluru indicates that the property as charged to Kotak Mahindra Prime Ltd. The said Charge was Discharged as per Discharge Deed datd 22.10.2012 executed by Kotak Mahindra Prime Ltd., in favour of Shri B.M. Karunesh which is registered as document No.INR-1-03695-2012-13

Later, the said Shri B.M. Karunesh had availed a loan from M/s Adarsh Developers in a sum of Rs.66,67,000/-. However, since, the said sums could not be repaid, the said B.M. Karunesh offered to sell the property to M/s Adarsh Developers. However, Adarsh Developers have nominated M/s Varin Infra Projects Pvt., Ltd., to be their nominees in the Sale. Accordingly, Shri B.M.Karunesh and his confirming party M/s Adarsh Developers sold the property to M/s Varin Infra Projects Private Limited vide document dt.14.09.2012 bearing No.VRT-1-03071-2012-13 of Book I and stored in C.D.No.VRTD162 in the Office of Sub-Registrar, Varthur, Bengaluru City

M/s Varin Infra Projects Private Limited, thus became the absolute owners of the said properties to an extent of 2 acre of land in New Sy.No.15/6A, as stated above.

Joint Development Agreement 03.01.2025 executed between Shri Vishwas and 354 others AND M/s Sumadhura Infracon Private Limited represented by Shri Gunda Satvik which is registered as document No.5779/224-25;

In respect of Sy.no.15/6B

In so far as Sy.No.15/6B is concerned, the property to an extent of 2 acres of land was belonging to Shri Ramaiah S/o Shri Konappa. All the revenue records were in the name of the said Shri Ramaiah.

Later, by a Sale Deed dated 18.05.1955 executed by Shri Ramaiah, son of Shri Konappa in favour of Shri Muniswamappa, duly registered as Document No.1104/1955-56 of Book 1, Volume 1468



at Pages 177-178 in the office of the SRO, Bangalore with respect to a portion of land measuring 02 Acres in Survey No.15/6;

The said Shri Muniswamappa was in possession and enjoyment of the property which was re-numbered as Sy.No.15/6B.

Later, by a Partition Deed dated 23/08/1974 entered into between (1) Shri Muniswamappa, son of Shri Nandappa, and his children (a) Shri Muniswamappa, (b) Shri Doddamunishamappa, (c) Mr Munivenkatappa, (d) Shri Venkataramanappa and (e) Mr Krishnappa, duly registration as Document No.4525/1974-75 of Book 1, in respect of land bearing Survey No.15/6B, measuring 02 Acre situated at Siddapura Village, was allocated to the share of shri Doddamunishamappa.

Extract of Mutation Registered bearing MR No. 05/1995-96, issued by Village Accountant, Bangalore North Taluk, KR Puram, with respect to the land bearing Survey No. 15/6B measuring 02 Acres, situated at Siddapura Village, Varthur Hobli, Bangalore South Taluk, Bangalore indicates that the khatha was transferred in the name of the said Shri Doddamunishammappa.

It is seen that the said Shri Doddamunishammappa, died intestate and his son Shri D. Narayanswamy also died.

Documents reveal that (1) Smt. Munithayamma, wife of Late Shri Doddamunishammappa, (2) Shri D son of Late Shri Narayanaswamy, Doddamuniswamappa, (3) Smt. Bhagyamma, wife of Shri D Narayanaswamy, (4) Shri Jayakumar, son of Shri D Narayanaswamy, (5) Master Anand, son of Shri D Narayanaswamy, (6) Ms. Veena, daughter of Shri D Narayanaswamy, (7) Shri Janardhanaswamy, son of Late Shri Doddamuniswamappa, (8) Smt. Manjula, wife of Shri Janardhanaswamy, (9) Ms. Supriya, daughter of Shri Janardhanaswamy, (10) Master Suprith, son of Shri Janardhanaswamy, (11) Shri Prabhakar, son of Late Mr Doddamuniswamappa, (12) Mrs Pavitha, wife of Shri Prabhakar, (13) Ms. Suraksha, daughter of Shri Prabhakar were the legal heirs of Doddamunishammappa and Shri D. Narayanaswamy



The said (1) Smt. Munithayamma, wife of Late Shri Doddamuniswamappa, (2) Shri D son of Late Shri Narayanaswamy, Doddamuniswamappa, (3) Smt. Bhagyamma, wife of Shri D Narayanaswamy, (4) Shri Jayakumar, son of Shri D Narayanaswamy, (5) Master Anand, son of Shri D Narayanaswamy, (6) Ms. Veena, daughter of Shri D Narayanaswamy, (7) Shri Janardhanaswamy, son of Late Shri Doddamuniswamappa, (8) Smt. Manjula, wife of Shri Janardhanaswainy, (9) Ms. Supriya, daughter of Shri Janardhanaswamy, (10) Master Suprith, son of Shri Janardhanaswamy, (11) Shri Prabhakar, son of Late Mr Doddamuniswamappa, (12) Mrs Pavitha, wife of Shri Prabhakar, (13) Ms. Suraksha, daughter of Shri Prabhakar, sold the property in favor of Ms. Banu Ramaswamy, daughter of Shri Ramaswamy, by executing a Sale Deed dated 14.06.2004 which is registered as Document No. 6145/2004-05, Book I, stored in CD No. 71, at the office of the Sub-Registrar, Bangalore South Taluk, with respect to the land bearing Survey No. 15/6B, measuring 02 Acres, situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk, and with respect to the property bearing Survey No. 15/7, measuring 04 Acres, situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

Accordingly, the revenue records were changed in the name of Ms. Banu Ramaswamy as per MR No.4/2004-05.

Later, the said Ms. Banu Ramaswamy who was in possession and enjoyment of the property sold the same by executing a Sale Deed dated 01.10.2004 in favour of Shri B M Karunesh, son of Late B M Madaiah, duly registered as Document No. 17189/2004-05, Book I, stored in CD No. 100, at the office of the Sub-Registrar, Bangalore South Taluk, with respect to the land bearing Survey No. 15/6B, measuring 02 Acres, situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

The Revenue Records were all changed in the name of Shri B.M. Karunesh as per Mutation Registered bearing MR No. 14/2004-05, issued by Village Accountant, Bangalore North Taluk,

KR Puram, with respect to the land bearing Survey No. 15/6B, situated Siddapura Village, Varthur Hobli, Bangalore South Taluk, Bangalore.

Subsequently, the said B.M. Karunesh has applied for conversion of the larger extent of land purchased, owned and possessed by him in Sy.No.15/5, 15/6A, 15/6B and 15/7, totally measuring to an extent of 12 Acres including the Schedule Property. The Special Deputy Commissioner (R), Bangalore District, Bangalore has converted the aforesaid larger extent of 12 Acres including the Schedule Property from agricultural to non-agricultural residential purposes, vide its Order No. ALN: (EVH) SR 700/2007-08, dated 30.10.2008, in the name of Shri B.M.Karunesh.

The property was mortgaged by way of a Mortgage Deed dt.11.02.2009 executed by Shri D. Karunesh in favour of M/s Rajesh Exports Limited which is registered as document No.VRT:5320-2008-2009 of Book I and stored in C.D.No.VRTD42 in the Office of Sub-Registrar, Varthuru, Bengaluru;

The said Mortgage was redeemed by a Redemption Deed dt.24.11.2009 executed by M/s Rajesh Exports Limited in favour of Sri B.M.Karunesh which is registered as document No.3939/2009-2011 in the Office of Sub-Registrar, Varthuru, Bangalore City;

A Record of Deposit of title deeds dt.21.08.2012 executed by B.M. Karunesh in favour of Kotak Mahindra Prime Limited which is registered as document No.2853/12-13 in the Office of Sr.Sub-Registrar, Bidarahalli, Bengaluru indicates that the property as charged to Kotak Mahindra Prime Ltd. The said Charge was Discharged as per Discharge Deed datd 22.10.2012 executed by Kotak Mahindra Prime Ltd., in favour of Shri B.M. Karunesh which is registered as document No.INR-1-03695-2012-13.

Later, the said Shri B.M. Karunesh had availed a loan from M/s Adarsh Developers in a sum of Rs.66,67,000/-. However, since, the said sums could not be repaid, the said B.M. Karunesh



offered to sell the property to M/s Adarsh Developers. However, Adarsh Developers have nominated M/s Varin Infra Projects Pvt., Ltd., to be their nominees in the Sale. Accordingly, Shri B.M.Karunesh and his confirming party M/s Adarsh Developers sold the property to M/s Varin Infra Projects Private Limited vide document dt.14.09.2012 bearing No.VRT-1-03074-2012-13 of Book I and stored in C.D.No.VRTD162 in the Office of Sub-Registrar, Varthur, Bengaluru City M/s Varin Infra Projects Private Limited, thus became the absolute owners of the said properties to an extent of 2 acre of land in New Sy.No.15/6B, as stated above.

Joint Development Agreement 03.01.2025 executed between Shri Vishwas and 354 others AND M/s Sumadhura Infracon Private Limited represented by Shri Gunda Satvik which is registered as document No.5779/224-25;

Flow of Title OF Sy.No.83 (old SyNo.15/5 - 3Acres 36 Guntas

Lands in Sy.No.15/5 in Siddapura Village, Varthur Hobli, Bangalore East Taluk (Earlier Bangalore South Taluk) originally was measuring 4 acres of land. The same was in possession and enjoyment of one Shri Pete Munishamappa. After the death of the said Pete Muishamappa, the property was succeeded by his sons Shri Pete Munivenkatappa and Shri Venkatappa. They both were in joint possession and enjoyment of the property.

The Schedule Property was originally the ancestral joint family property of Late Shri Pete Munishamappa. Subsequent to his death, his sons viz., Sri Pete Munivenkatappa and Sri Venkatappa have succeeded the property jointly. Later, the said Sri Pete Munivenkatappa and Shri Venkatappa, have partitioned the joint family properties including the Schedule Property viz., Lands in Sy.No.15/5 in Siddapura Village, Varthur Hobli, Bangalore East Taluk (Earlier Bangalore South Taluk) by way of registered Partition Deed dated 17/9/1969 registered as Document no. 2831/1969-70, Book 1. Volume 779, Pages 206 to 209 in the office of Sub Registrar, Bangalore Taluk, Bangalore. Accordingly, an extent of 1 Acre 15 Guntas, Schedule Property fell to the share of Shri Venkatappa and an extent

of 2 acres 25 guntas of land was allocated to the share of Shri Munivenkatappa as per entries made in MR 5/1977-78. Accordingly, Record of Rights in form No.V was also entered.

It is seen that by a Sale Deed dated 15.12.1976 the said Venkatappa sold his portion to the property viz., 1 acre 15 guntas of land in favour of Bachhanna which is registered as document No.1986/76-77 of Book I, between pages 183 and 186 in the Office of Sub-Registrar for valuable consideration. Revenue Records were changed as per MR No.5/77-78 in the name of the said Shri Bachhanna;

It is ascertained that the said Shri Bachhanna died and his legal heirs viz., Munisonamma and legal heirs of the predeceased only son Shri Gopal, viz., his widow, Chandramma, and children, B.V. Suresh and Lokesh succeeded the estate.

Later, the said Munisonamma and legal heirs of the predeceased only son Shri Gopal, viz., his widow, Chandramma, and children, B.V. Suresh and Lokesh sold the property in their possession viz., 1 acre 15 guntas of land by executing an Absolute Sale Deed dt.28.10.1991 in favour of B. Narayanaswamy which is registered as document No.3157/91-92 of Book I, between pages 122 and 125 in the Office of Sub-Registrar, Bangalore South Taluk for valuable consideration. The said B. Narayanaswamy was put in possession and enjoyment of the property.

Later, the said Shri B. Narayanaswamy died intestate leaving behind his widow Smt.Parvathamma and only child Kum. Sonia, succeeded his estate are the absolute owner in possession and enjoyment of the property bearing Sy. No. 15/5 (old No 15/3 changed to 15/5 as per the entries in Mutation Register) admeasuring 1 Acre 15 Gunas situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk (formerly Bangalore South Taluk), Bengaluru.

A General Power of Attorney dt.05.01.2005 was executed by Parvathamma, Sonia and Bindu in favour of Ms.Banu Ramaswamy which is registered as document No.BAS-4-00840-2004-2005 of Book 4 and stored in C.D.No.BASD125 in the Office of Sub-Registrar, Bengaluru South Taluk with powers to sell the property to any persons among others;



Smt. Parvathamma and Kum. Sonia sold the above property through her confirming party Ms. Banu Ramaswamy vide Sale deed dated dt.07.01.2005 in favour of Shri B.M. Karunesh which is registered as document No.BAS-1-25150-2004-05 of Book I and stored in C.D.No.BASD126 in the Office of Sub-Registrar, Bengaluru South Taluk for valuable consideration in respect of 1 acre 15 guntas of land.

It is seen that, the said Shri B.M. Karunesh had availed a loan from M/s Adarsh Developers. However, since, the said sums could not be repaid, the said B.M. Karunesh offered to sell the property to M/s Adarsh Developers. However, Adarsh Developers have nominated M/s Varin Infra Projects Pvt., Ltd., to be their nominees in the Sale. Accordingly, Shri B.M. Karunesh and his confirming party M/s Adarsh Developers sold the property to M/s Varin Infra Projects Private Limited vide document dt.14.09.2012 bearing No.VRT-1-03336-2012-13 of Book I and stored in C.D.No.VRTD162 in the Office of Sub-Registrar, Varthur, Bengaluru City, to an extent 1 acre 15 guntas of land. M/s Varin Infra Projects Pvt., Ltd., became the absolute owner of the property.

In so far as the other portion of the property described hereinabove viz., an extent of 2 acres 25 guntas of land which was allocated to the share of Shri Munivenkatappa who was also known as Pete Munivenkatappa, by way of registered Partition Deed dated 17/9/1969 registered as Document no. 2831/1969-70, Book 1, Volume 779, Pages 206 to 209 in the office of Sub Registrar, Bangalore Taluk. Bangalore. Accordingly, an extent of 2 Acres 25 Guntas i.e., Schedule Property fell into the share of Sri Pete Munivenkatappa and the same his name has been entered in all the revenue records as per entries made in MR 5/1977-78.

Subsequent to the death of Sri Pete Munivenkatappa, his legal heirs/his sons viz. Sri P. Munishamappa, Sri P. Nanjappa, Sri P. Krishnappa, Sri P. Venkatappa and grandchildren viz., Sri M. Aanjanappa, Sri M. Muni Kamasah, Sri M. Narayanappa. (sons of P Munishamappa), Sri N. Munishamappa, Sri N. Narayanappa (sons of P Nanjappa). Sri Hanumanthappa, Sri

Ramachandra, Sci Muni Aanjanappa, Sri Nagaraju. Sin Tygaraju (sons of P. Krishnappa). Srinivas and Sri Govindappa (sons of P' Venkatappa), jointly sold the Schedule Property in favour of Sri D Narayanaswamy S/o Dodda Munishamappa by way of registered Sale Deed dated 13.01 1975, duly registered as Document no 447/1975-76, Book 1 Volume 1149, Pages 47 to 53 registered on 13.05.1975, in the office of Sub Registrar, Bangalore South Taluk, Bangalore and his name has been entered in all the revenue records as owner and khatedar of the Schedule Property as per entries made in MR 16/2003-04

It is also seen that a General Power of Attorney dt.06.05.2005 executed by D.Narayanaswamy in favour of Ms.Banu Ramaswamy which is registered as document No.BAS-4-00843-2004-05 of Book I and stored in C.D.No.BASD 125 in the Office of Sub-Registrar, Bengaluru South Taluk with powers to Sell the same to any third parties;

Shri D.Narayanaswamy through his Confirming party Ms.Banu Ramaswamy sold the property vide Sale Deed dt.07.01.2005 to Shri B.M.Karunesh S/o Late Shri B.B.Madaiah which is registered as document No.BAS-1-25139-2004-05 of Book I and stored in C.D.No.BASD126 in the Office of Sub-Registrar, Bengaluru South Taluk for valuable consideration Bangalore and his name has been entered in all the revenue documents as owner and khatedar as per the entries made in M.R.No.58/2004-05.

Shri B.M.Karunesh is the absolute owner and is in peaceful possession and enjoyment of the Undeveloped Converted land bearing old Sy.No.15/3 changed to New Sy.No.15/5, admeasuring 2 Acres 25 Guntas situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk, (Formerly Bangalore South Taluk) more fully described in the Schedule hereunder written and hereinafter referred to as Schedule Property".

Subsequently, the said B.M. Karunesh has applied for conversion of the larger extent of land purchased, owned and possessed by him in Sy.No.15/5, 15/6A. 15/68 and 15/7, totally



measuring to an extent of 12 Acres including the Schedule Property. The Special Deputy Commissioner (R), Bangalore District, Bangalore has converted the aforesaid larger extent of 12 Acres including the Schedule Property from agricultural to non-agricultural residential purposes, vide its Order No. ALN: (EVH) SR 700/2007-08, dated 30.10.2008, in the name of Shri B.M.Karunesh.

The property was mortgaged by way of a Mortgage Deed dt.11.02.2009 executed by Mr.D. Karunesh in favour of M/s Rajesh Exports Limited which is registered as document No.VRT:5320-2008-2009 of Book I and stored in C.D.No.VRTD42 in the Office of Sub-Registrar, Varthur, Bengaluru;

The said Mortgage was redeemed by a Redemption Deed dt.24.11.2009 executed by M/s Rajesh Exports Limited in favour of Sri B.M.Karunesh which is registered as document No.3939/2009-2011 in the Office of Sub-Registrar, Varthur, Bangalore City;

A Record of Deposit of title deeds dt.21.08.2012 executed by B.M. Karunesh in favour of Kotak Mahindra Prime Limited which is registered as document No.2853/12-13 in the Office of Sr.Sub-Registrar, Bidarahalli, Bengaluru indicates that the property as charged to Kotak Mahindra Prime Ltd. The said Charge was Discharged as per Discharge Deed datd 22.10.2012 executed by Kotak Mahindra Prime Ltd., in favour of Shri B.M. Karunesh which is registered as document No.INR-1-03695-2012-13.;

Later, the said Shri B.M. Karunesh had availed a loan from M/s Adarsh Developers in a sum of Rs.66,67,000/-. However, since, the said sums could not be repaid, the said B.M. Karunesh offered to sell the property to M/s Adarsh Developers. However, Adarsh Developers have nominated M/s Varin Infra Projects Pvt., Ltd., to be their nominees in the Sale. Accordingly, Shri B.M.Karunesh and his confirming party M/s Adarsh Developers sold the property to M/s Varin Infra Projects Private Limited vide document dt.14.09.2012 bearing No.VRT-1-03095-2012-13 of Book I and stored in C.D.No.VRTD162 in the Office of Sub-Registrar, Varthur, Bengaluru City



M/s Varin Infra Projects Private Limited, thus became the absolute owners of the said properties to an extent of 1 acre 15 guntas and 2 acres 25 guntas of land in New Sy.No.15/5, Old Sy.No.15/3 as stated above.

Joint Development Agreement 03.01.2025 executed between Mr.Vishwas and 354 others AND M/s Sumadhura Infracon Private Limited represented by Mr.Gunda Satvik which is registered as document No.5779/224-25;

FLOW OF TITLE Sy.No.84-old No.15-7- 4 Acres

It is seen that out of the total 4 acres of land in Sy.No.15/7, Siddapura Village, Varthur Hobli, Bangalore East Taluk, all that immovable property being agricultural land measuring an extent of Two (02) Acres in Survey No.15/7, was originally belonging to one Mr. KANAKAPPA. The said Mr. Kanakappa has sold the said property in favour of Mr. CHIKKARAMAIAH, under a Deed of Sale dated 22.09.1946, which is registered as No. 1988 of 1946-47 Book I, Volume 856, pages 237 to 238, in the office of Sub-registrar, Bangalore Taluk, Bangalore, on 25.09.1946.

Later, the said Mr. Chikkaramaiah, has in-turn sold the said property in favour of Mr. MUNISWAMAPPA, under a Deed of Sale dated 16.03.1955, which is registered as No.6018 of 1954-55 in Book I. Volume 1454, pages 243 to 244, in the office of the Sub-registrar. Bangalore Taluk, Bangalore, on 23.03.1955 for valuable consideration.

Another portion of immovable property being agricultural land measuring an extent of two (02) acres in Sy.No.15/7, was originally belonging to one Mr. Ramaswamappa has sold property in favour of Mr. S. MUNISHAMAIAH, under a Deed of Sale dated 09.12.1948, which is registered as No.3222 of 1948-49 in Book I. Volume 1029, pages 216 to 217 in the office of the Sub-registrar, Bangalore Taluk, Bangalore, on 10.12.1948.



Later, the said Mr. S. MUNISHAMAIAH, has inturn sold the said property in favour of Mr.MUNISWAMAPPA, under a Deed of Sale dated 16.03.1955, which is registered as No.6019 of 1954-55 in Book I, Volume 1459, pages 77 to 78, in the office of the Sub-registrar, Bangalore Taluk, Bangalore, on 21.03.1955:

After the purchase of the Schedule property by the said Mr. MUNISWAMAPPA as described above, the said Mr. Muniswamappa and his four sons have partitioned the joint family properties, including the Schedule property amongst themselves under a Deed of Partition dated 23.08.1974, which is registered as No.2855 of 1974-75 in Book I, Volume 1411, pages 112 to 116, in the office of the Sub-Registrar, Hosakote, on 28.12.1974

Under the said Deed of Partition, the entire Schedule property came to be allotted to the share of Mr. DODDA MUNISMAMAPPA. The said Doddamuniswamy died on 02.05.2001 as per the Death Certificate furnished.

The Record of Rights for the period 1967-68 to 2000-01 issued in respect of Sy. No. 15/7 indicates that to the extent of 4 Acres of land in Siddapura Village, Varthur Hobli, Bangalore South Taluk later Bangalore East Taluk was in possession and enjoyment of Shri Muniswamappa and later, the same was changed to Shri Doddamunishamappa S/o Munishamappa. His name is reflected in the Column 9 as well as Column No.12 of the RTC which confirms that he was not only in possession of the property but also he was cultivating the land. The Record of Rights for the period 2002-2003 indicates that the said Shri Doddamuniswamappa died on 02.05.2001 and the katha was changed in favour of his widow Smt.Munithayamma as per M.R. bearing No.12/2002-03. A copy of the death Certificate of Doddamunishamappa is furnished to confirm his death.

It is seen that the said Smt. Munithayamma along with her children Shri D. Narayanaswamy, Smt. Bhagyamma, Shri Jayakumar and other grandchildren, were in possession as absolute joint Owners of all that immovable property being dry agricultural lands (1) measuring an extent of



Two (02) Acres in Survey No.15/2, formerly a portion of Survey No.15/6 and (2) measuring an extent of Four (04) Acres in Survey No.15/7, measuring a total extent of Six (06) Acres, both situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk.

Later, by a Sale Deed dt.14.06.2004 executed by Smt. Munithayamma and her legal heirs in favour of Ms. Banu Ramaswamy which is registered as document No.BAS-1-06145-2004-05 of Book I and stored in C.D.No.BASD171 in the Office of Sub-Registrar, Bangalore South Taluk for valuable consideration; All the revenue records were changed as per MR No.4 of 2004-05 in the name of Smt. Banu Ramaswamy.

Later by a Sale Deed dt.01.10.2004 executed by Ms. Banu Ramaswamy in favour of Mr. B.M. Karunesh which is registered as document No.BAS-1-1785-2004-05 of Book I and stored in C.D.No.BASD171 in the Office of Sub-Registrar, Bangalore South Taluk for valuable consideration. All the revenue records were changed as per MR No.13 of 2004-05 was changed in the name of Shri B.M. Karunesh;

Sale deed dt.14.09.2012 executed by B.M. Karunesh AND M/s Adarsh Developers represented by its Partner Shri B.M. Karunesh which is registered as document No.VRT-1-03068-2012-13 of Book I and stored in C.D.No.VRTD172 in the Office of Sub-Registrar, Varthur, Bengaluru;

Subsequently, the said B.M. Karunesh has applied for conversion of the larger extent of land purchased, owned and possessed by him in Sy.No.15/5, 15/6A, 15/6B and 15/7, totally measuring to an extent of 12 Acres including the Schedule Property. The Special Deputy Commissioner (R), Bangalore District, Bangalore has converted the aforesaid larger extent of 12 Acres including the Schedule Property from agricultural to non-agricultural residential purposes, vide its Order No. ALN: (EVH) SR 700/2007-08, dated 30.10.2008, in the name of Shri B.M. Karunesh.

The property was mortgaged by way of a Mortgage Deed dt.11.02.2009 executed by Shri D. Karunesh in favour of M/s Rajesh Exports Limited which is registered as document



No.VRT:5320-2008-2009 of Book I and stored in C.D.No.VRTD42 in the Office of Sub-Registrar, Varthuru, Bengaluru;

The said Mortgage was redeemed by a Redemption Deed dt.24.11.2009 executed by M/s Rajesh Exports Limited in favour of Sri B.M.Karunesh which is registered as document No.3939/2009-2011 in the Office of Sub-Registrar, Varthuru, Bangalore City;

A Record of Deposit of title deeds dt.21.08.2012 executed by B.M. Karunesh in favour of Kotak Mahindra Prime Limited which is registered as document No.2853/12-13 in the Office of Sr.Sub-Registrar, Bidarahalli, Bengaluru indicates that the property as charged to Kotak Mahindra Prime Ltd. The said Charge was Discharged as per Discharge Deed datd 22.10.2012 executed by Kotak Mahindra Prime Ltd., in favour of Shri B.M. Karunesh which is registered as document No.INR-1-03695-2012-13.;

It is also seen that, the said Shri B.M. Karunesh had availed a loan from M/s Adarsh Developers in a sum of Rs.66,67,000/-. However, since, the said sums could not be repaid, the said B.M. Karunesh offered to sell the property to M/s Adarsh Developers. However, Adarsh Developers have nominated M/s Varin Infra Projects Pvt., Ltd., to be their nominees in the Sale. Accordingly, Shri B.M.Karunesh and his confirming party M/s Adarsh Developers sold the property to M/s Varin Infra Projects Private Limited vide document dt.14.09.2012 bearing No.VRT-1-03074-2012-13 of Book I and stored in C.D.No.VRTD162 in the Office of Sub-Registrar, Varthur, Bengaluru City

M/s Varin Infra Projects Private Limited, thus became the absolute owners of the said properties to an extent of 4 acre of land in New Sy.No.15/7, as stated above.



**FLOW OF TITLE IN RESPECT O SY.NO.OLD SY.NO.15/3, LATER 15, NEW SY.NO.82/1
MEASURING 1 ACRE 38.08.GUNTAS AND 1.08 GUNTAS KHARAB**

RTC extracts for the year 1969-70 to 2001-02 issued by Tahsildar in respect of Sy.No.15/3 indicates that the extent of property was 4 acres and was mutated in the name of Sriramaiah, Bachanna, Muniyappa, Narayanaswami, Venkataramanappa & Chandrappa.

After the death of Sriramaiah, LRs have succeeded to the property and khatha has been mutated into their name. RTC extracts for the year 1969-70 to 2001-02 issued by Tahsildar showing that 4 acres has been mutated Sriramaiah, Bachanna, Muniyappa, Narayanaswami, Venkataramanappa & Chandrappa

The record of rights, indicate that the above mutation was effected on the basis of an order passed in I.H.C.7/1985-86 (evidencing the death of Sriramaiah) not available. An Endorsement is issued by the authorities, which confirms that dt.13/02/2023 bearing no.RK/CR/129/2023-24.

Documents reveal that the Property was originally owned by Sriramaiah. He and his brother late Thimmaiah minor son Muniyappa rep. By natural guardian Bachanna have entered into Partition Deed by which Sriramaiah was allotted 2 acres and Muniyappa was allotted 2 acres in terms of a Partition Deed executed by and amongst them which is dated 01.06.1972 which is registered as document No.1717/1972-73 in the Office of the Sub Registrar, Bangalore South Taluk.

Out of the agricultural land bearing Sy.No.15/3, Situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk measuring to an extent of 4(Four) acres. In terms of this partition Deed, Sriramaiah and Shri Muniyappa were allotted 2 acres each. Subsequently, the revenue records were changed in their respective names.



Smt. Munirathnamma D/o late Shri Muniramaiah, who died intestate on 97.08.1979 had filed a suit for Partition and separate possession in O.S. No.1507 of 2005 against Smt. Akkayamma and other legal heirs of Shri Krishnappa, who had also died intestate on 14.07.1996 and Bachanna died on 14.02.2003, claiming 1/8th share in the suit schedule properties. Item No.10 is the property in Sy.No.15/3 to an extent of 2 acres.

The said case was decreed by a Judgement and decree dated 3.2.2016.

After the Decree was passed, it appears that the parties arrived at compromise and they had agreed to share the entire 4 acres of land in Sy.No.14/3 equally that is to say the legal heirs of Sriramaiah viz., Munirathnamma shall take 2 acres of land and the Legal heirs of Shri Krishnappa and Shri Bacchanna shall take 2 acres. However, concrete documents to this effect is not furnished.

Be that as it may, the said Akkayamma along with other members of the family and also Smt. Munirathnamma D/o Shri Sriramaiah, sold the property to Shri G. Shivaprakasham by executing a Sale deed dated 20.01.2016 which registered as document No. BMH-1-03304-2018-19 at the office of Sub Registrar, Bommanahalli, Bengaluru.

It is relevant to state that the said Smt. Akkayamma and others had executed a General Power of Attorney in favour of Shri Janardhan which is dated 04.05.2005 and registered as Document No. BAS-4-00106-2005-06 at the office of sub registrar Bengaluru South Taluk, Bengaluru

The said Munirathnamma along with her children Ravi Kumar, Smt. Bhavani and Lakshmi being legal heirs of Late Sri Sriramaiah and Krishnappa and Govindappa who were the sons of Muninanjappa, the Consenting party have agreed and have voluntarily come forward without any coercion, force or undue influence to execute this Deed of Confirmation the ownership of Muninanjappa in LRF-92:74-75 before the Hon'ble Land Tribunal, Bangalore Taluk, dated 30-10-



1976 and also the subsequent transactions/sale effected in respect of the Schedule Property in favour of the Shri Shivaprakasam and to clear all the cases and disputes, relinquish all their claims in respect of the schedule property, to withdraw all their claims before the courts either pending or disposed and to close all cases pending before all the forums including relinquishment of right over the schedule property in judgment and Decree passed in O.S.1507/2005 in respect of the Schedule Property and in this regard, a Deed of Confirmation was executed which is dated 10.01.2019 in favour of Smt. S. Kalavathi, by the said Smt. Munirathnama and her children Shri Ravi Kumar, Bhavani, and Lakshmi consented/confirmed by Shri Krishnappa and Govindappa which is registered as document No. VRT-1-06137-2018-19 and is stored in CD No.VRTD370 in the Office of the Sub Registrar, Varthur, Bengaluru:

It is also seen that this Confirmation deed also includes portion of another agricultural land bearing old.Sy.No. 15/4, presently Sy.No.15, Situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk measuring to an extent of 2 (Two) Acres. Which was acquired by Shri G. Shivaprakasam husband of Smt. S. Kalavathi under a sale deed dated 20/01/2006, registered number allotted on 24/07/2018, registered as Document No.3304/2018-19 Book - I, registered before the Office of the Sub-Registrar, Jayanagar (Bommanahalli), Bangalore

By this Deed of Confirmation, the said Smt. Munirathnamma confirmed and ratified several transaction in respect of sy.No.15/3 and 15/4.;

Likewise the following Confirmation Deeds were executed by various persons who had staked claim in respect of properties in Sy.No.15/3 and 15/4:

- i) Deed of Confirmation dated 10.01.2019 executed by Shri Janardhana.S.M and 4 others in favour of Smt.S.Kalavathi represented by her GPA Holder Ms.Bhanu Ramaswamy AND Shri Krishnappa and Shri Govindappa consenting party which is registered as document No.VRT-1-06135-2018-19 of Book I and stored in C.D.No.VRTD370 in the Office of Sub-Registrar, Varthuru, Bengaluru;
- ii) Deed of Confirmation dated 23.10.2019 executed by Shri M.Manjunatha in favour of Smt.S.Kalavathi which is registered as document No.MDP-1-06084-2019-20 of Book I



and stored in C.D.No.MDPD 467 in the Office of Sub-Registrar, Mahadevapura, Bengaluru;

It is also seen that by a Release Deed dt.31.07.2021 executed by Shri S. Prashanth S/o Shri G. Sivaprakasham in favour of his mother Smt.Kalavathi which is registered on 27.09.2021 as document No.MDP-1-03820-2021-22 of Book I and stored in C.D.No.MDPD 930 in the Office of Sub-Registrar, Shivajinagara (Mahadevapura);

Later, by a General Power of Attorney dt.31.07.2021 executed by Smt.S.Kalavathi and Banu Ramaswamy in favour of M/s Sumadhura Infracon Pvt. Ltd which is registered on 30.10.2021 as document No.MDP-4-00216-2021-22 of Book 4 and stored in C.D.No.MDPD951 in the Office of Sub-Registrar, Mahadevapura, Bengaluru, with powers ;

Full Settlement Agreement dt.31.07.2021 executed by Smt.S.Kalavathi and Ms.Banu Ramaswamy in favour of M/s Sumadhura Infracon Pvt. Ltd which is registered on 30.10.2021 as document No.MDP-1-04926-2021-22 of Book 1 and stored in C.D.No.MDPD951 in the Office of Sub-Registrar, Mahadeva-pura, Bengaluru with powers to sell the property;

Exercising this power, by a Sale Deed dt.17.09.2022 executed by Smt.S. Kalavathi and Ms.Banu Ramaswamy represented by their GPA Holder Mr.G. Madhu Sudhan in favour of Mr.G. Madhu Sudhan Chairman & Managing Director of M/s Sumadhura Infracon Pvt. Ltd which is registered on 17.09.2022 as document No.MDP-1-05983-2022-23 of Book 1 and stored in C.D.No.MDPD1193 in the Office of Sub-Registrar, Shivaji-nagara (Mahadevapura) Bengaluru;

The property is now converted from Agricultural use to Non Agricultural residential use as per Official Memorandum bearing No. 483506 dt.14.03.2023 issued by Deputy Commissioner, Bengaluru District;

Record of Rights dt.05.12.2024 for the period 2023-2024; The revenue records were changed as per MR T22/2023-24 and the khahta was changed in the name of Shri Madhusudhan and later in the name of M/s Sumadhura as per MR T23/2023-24.

Official Memorandum dt.14.03.2023 issued by Deputy Commissioner, Bengaluru;

Record of Rights dt.05.12.2024 for the period 2023-2024 and 2024-2025;

The title has flown clearly and is valid marketable.

Flow of title of Sy.No.82/2

RTC extracts for the year 1969-70 to 2001-02 issued by Tahsildar in respect of Sy.No.15/3 indicates that the extent of property was 4 acres and was mutated in the name of Sriramaiah, Bachanna, T Muniyappa, Narayanaswami, Venkataramanappa & Chandrappa.

After the death of Sriramaiah, LRs have succeeded to the property and khatha has been mutated into their name. RTC extracts for the year 1969-70 to 2001-02 issued by Tahsildar showing that 4 acres has been mutated Sriramaiah, Bachanna, Muniyappa, Narayanaswami, Venkataramanappa & Chandrappa

The record of rights, indicate that the above mutation was effected on the basis of an order passed in L.H.C.7/1985-86 (evidencing the death of Sriramaiah) not available. An Endorsement is issued by the authorities, which confirms that dt.13/02/2023 bearing no.RK/CR/129/2023-24.

Documents reveal that the Property was originally owned by Sriramaiah. He and his brother late Thimmaiah minor son Muniyappa rep. By natural guardian Bachanna have entered into Partition Deed by which Sriramaiah was allotted 2 acres and Muniyappa was allotted 2 acres in terms of a Partition Deed executed by and amongst them which is dated 01.06.1972 which is registered as document No.1717/1972-73 in the Office of the Sub Registrar, Bangalore South Taluk.

Out of the agricultural land bearing Sy.No.15/3, Situated at Siddapura Village, Varthur Hobli, Bangalore East Taluk measuring to an extent of 4(Four) acres. In terms of this partition Deed, Sriramaiah and Shri Muniyappa were allotted 2 acres each. Subsequently, the revenue records were changed in their respective names.

Hissa Re-Survey Tippani issued by ADLR confirms that sy.no.15 measuring 4 acres has been phodied and assigned with new no.82.



Hissa Re-Survey Tippani issued by ADLR confirms that sy.no.82 measuring 4 acres has been phodied and assigned with sub no.82/1 measuring 2 acres including 1.1/2 guntas kharab in the name of Kalavathi and Prashanth sy.no.82/2 measuring 2 acres including 1.1/2 guntas of kharab in the name of Muniyappa.

The said Shri T. Muniyappa along with his wife Smt. Sumithra and children Miss Pavana M and Darshan M, entered into a Joint Development Agreement dated 29.10.2022 which is registered as document No.MDP-1-07445-2022-23 and is stored in CD No.MDPD1222 in the Office of the Sub Registrar, Mahadevapura, Bengaluru with M/s Sumadhuraa Infracon Pvt., Ltd., for construction of a multistoried apartment complex. The super built up area is agreed to be share in the ratio of 60% to the Developer and 40% to the Owners.

On the same day in order to enable the developer to achieve the terms of the JDA, a General Power of Attorney was executed by the said Shri T. Muniyappa along with his wife Smt. Sumithra and children Miss Pavana M and Darshan M, in favour of M/s Sumadhuraa Infracon Pvt., Ltd., which is dated 29.10.2022 and registered as document No.MDP-4-00344-2022-23 and is stored in CD No.MDPD1222 in the Office of the Sub Registrar, Mahadevapura, Bengaluru, with powers to sell the property to any third parties in respect of their share of allocation to an extent of 60%.

The property was an agricultural land which was converted to Non agricultural residential use as per Official Memorandum dated 14.03.2023 bearing No.483506 issued by the Special Deputy Commissioner in respect of Sy.No.82/1 measuring 2 acres converting the property from agricultural to non agricultural residential purpose.

It is also seen from the documents that M/s Sumadhuraa Infracon Pvt., Ltd., who were the owners of properties bearing Sy.No.82/2, 82/1, 81/1, 81/2, 16/2, 83, 84, 85 and 86/3 along with the above said property for joint development, referred to above are situated adjacent to each other at Siddapura Village, Varthur Hobli, Bangalore East Taluk, Bangalore, now coming under the the administrative jurisdiction of BBMP, together totally measures & Acres 18.4 Guntas (6 Guntas



Kharab land), which property is more fully described in the Composite Schedule hereunder and hereinafter referred to as the "Schedule A Property".

The property in question, which is composite one as stated above, is being assessed by Bruhat Bangalore Mahanagar Palike, in Form No.11 (A), bearing EPID no.2511520167.

The Developer has envisaged a scheme for the development of the Schedule A Property by the construction thereon of a multi-storied residential apartment complex in the name and style "THE EDITION BY SUMADHURAA" (referred to herein as 'the Project") comprising of several apartment units of various dimensions with necessary internal and external services, access roads, driveways, walkways, clubhouse and other common area amenities and facilities.

Subsequently the Developer has applied for Development Plan from the Bangalore Development Authority (BDA), for the construction of a multi-storied residential apartment complex made up of WING NOS.A (ARA), B (AQUILA), C (CARINA), G(INDUS), H (LYRA), I (ORION), J(TUCANA) AND K(VELA) each having 2 common Basement plus ground, and 18 upper floors.. The plan has been sanctioned as per Plan Sanction dated 27.10.2025, bearing No.BBMP/ADDL.DIR/JDNORTH/0039/25-26. Building Licence Dated 27.10.2025 is also issued BBMP

Further the Owner and the Developer have relinquished the areas reserved for Park/Open Spaces, Road and Road widening area as earmarked in Plan on the Schedule A Property under the Relinquishment Deed dated 17.05.2023 (Registered as Document No.BDA-1-00189-2023-24, stored in C.D.No.BDAD1336, in the Office of the Sub registrar Bangalore) in favour of Bangalore Development Authority.

Shri C. Gopal Raju, had previously entered into an MOU dated 12.10.2007 with the Owner No. 1 in relation to development of the Item No. I of Schedule Property.



It is also ascertained that Certain disputes arose between the Parties, resulting in legal proceedings initiated by Sn C. Gopal Raju. The Parties however, have settled their disputes amicably and the Developer has agreed to transfer to Shri C. Gopal Raju, an extent of 20,000 sq. ft. of super built up area along with proportionate undivided share in the Schedule A Property in the proposed construction over the Schedule A Property, in lieu of the settlement arrived. Accordingly, the Parties have filed a compromise petition before the Hon'ble City Civil Court. Bengaluru Rural.

Further the said Shri C. Gopal Raju has assigned all his right, title and interest under the aforesaid MOU dated 12.10.2007 and nominated Shri Vishal Chandrashekhar Raju, for the conveyance and transfer of the Apartment units in terms of the settlement arrived herein between the Parties.

In terms of the compromise arrived at, the Developer has agreed to transfer and convey a total of 20,000 sq ft of built-up area in the proposed construction to be put up under the JDA, in the form of residential apartment units constructed on the Schedule A Property along with the corresponding undivided share and interest in the Schedule A Property. The residential apartment units along with the corresponding undivided interest in the Schedule Property transferred to Sri Vishal Chandrashekhar Raju ("Attorney").

~~Further the said Shri C. Gopal Raju has assigned all his right, title and interest under the aforesaid MOU dated 12.10.2007 and nominated Shri Vishal Chandrashekhar Raju, for the conveyance and transfer of the Apartment units in terms of the settlement arrived herein between the Parties.~~

In pursuance of the above, the Owners and the Developer hereby have entered into an Agreement of Sale of even date ("Agreement of Sale") in regard to the Apartment Units and in pursuance thereof the Owner/ Developer have come forward to execute this Irrevocable General Power of Attorney in favour of the Attorney with the power to deal and dispose the Apartment Units viz.,

- i) Apartment Unit bearing No. A-807, on the Eighth Floor of Tower-A, Wing 1 of Type 4 BHK Classic, facing North, having Carpet Area of 1500 Sq. ft. Balcony Area of 154 Sq. It and Super Built Up Area of 2483 Sq. ft (inclusive of the proportionate share of

common areas) and Two (02) Car Parking space's, in the project known as "THE EDITION BY SUMADHURAA" to be constructed on Schedule A Property along with 556 Sq. ft of proportionate Undivided Share, right and title in the Schedule A Property, Le. Apartment Unit taking into consideration the total Carpet Area/Super Built Up Area constructed on the Schedule Property

- ii) Apartment Unit bearing No. B-1507, on the Fifteenth Floor of Tower-A, Wing 2 of Type 3 BHK Classic, facing East, having Carpet Area of 1144 Sq. ft, Balcony Area of 133 Sq. ft and Super Built Up Area of 1919 Sq. ft (inclusive of the proportionate share of common areas) and One (01) Car Parking space/s, in the project known as "THE EDITION BY SUMADHURAA" to be constructed on Schedule Property along with 430 Sq. ft of proportionate Undivided Share, right and title in the Schedule A Property, ie, Apartment Unit taking into consideration the total Carpet Area/Super Built Up Area constructed on the Schedule A Property.
- iii) Unit bearing No. B-1001, on the Tenth Floor of Tower-A, Wing 2 of Type 3 BHK Classic, facing East, having Carpet Area of 1116 Sq. ft, Balcony Area of 143 Sq. ft and Super Built Up Area of 1891 Sq. ft (inclusive of the proportionate share of common areas) and One (01) Car Parking space/s, in the project known as "THE EDITION BY SUMADHURAA" to be constructed on Schedule Property along with 423 Sq. ft of proportionate Undivided Share, right and title in the Schedule A Property, ie, Apartment Unit taking into consideration the total Carpet Area/Super Built Up Area constructed on the Schedule A Property
- iv) Apartment Unit bearing No. C-403, on the Fourth Floor of Tower-A, Wing 3 of Type 3 BHK Classic, facing North, having Carpet Area of 1149 Sq. ft, Balcony Area of 129 Sq. ft and Super Built Up Area of 1921 Sq. ft (inclusive of the proportionate share of common areas) and One (01) Car Parking space/s, in the project known as "THE EDITION BY SUMADHURAA" to be constructed on Schedule Property along with 430 Sq ft of proportionate Undivided Share, right and title in the Schedule A Property,



ie, Apartment Unit taking into consideration the total Carpet Area/Super Built Up Area constructed on the Schedule Property

v) Apartment Unit bearing No. A-004, on the Ground Floor of Tower-A, Wing I of Type 4 BHK Smart, facing North, having Carpet Area of 1325 Sq. ft, Balcony Area of 137 Sq. ft and Super Built Up Area of 2250 Sq. ft (inclusive of the proportionate share of common areas) and Two (02) Car Parking space's, in the project known as "THE EDITION BY SUMADHURAA" to be constructed on Schedule Property along with 504 Sq ft of proportionate Undivided Share, right and title in the Schedule A Property, ie. Apartment Unit taking into consideration the total Carpet Area/Super Built Up Area constructed on the Schedule Property.

vi) Apartment Unit bearing No. B-602, on the Sixth Floor of Tower-A, Wing 2 of Type 3 BHK Smart, facing East, having Carpet Area of 1003 Sq. ft, Balcony Area of 124 Sq. ft and Super Built Up Area of 1697 Sq. ft (inclusive of the proportionate share of common areas) and One (01) Car Parking space/s, in the project known as "THE EDITION BY SUMADHURAA" to be constructed on Schedule Property along with 380 Sq. ft of proportionate Undivided Share, right and title in the Schedule A Property, 1.c. Apartment Unit taking into consideration the total Carpet Area/Super Built Up Area constructed on the Schedule A Property

vii) Apartment Unit bearing No. C-1102, on the Eleventh Floor of Tower-A, Wing 3 of Type 4 BHK Smart, facing East, having Carpet Area of 1226 Sq. ft, Balcony Area of 143 Sq. ft and Super Built Up Area of 2035 Sq. ft (inclusive of the proportionate share of common areas) and Two (02) Car Parking space's, in the project known as "THE EDITION BY SUMADHURAA™" to be constructed on Schedule A Property along with 456 Sq ft of proportionate Undivided Share, right and title in the Schedule A Property, ie, Apartment Unit taking into consideration the total Carpet Area/Super Built Up Area constructed on the Schedule A Property.

viii) Apartment Unit bearing No. C-1805, on the Eighteenth Floor of Tower-A, Wing 3 of Type 4 BHK Smart, facing North, having Carpet Area of 1325 Sq. ft, Balcony Area of

137 Sq. ft and Super Built Up Area of 2181 Sq. ft (inclusive of the proportionate share of common areas) and Two (02) Car Parking space/s, in the project known as "THE EDITION BY SUMADHURAA" to be constructed on Schedule A Property along with 488 Sq. ft of proportionate Undivided Share, right and title in the Schedule A Property, ie, Apartment Unit taking into consideration the total Carpet Area/Super Built Up Area constructed on the Schedule Property

ix) Apartment Unit bearing No. B-206, on the Second Floor of Tower-A, Wing 2 of Type 3 BHK Smart, facing East, having Carpet Area of 1003 Sq. ft, Balcony Area of 124 Sq. ft and Super Built Up Area of 1692 Sq. ft (inclusive of the proportionate share of common areas) and One (01) Car Parking space/s, in the project known as "THE EDITION BY SUMADHURA" to be constructed on Schedule Property along with 379 Sq. ft of proportionate Undivided Share, right and title in the Schedule A Property, Le Apartment Unit taking into consideration the total Carpet Area/Super Built Up Area constructed on the Schedule A Property

The Attorney shall use this Irrevocable General Power of Attorney to transfer/sell by execution and presentation of an Assignment Agreement, Agreement of Sale, Deed of Sale Gift Deed/ Lease Deed/Rectification Deed, Mortgage Deed, Loan Agreement or any other document or instrument of conveyance, provided that the Sale Deed is in the uploaded format approved by the RERA
The following Irrevocable General Power of Attorney all dated 19.10.2024 were executed by the parties:

i)	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhuraa Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00321-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;
ii)	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhuraa Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00325-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;
iii)	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of



	Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00326-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;
iv)	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00322-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;
v)	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00324-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;
vi)	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00327-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;
vii)	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00328-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;
viii)	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00329-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;
ix)	Irrevocable General Power of Attorney executed by Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M represented by their Power of Attorney Holder M/s Sumadhura Infracon Private Limited in favour of Shri Vishal Chandrshekar Raju which is registered as document No.MDP-4-00330-2024-25 of Book 4 In the Office of Sub-Registrar, Mahadevapura, Bangalore;

The fact that Plan sanction, RERA approval has yet to be obtained, along with the NOC, the above opinion can be updated on obtaining the same along with the documents highlighted above.

The recitals of Documents reveal that Shri T. Muniyappa alias Mune Gowda and Smt. Sumithra W/o Shri T. Muniyappa alias Mune Gowda, the owner of the all that piece and parcel

of Property being Old Sy.No. 15/3, Later. Sy.No.15, Presently Converted Sy.No.82/2, Present BBMP Katha No.1403/ Municipal No. 507/Sy. No.82/2 (converted vide Official Memorandum bearing No.483506, Dated: 14/03/2023, issued by the Deputy Commissioner, Bangalore District situated at Siddapura Village, Varthur Hobli. Bangalore East Taluk presently under the administrative jurisdiction of BBMP measuring about 1 Acre 38.08 Guntas.

The said Property and the following properties are situated adjacent to each other at Siddapura Village, Varthur Hobli. Bangalore East Taluk, presently under the administrative jurisdiction of BBMP, and totally Meausring about 8 Acres 12.04 Guntas.

All that piece and parcel of following properties

- 1) Old Sy. No. 15/4, Later. Sy.No.15, Presently undeveloped Converted Sy.No.81/1, Present BBMP Katha No.1404/ Municipal No.508/Sy No.81/1,
- 2) Old. Sy.No.15/4, Later Sy.No.15, Presently undeveloped Converted Sy.No.81/2, Present BBMP Katha No.1405/ Municipal No.509/Sy. No.81/2,
- 3) Old. Sy.No. 15/3, Later Sy.No.15, Presently undeveloped Converted Sy.No.82/1, Present BBMP Katha No.1407/ Municipal No.511/Sy No 82/1,
- 4) Old Sy. No. 15/2, Old.Sy. No. 15, Later Sy.No.86/2, Presently undeveloped Converted Sy.No.86/3, Present BBMP Katha No.1424/Municipal No.512/Sy. No.86/3.
- 5) Converted land bearing Sy.No.16/2, Present BBMP Katha No.1406/ Municipal No.510/Sy No.16/2.

The above properties belonging to M/s Sumadhura Infracon Pvt. Ltd., and



6) Old Sy.No. 15/3, Later Sy.No. 15, Presently undeveloped Converted Sy.No.82/2, Present BBMP Katha No.1403/ Municipal No.507/Sy.No.82/2, belonging to Shri T. Muniyappa alias Mune Gowda and Smt. Sumithra W/o Shri T. Muniyappa alias Mune Gowda:

Were all situated adjacent to each other at Siddapura Village, Varthur Hobli, Bangalore East Taluk, presently under the administrative jurisdiction of BBMP, and totally Measuring about 08 Acres 12.04 Guntas.

The above said Shri T. Muniyappa alias Mune Gowda and Smt. Sumithra W/o Shri T. Muniyappa alias Mune Gowda and M/s Sumadhura Infrcon Pvt., Ltd., who are the owners of the aforesaid properties decided to amalgamate the Composite schedule property as one compact block for their mutual benefit, consequently they intend to amalgamate above said Properties and Katha as well and in thus they executed an Amalgamation Deed to amalgamate the Schedule above said properties which is dated 19.10.2023 and registered as document No.MDP-1-05853-2023-24 in the Office of the Sub Registrar, Mahadevapura, Bengaluru.

As stated above, the properties came under the jurisdiction of the Bruhat Bengaluru Mahanagara Palike, who have issued the following Special Notices for the purpose of payment of betterment charges.

Special Notice dated 26.04.2023 (Sy.No.82/2) issued by Bruhat Bengaluru Mahanagara Palike (BBMP for short) in favour of Muniyappa;

Special Notice dated 26.04.2023 in Sy.No.82/1 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;

Special Notice dated 26.04.2023 in Sy.No.81/2 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;

Special Notice dated 26.04.2023 in Sy.No.16/2 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;

Special Notice dated 26.04.2023 in Sy.No.81/1 issued by BBMP in favour of M/s Sumadhura Infracon Private Limited;

After the payment of necessary charges, Katha was registered in the name of Shri Muniyappa and M/s Sumadhura Infracon Pvt., Ltd., respectively as stated above.

Company documents

Articles of Association of Sumadhura Infracon Pvt., Ltd., and Memorandum of Association of the said company also indicates that they are in the business of Development of properties in Real Estate. A certificate of Incorporation dated 16.01.2012 is also furnished.

Board Resolution for development of the property is also passed. A Certified Extract of Board Resolution is also formed.

NOC:

- 1 Airports Authority of India dated 01/07.2025 valid upto 30.06.2033
2. BESCOM dated 05.08.2025
3. BSNL DATED 31.07.2025
4. BWSSB DATED 20.08.2025
5. KARNATAKA STATE POLLUTION CONTROL BOARD DATED 19.09.2025
6. KARNATAKA STATE FIRE AND EMERGENCY SERVICES DATED 12.06.2025

It is pertinent to state and point out that the conversion order would be passed only after the Deputy Commissioner is fully satisfied that there are no contravention, whatsoever of the relevant provisions of The Karnataka Land Revenue Act 1961, Karnataka Land Grant Rules, Karnataka Prohibition of Transfer of Certain Lands Act (PTCL), Land Revenue Rules relating to various aspects including, Green belt, before sanctioning the order. The Office of the Deputy Commissioner is also required to verify whether any acquisition proceedings under any scheme of the Government and/or Bangalore Development Authority are pending or otherwise are pending. And only when the Deputy Commissioner is satisfied about all these aspects and after obtaining an independent inquiry with regard to the authenticity of the documents, a conversion Certificate would be granted. The Deputy Commissioner is duty bound to verify and satisfy himself regarding the change of land use and shall ensure that such conversion, shall not in any manner cause public nuisance. The Deputy Commissioner shall also ensure that change of land use are not inconsistent with Comprehensive Development Plans and Outlined Development Plans. Having obtained a conversion Certificate, it would therefore necessarily mean that all the mandatory stipulations have been complied and the lands in question are clear in all respects.



Revenue records furnished such as Survey Sketch indicates the shape and measurements of the property. The Akarbandh extracts confirms the assessment details. The Village Map indicates the location of the property.

Further, it is also relevant to point out that Section 133 of the Karnataka Land Revenue Act, made it clear that "an entry in the Record of Rights and a certified entry in the Register of Mutations or in a Patta Book shall be presumed to be true until the contrary is proved or a new entry is lawfully substituted therefore". Interpreting the said provision, The Hon'ble Supreme Court of India in Gurbaksh Singh vs Nikka Singh, reported in AIR 1963 SC 1917 held that the general presumption with respect to entries in the revenue records is presumed to be correct unless the said presumption is rebutted by producing cogent and reliable evidence. The general law relating to entries in the revenue records is that they are not the proof of title and they neither confer nor extinguish title to any property, but they are incidents of Ownership.

The Hon'ble High Court of Karnataka in Muniyappa vs G.Hanumantappa (Deceased) by LR and others reported in 2003 (2) Karnataka Law journal at page 294 held that "Entries in the Record of Rights raise presumption that what is stated therein is correct". The Hon'ble High Court of Karnataka further held that Court cannot disbelieve entries in the Record of Rights in absence of evidence to rebut presumption arising therefrom.

Under the circumstances, it can be stated that M/s Sumadhura Infracon Private Limited and Shri T.Muniyappa, Smt.Sumithra, Ms. Pavana.M and Mr.Darshan.M are the absolute owners of the properties as stated above. Prospective purchasers shall get a valid and marketable title to the property in the development **THE EDITION BY SUMADHURA**.



DEEPAK

Bengaluru

Date: 26.11.2025

