



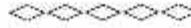
To,

Date: 27th April, 2022

M/s. SUMADHURA INFRACON PVT.LTD.,
 Represented by its Chairman cum Managing Director,
Sri.G.MADHU SUDHAN,

LEGAL SCRUTINY REPORT

This Legal Opinion is given to **M/s. SUMADHURA INFRACON PVT.LTD.,** Represented by its Chairman cum Managing Director, **Sri.G.MADHU SUDHAN,** based on the photocopies of title documents and information provided by them.



RE: "**folium by Sumadhura**" constructed over All that piece and parcel of the Converted land bearing **Sy.No.47/1, measuring 5 Acres 04 Guntas and Sy.No.48/4, measuring 1 Acre 38 Guntas** {The land bearing Sy.Nos.47/1, 48/4 and other properties is converted for residential purpose vide Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:23/01/2009, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore, followed by rectification of Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:30/01/2019, issued by the Deputy Commissioner, Bangalore Dist., Bangalore} Converted land bearing **Old.Sy.No.47/2A, New Sy.No.47/3,** measuring about **1 Acre 16.08 Guntas,** Converted land bearing **Sy.No.47/2B** measuring about **31 Guntas,** Converted land bearing **Sy.No.48/3** measuring about **20 Guntas.** The **Old.Sy.No.47/2A, New Sy.No.47/3, Sy.No.47/2B, and Sy.No.48/3, all the Properties are Totally Measuring 2 Acres 27.08 Guntas** {The land bearing Sy.Nos.47/2A, 47/2B & 48/3 and other properties is converted for residential purpose vide Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:23/01/2009, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore followed by rectification of Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:30/01/2019, issued by the Deputy Commissioner, Bangalore Dist., Bangalore} and Converted land bearing **Sy.No.48/3,** measuring about **10000 Sq.foot or 9.03 Guntas, BBMP Katha No.729-48/3-Municipal No.432,** {converted for residential purpose vide Conversion Order No.ALN.SR:1599, dated:12/02/1969, issued by the office of the Tahasildar, Bangalore South Taluk, Bangalore} and converted land bearing **Sy.No.47/2A, BBMP Katha No.1763-Sy No.47/2A-Municipal No.288** measuring about **1 Acre 16.08 Guntas,** {converted from agricultural to non-agricultural purposes Conversion Order No.150337 dated:19/03/2020, issued by the Deputy Commissioner, Bangalore Dist., Bangalore all the Properties referred to above are situated adjacent to each other at White Field Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, presently under the administrative jurisdiction of BBMP, and totally Measuring about **11 Acres 15.03 Guntas, Common BBMP Katha No. 650/398/Sy.No.47/1,48/4,47/2A,47/2B/48/3.**



I LIST OF DOCUMENTS SCRUTINISED

Item -I

Converted Land bearing Sy.No.47/1, measuring about 5 Acres 04 Guntas

Sl .No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original /Copy
01.	03/01/1917	Sale Deed executed by Mr.Katri Vittaladas in favour of Sri.Ballarappa Son of Sri.Sonnabyrappa, registered as document No.2226/1916-1917, in Book-I, Volume 309, Pages 436 to 439 registered before the Office of the Sub-Registrar, Gandhinagar, Bangalore in respect of Old.Sy.No.41 New Sy.No.47 of White Filed Grama Hagaduru Dhakle/Index (during 1917 their was only Hagaduru Dhakle/Index they don't have Dhakle/Index of White Field Village), measuring about 8 Acres 28 Guntas.	Copy
02.		R.T.C for the period from 1967-68 to 2021-22 in the respect of Sy.No.47/1 Old.Sy.No.47 of White Field Village.	Copy
03.		Index of land in respect of Sy.No.47/1 Old.Sy.No.47 of White Field Village.	Copy
04.		Endorsement issued by the Taluk office Bangalore East Taluk, stating non-availability of RR.No.72, 392,462 and 540 pertaining to Sy.No.47/1. of White Field Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
05.	14/10/1980	Partition Deed entered amongst 1. Sri.B.Narayanappa alias H.M.Narayanappa son of Late.Doddamunishmappa and 2. Sri.H.N. Muniswamapa alias H.N. Munisamaiah 3)Sri.H.N. Lakshmaiah and 4). Sri.H.N.Srinivas all are son of Sri.B.Narayanappa alias H.M.Narayanappa in respect of various Properties belonging to their joint family, including Sy.No.47/1, wherein inter-alia 1. Sri.H.N. Muniswamapa alias H.N. Munisamaiah has been allotted Land measuring about 2 Acres 04 Guntas in Sy.No.47/1 of White Field Village, and wherein inter-alia Sri.H.N. Lakshmaiah has been allotted Land measuring about 2 Acres 04 Guntas in	



		Sy.No.47/1 of White Field Village and wherein inter-alia Mr.H.N.Srinivas has been allotted Land measuring about 36 Guntas in Sy.No.47/1 of White Field Village.	
06.		Genealogical Tree of Late. Sri.B.Narayanappa alias H.M.Narayanappa	Copy
07.		Mutation Register Extract bearing No.3/1995-96, of land in Sy.No.47/1, the property described at Para-II, in the names of 1) Sri.H.N.Muniswamapa alias H.N. Munisamaiah 2)Sri.H.N. Lakshmaiah and 3). Sri.H.N.Srinivas all are son of Sri.B.Narayanappa alias H.M.Narayanappa, pursuant to the said partition.	Copy
08.	29/09/2004	Sale Deed executed by Mr.H.N.Lakshmaiah along with his family members i.e., his wife Mrs. Lakshmi Devi C. V. and their children i.e., Smt. Shuba L., Ms. Shilpa and Mr. Prasad.H.L in favour of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, vide registered as Document No.18183/2004-05 in the office of Sub-registrar K.R.Puram Bangalore, in respect of Survey No. 47/1 admeasuring 21 Guntas of Whitefield Village.	Copy
09.		Mutation Register Extract bearing No.9/2005-06, of land in Sy.No.47/1, Measuring 21 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	Copy
10.	25/10/2004	Sale Deed executed by Mr.H.N.Lakshmaiah along with his family members i.e., his wife Mrs. Lakshmi Devi C. V. and their children i.e., Smt.Shuba L., Ms. Shilpa and Mr. Prasad.H.L in favour of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, vide registered as Document No.20452/2004-05 in the office of Sub-registrar K.R.Puram Bangalore, in respect of Survey No. 47/1 admeasuring 21 Guntas of Whitefield Village.	Copy
11.		Mutation Register Extract bearing No.20/2004-05, of land in Sy.No.47/1, Measuring 21 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	Copy



12.	03/11/2004	Sale Deed executed by Mr.H.N.Lakshmaiah along with his family members i.e., his wife Mrs. Lakshmi Devi C. V. and their children i.e., Smt.Shuba L., Ms. Shilpa and Mr. Prasad.H.L in favour of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, vide registered as Document No.20923/2004-05 in the office of Sub-registrar K.R.Puram Bangalore, in respect of Survey No. 47/1 admeasuring 21 Guntas of Whitefield Village	Copy
13.		Mutation Register Extract bearing No.16/2004-05, of land in Sy.No.47/1, Measuring 21 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	Copy
14.	07/03/2005	Sale Deed executed by Mr.H.N.Lakshmaiah along with his family members i.e., his wife Mrs. Lakshmi Devi C. V. and their children i.e., Smt.Shuba L., Ms. Shilpa and Mr. Prasad.H.L in favour of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, vide registered as Document No.4068/2005-06 in the office of Sub-registrar K.R.Puram Bangalore, in respect of Survey No. 47/1 admeasuring 21 Guntas of Whitefield Village.	Copy
15.		Mutation Register Extract bearing No.13/2005-06, of land in Sy.No.47/1, Measuring 21 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed	
16.	25/10/2004	Sale Deed executed by Mr.H.N.Munisamaiah along with his family members i.e., his wife Ms.Jayanthi P. V., and their children i.e., Ms.M.Malini; Dr.M.Ashwini and Dr.H.M.Pawan in favour of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, vide registered as Document No.20460/2004-05 in the office of the Sub-registrar K.R.Puram Bangalore, in respect of Survey No. 47/1 admeasuring 21 Guntas of Whitefield Village	Copy



17.		Mutation Register Extract bearing No.12/2004-05, of land in Sy.No.47/1, Measuring 21 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	Copy
18.	03/11/2004	Sale Deed executed by Mr.H.N.Munisamaiah along with his family members i.e., his wife Ms.Jayanthi P. V., and their children i.e., Ms.M.Malini; Dr.M.Ashwini and Dr.H.M.Pawan in favour of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, vide registered as Document No.20924/2004-05 in the office of the Sub-registrar K.R.Puram Bangalore, in respect of Survey No. 47/1 admeasuring 21 Guntas of Whitefield Village	Copy
19.		Mutation Register Extract bearing No.18/2004-05, of land in Sy.No.47/1, Measuring 21 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	
20.	07/03/2005	Sale Deed executed by Mr.H.N.Munisamaiah along with his family members i.e., his wife Ms.Jayanthi P. V., and their children i.e., Ms.M.Malini; Dr.M.Ashwini and Dr.H.M.Pawan in favour of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, vide registered as Document No.4067/2005-06 in the office of Sub-registrar K.R.Puram Bangalore, in respect of Survey No. 47/1 admeasuring 21 Guntas of Whitefield Village	Copy
21.		Mutation Register Extract bearing No.10/2005-06, of land in Sy.No.47/1, Measuring 21 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	Copy
22.	29/09/2004	Sale Deed executed by Mr.H.N.Munisamaiah along with his family members i.e., his wife Ms.Jayanthi P. V., and their children i.e., Ms.M.Malini; Dr.M.Ashwini and Dr.H.M.Pawan in favour of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, vide registered as Document No.18184/2004-05 in the office of Sub-registrar K.R.Puram Bangalore, in respect of Survey No. 47/1 admeasuring 21 Guntas of Whitefield Village	Copy



23.		Mutation Register Extract bearing No.12/2005-06, of land in Sy.No.47/1, Measuring 21 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	Copy
24.	03/11/2004	Sale Deed executed by Mr.H.N.Srinivas along with his family members i.e., his wife Ms. Vijayalakshmi S.N. and their children i.e., Ms. Harini H. S. and Ms. Thanushri H. S. in favour of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, vide registered as Document No.20927/2004-05 in the office of Sub-registrar K.R.Puram Bangalore, in respect of Survey No.47/1 admeasuring 18 Guntas of Whitefield Village	Copy
25.		Mutation Register Extract bearing No.19/2004-05, of land in Sy.No.47/1, Measuring 18 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed	Copy
26.	21/03/2005	Sale Deed executed by Mr.H.N.Srinivas along with his family members i.e., his wife Ms. Vijayalakshmi S.N. and their children i.e., Ms. Harini H. S. and Ms. Thanushri H. S. in favour of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, vide registered as Document No.35228/2004-05 in the office of Sub-registrar K.R.Puram Bangalore, in respect of Survey No.47/1 admeasuring 18 Guntas of Whitefield Village	Copy
27.		Mutation Register Extract bearing No.11/2005-06, of land in Sy.No.47/1, Measuring 18 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	Copy
28.	21/02/2015	Confirmation Deed executed by family members of Late Mrs. H. N. Nanjamma i.e., 1.B. C. Narayanappa 2.Ms.B. N. Manjula; 3.Mr. B. N. Venugopal; 4.Ms. B. N. Nagaveni; (v) Mr.B.N.Ramesh; 5.Mr. B. N. Lakshmisha; and daughters of Late Mr. H. M. Narayanappa i.e., 6.Mrs.H.N.Venkatamma; 7.Mrs. H. N. Gowramma; 8.Mrs. H. N. Nagamma; 9.Mrs. H. N. Yeshodamma; and 10.Mrs.H.N.Padma alias Padmamma in favour of Mr.Naved.M.Hassan son of	Copy



		Late.Sri.S.M.Hassan vide registered as Document No.6777/2014-15 in the office of Sub-registrar Mahadevapura, Bangalore, in respect of Survey No. 47/1 measuring 5 Acres 4 Guntas and Survey No. 48/4 measuring 1 Acre 38 Guntas of Whitefield Village;	
29.	23/01/2009	Conversion Certificate bearing No.ALN (E)SR(KR.HO):239A/2007-08 issued by the Special Deputy Commissioner Bangalore Dist., Bangalore, an extent of 5 Acres 04 Guntas in Sy.No.47/1 alongwith other properties of Whitefield Village, is converted for residential purpose in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan.	Copy
30.	30/01/2019	Rectification of Conversion order bearing No.ALN (E)SR(KR.HO):239A/2007-08 issued by the Deputy Commissioner Bangalore Dist., Bangalore, an extent of 5 Acres 04 Guntas in Sy.No.47/1 alongwith other properties of Whitefield Village, is converted for residential purpose in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan.	Copy
31	26/12/2018	Sale Deed executed by Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan in favour of M/s. SUMADHURA INFRACON PRIVATE LIMITED Represented by its Chairman and Managing Director, Mr. G. MADHU SUDHAN vide registered as Document No.5795/2018-19 in the office of Sub-registrar Shivajinagar (vathur) Bangalore, in respect of 42.55% of undivided right, title and interest in the Converted Sy.No.47/1 of Whitefield Village.	Copy
32.	26/12/2018	Joint Development Agreement executed by Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan in favour of M/s. SUMADHURA INFRACON PVT.LTD, Represented by it's chairman cum Managing Director Mr. G. MADHU SUDHAN, registered as document No.5796/2018-19, Book - I, registered before the Office of the Sub-Registrar, Shivajinagar (Varthur), Bangalore, in respect of Remaining 57.45% of undivided right, title and interest in the Converted Sy.No.47/1 along with other Property of Whitefield Village.	Copy



33.	26/12/2018	General Power of Attorney executed by Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan in favour of M/s. SUMADHURA INFRACON PVT.LTD , Represented by it's chairman cum Managing Director Mr. G. MADHU SUDHAN , registered as document No.271/2018-19, Book – IV, registered before the Office of the Sub-Registrar, Shivajinagar (Varthur), Bangalore, in respect of Remaining 57.45% of undivided right, title and interest in the Converted Sy.No.47/1 of Whitefield Village.	Copy
34.		Mutation Register Extract bearing No.8/2008-09, of land in Sy.No.47/1, Measuring 5 Acres 04 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said Conversion Order.	Copy
35.		Tippani, Atlas and Karnataka Revisional Settlement Akarbandh Extract in respect of Sy.No.47/1, of Whitefield Village.	Copy
36.		Encumbrance Certificate from 01/01/1916 to 30/06/1924 and again 01/07/1924 to 14/02/1957 and again from 15/02/1957 to 31/05/1989 and again from 01/06/1989 to 31/03/2004 and again from 01/04/2004 to 07/09/2021 in respect of land in Sy.No.47/1 of Whitefield Village.	Copy

II. DESCRIPTION OF PROPERTY

All that piece and parcel of the Converted land bearing **Sy.No.47/1, measuring 5 Acres 04 Guntas** {The land bearing Sy.Nos.47/1 and other properties is converted for residential purpose vide Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:23/01/2009, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore, followed by rectification of Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:30/01/2019, issued by the Deputy Commissioner, Bangalore Dist., Bangalore} situated at White Field Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, presently under the administrative jurisdiction of BBMP together with all rights appurtenances whatsoever whether underneath or above the surface.



III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing Sy.No.41 of White Field Grama Hagaduru Dhakle/Index (during 1917 there was only Hagaduru Dhakle/Index they don't have Dhakle/Index of White Field Village), measuring about 8 Acres 28 Guntas, was originally held by Mr.Katri Vittaladas, had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property.

Later The said Mr.Katri Vittaladas, was sold land measuring 8 Acres 28 Guntas in Sy.No.41 of White Field Grama Hagaduru Dhakle/Index (during 1917 there was only Hagaduru Dhakle/Index they don't have Dhakle/Index of White Field Village), in favour of Sri.Ballarappa Son of Sri. Sonnabyrappa vide sale deed dated 03/01/1917, referred above, Later Sri.Ballarappa had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and after the intestate death of Sri.Ballarappa being the sole legal heirs of late.Sri.Ballarappa namely Mr.Dodda Munishami and Sri.Chikka Munishami both sons of Sri.Ballarappa had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owners (the same Details was depicting in the Tippani of Sy.No.47) and in the meanwhile the land bearing Sy.No.41 has been sub divided/phodi has been done, and allotted with new Sy.No.47/1 Measuring 5 Acres 04 Guntas, Sy.No.47/2, Measuring 3 Acres 24 Guntas Subsequently Sy.No.47/2, has been sub divided/phodi has been done, and allotted with new Sy.No.47/2A, Measuring 02 Acres 33 Guntas Sy.No.47/2B, Measuring 31 Guntas, Totally Measuring 8 Acres 28 Guntas same Details depicting in the Tippani of Sy.No.47 same we here with Enclosed, Subsequently under the Oral Panchayath partition Mr.Dodda Munishmi and Sri.Chikka Munishmi both son of Sri.Ballarappa wherein inter-alia Mr.Dodda Munishmi son of Sri.Ballarappa has been allotted Sy.No.47/1 of White Field Village, measuring about 5 Acres 04 Guntas had got the RTC and all other revenue records mutated into his name had been continued in Sy.No.47/1, Measuring 5 Acre 04 Guntas



The said Mr.Dodda Munishami son of Sri.Ballarappa had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and after the intestate death of Sri.Dodda Munishami son of Sri.Ballarappa and being the sole legal heirs viz Sri.B.Narayanappa alias H.M.Narayanappa son of Late.Sri.Dodda Munishmi succeeded to his entire estates including Property bearing Survey No.47/1 of White Field Village, measuring about 5 Acres 04 Guntas, and later RTC and all other revenues records were mutated into the name of Sri.B.Narayanappa son of Late.Sri.Dodda Munishami, had got the RTC and all other revenue records mutated into his name have been continued in Sy.No.47/1, Measuring 5 Acre 04 Guntas.

Subsequently 1. Sri.B.Narayanappa alias H.M.Narayanappa son of Late.Doddamunishamappa and 2. Sri.H.N. Muniswamappa alias H.N. Munisamaiah 3)Sri.H.N. Lakshmaiah and 4). Mr.H.N.Srinivas all are sons of Sri.B.Narayanappa alias H.M.Narayanappa entered into Partition deed dated 14/10/1980, in respect of various Properties belonging to their joint family property, including of various Properties belonging to their joint family, including Sy.No.47/1, wherein inter-alia 1. Sri.H.N. Muniswamapa alias H.N. Munisamaiah has been allotted Land measuring about 2 Acres 04 Guntas in Sy.No.47/1 of White Field Village, and wherein inter-alia Sri.H.N. Lakshmaiah has been allotted Land measuring about 2 Acres 04 Guntas in Sy.No.47/1 of White Field Village and wherein inter-alia Mr.H.N.Srinivas has been allotted Land measuring about 36 Guntas in Sy.No.47/1 of White Field Village, and the said owner was in enjoyment of the said property as its absolute owners and later RTC and all other revenues records were mutated in Sy.no.47/1 vide MR.No.3/95-96 of the Property described at para - II.

Thereafter the said 1)Sri.H.N. Muniswamappa alias H.N. Munisamaiah 2)Sri.H.N. Lakshmaiah and 3). Mr.H.N.Srinivas all are son of Sri.B.Narayanappa alias H.M.Narayanappa, owner was in enjoyment of the said property as its absolute owners 1)Sri.H.N. Muniswamappa alias H.N. Munisamaiah 2)Sri.H.N. Lakshmaiah and 3). Mr.H.N.Srinivas all are son of Sri.B.Narayanappa alias H.M.Narayanappa and their family members have sold land Measuring 5 Acres 04 Guntas in Sy.No.47/1 of White Field Village in favour of **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan same under the Different sale deeds viz.,

1. Sale deed dated 29/09/2004, executed by its previous owner **Mr.H.N.LAKSHMAIAH** S/o Sri.H.M.Narayanappa and Others, measuring about 21 Guntas.
2. Sale deed dated 25/10/2004, executed by its previous owner **Mr.H.N.LAKSHMAIAH** S/o Sri.H.M.Narayanappa and Others, measuring about 21 Guntas.



3. Sale deed dated 03/11/2004, executed by its previous owner **Mr.H.N. LAKSHMAIAH** S/o Sri.H. M. Narayanappa and Others, measuring about 21 Guntas.
4. Sale deed dated 07/03/2005, executed by its previous owner **Mr.H.N. LAKSHMAIAH** S/o Sri.H. M. Narayanappa and Others, measuring about 21 Guntas.
5. Sale deed dated 25/10/2004, executed by its previous owner **Mr.H.N.MUNISAMAIAH** S/o Sri.H.M.Narayanappa and Others, measuring about 21 Guntas.
6. sale deed dated 03/11/2004, executed by its previous owner **Mr.H.N.MUNISAMAIAH** S/o Sri.H. M. Narayanappa and Others, measuring about 21 Guntas.
7. Sale deed dated 07/03/2005, executed by its previous owner **Mr.H.N.MUNISAMAIAH** S/o Sri.H. M. Narayanappa measuring about 21 Guntas.
8. Sale deed dated 29/09/2004, executed by its previous owner **Mr.H.N.MUNISAMAIAH** S/o Sri.H. M. Narayanappa measuring about 21 Guntas.
9. Sale deed dated 03/11/2004, executed by its previous owner **Mr.H.N.SRINIVAS** S/o Sri.H. M. Narayanappa and Others, measuring about 18 Guntas.
10. Sale deed dated 21/03/2005, executed by its previous owner **Mr.H.N.SRINIVAS** S/o Sri.H. M. Narayanappa and Others, measuring about 18 Guntas. And followed by confirmation deed dated 21/02/2015, all the Document was referred to above.

Thus the **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan has become the absolute Owner of the land Measuring 5 Acres 04 Guntas in Sy.No.47/1 of White Field Village.

The said **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan, having acquired land measuring 5 Acres 04 Guntas in Sy.No.47/1 of White Field Village, and the said **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan having acquired land measuring 5 Acres 04 Guntas in Sy.No.47/1 alongwith other properties in the White Field Village have applied for conversion of said land from agricultural to non-agricultural residential purposes and have got the land measuring 5 Acres 04 Guntas in Sy.No.47/1 alongwith other properties in the White Field Village converted from agricultural to non-agricultural residential purpose vide Conversion Order bearing No.ALN(E) SR(KR.HO):239A/2007-08 dated:23/01/2009, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore, followed by rectification of Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:30/01/2019, issued by the Deputy Commissioner, Bangalore Dist., Bangalore.



Subsequently **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan have sold the 42.55% of undivided right, title and interest in the Converted Sy.No.47/1 along with other Property of Whitefield Village in favour of **M/s. SUMADHURA INFRACON PRIVATE LIMITED** Represented by its Chairman and Managing Director, **Mr. G. MADHU SUDHAN**, the said sale deed Dated:26/12/2018 referred to above.

Therefore I certify that **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan and **M/s. SUMADHURA INFRACON PRIVATE LIMITED** Represented by its Chairman and Managing Director, **Mr. G. MADHU SUDHAN**, are the joint absolute title over the Property bearing Sy.No.47/1 measuring 5 Acres 04 Guntas are the absolute title over the Property and morefully described at Para – II.

The said **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan have entered into a registered Joint Development Agreement dated 26/12/2018, with **M/s.SUMADHURA INFRACON PVT.LTD** Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, for the development of land in of Remaining portion of 57.45% of undivided right, title and interest in the Converted Sy.No.47/1 along with other Property of Whitefield Village subject to the terms and conditions mentioned therein and in pursuance thereto, **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan have also executed and registered a Power of Attorney in favour of the said **M/s. SUMADHURA INFRACON PVT.LTD**, Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, and in the said Power of Attorney the Land owner inter-alia have authorized to the Builder **M/s. SUMADHURA INFRACON PVT.LTD**, Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, to sell 63% of undivided interest land in 57.45% of undivided right, title and interest in the Converted Sy.No.47/1 along with other Property of Whitefield Village.

IV. ENCUMBRANCE

On the perusal of the Encumbrance Certificate from 01/01/1916 to 30/06/1924 and again 01/07/1924 to 14/02/1957 and again from 15/02/1957 to 31/05/1989 and again from 01/06/1989 to 31/03/2004 and again from 01/04/2004 to 07/09/2021, in respect of Property described at Para – II, it would establish that there are no existing charges or mortgages on the property upto 07/09/2021. However it is advisable to obtain upto date Encumbrance Certificate.



I LIST OF DOCUMENTS SCRUTINISED

Item -II

**converted Land bearing Sy.No.47/2A, Old.Sy.No.47/2 measuring about 2 Acres
33 Guntas.**

SI No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original / Copy
01.	03/01/1917	Sale Deed executed by Mr.Katri Vittaladas in favour of Sri.Ballarappa Son of Sri.Byrappa, registered as document No.2226/16-17, in Book-I, Volume 309, Pages 436 to 439 registered before the Office of the Sub-Registrar, Gandhinagar, Bangalore, in respect of Old.Sy.No.41 New Sy.No.47 of White Filed Grama Hagaduru Dhakle/Index (during 1917 their was only Hagaduru Dhakle/Index they don't have Dhakle/Index of White Field Village), measuring about 8 Acres 28 Guntas.	Copy
02.		R.T.C for the period from 1967-68 to 2021-22 in respect of Sy.No.47/2A Old.Sy.No.47 of White Field Village.	Copy
03.		Index of land in the respect of Sy.No.47/2A Old.Sy.No.47 of White Field Village.	Copy
04.	21/01/1954	Sale Deed executed by Sri.H.C.Anjinappa Son of Sri.Chikkamuniyappa in favour of Sri.Kashiappa son of Sri.Chikkamunishamappa, registered as document No.6657/54-55, in Book-I, Volume 1392, registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Old.Sy.No.47 New Sy.No.47/2, measuring about 1 Acre 18 Guntas of White Field Village.	Copy
05.	25/05/1957	Sale Deed executed by Sri.Kashiappa son of Sri.Chikkamunishamappa in favour of Sri.H.C.Anjinappa Son of Sri.Chikkamuniyappa, registered as document No.1228/57-58, in Book-I, Volume 14, Pages 243 to 245 registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Old.Sy.No.47 New Sy.No.47/2, measuring about 1 Acre 18 Guntas of White Field Village.	Copy



06.	8/07/1957	Sale Deed executed by Sri.H.C.Anjinappa Son of Sri.Chikkamunishamappa in favour of Sri.Muniyappa Son of Sri.Narayanappa, registered as document No.1400/57-58, in Book-I, Volume 24, Pages 78 to 80 registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Old.Sy.No.47 New Sy.No.47/2 measuring about 1 Acre 18 Guntas of White Field Village.	Copy
07.	08/08/1957	Sale Deed executed by Sri.Muniyappa Son of Sri.Narayanappa in favour of Sri.H.S.Anjinappa Son of Sri.Sonnappa, registered as document No.1788/57-58, in Book-I, Volume 21, Pages 88 to 90 registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Old.Sy.No.47 New Sy.No.47/2, measuring about 1 Acre 18 Guntas of White Field Village.	Copy
08.	14/02/1959	Sale Deed executed by Sri.H.S.Anjinappa Son of Sri.Sonnappa in favour of Sri.Chokkappa Son of Sri.Thimmanna, registered as document No.4448/58-59, in Book-I, Volume 95, Pages 153 to 155 registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Old.Sy.No.47 New Sy.No.47/2 measuring about 1 Acre 18 Guntas of White Field Village.	Copy
09.	18/04/1960	Sale Deed executed by Sri.Chokkappa Son of Sri.Thimmanna in favour of Sri.H.C.Anjinappa Son of Sri.Chikkamunishamappa, registered as document No.261/60-61, in Book-I, Volume 170, Pages 55 to 57 registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Old.Sy.No.47 New Sy.No.47/2 measuring about 1 Acre 18 Guntas of White Field Village.	Copy
10.		Death Certificate of Sri.H.C.Anjanappa	Copy



11.		Mutation Register Extract bearing No.14/1996-97, of land in Sy.No.47/2A, Old.Sy.No.47/2 Measuring 1 Acre 16½ Guntas in the name of Smt.Gowramma wife of Late.Sri.H.C.Anjinappa.	
12.	23/08/2012	Release Deed executed by 1.Mrs. H. N. Gowramma first wife of Late.Sri.H.C.Anjanappa 2.Mrs. Muninarasamma second wife of Late.Sri.H.C.Anjanappa and his daughters 3.Ms. Renuka 4.Ms.Bhagyamma 5.Ms.Ambuja 6.Ms.Rooparani and 7.Ms. Kavitha all are Daughters of Late.Sri.H.C.Anjanappa in favour of 1.Mr.H.A.Narendra Kumar 2.Mr.H.A.Satish Kumar 3.Mr.H.A.Srinivas and 4.Mr.H.A.Somashekar all are Sons of Late.Sri.H.C.Anjanappa, registered as document No.2510/12-13, in Book-I, registered before the Office of the Sub-Registrar Shivaji Nagar (Indira Nagar), Bangalore, in respect of Old.Sy.No.47/2 New Sy.No.47/2A of White Field Village, measuring about 1 Acre 16.½ Guntas alongwith other Properties.	Copy
13.		Mutation Register Extract bearing No.H5/2015-16, of land in Sy.No.47/2A, Measuring 1 Acre 16.½ Guntas in the name of 1.Mr.H.A.Narendra Kumar 2.Mr.H.A.Satish Kumar 3.Mr.H.A.Srinivas and 4.Mr.H.A.Somashekar all are Son of Late.Sri.H.C.Anjanappa, pursuant to the said Release deed.	Copy
14.		Plaint, Memo and Final Order in OS.837/2016 Filed by Smt.Kavitha v/s Smt.Gowramma H N and Others and the same was compromised	Copy
15.	16/12/2019	Joint Development Agreement executed by 1.Mr.H.A.Narendra Kumar 2.Mr.H.A.Satish Kumar 3.Mr.H.A.Srinivas and 4.Mr.H.A.Somashekar all are Son of Late.Sri.H.C.Anjanappa and 5.Mrs.Kavitha Daughter of Late.Sri.H.C.Anjanappa in favour of M/s. SUMADHURA INFRACON PVT.LTD , Represented by it's chairman cum Managing Director Mr. G. MADHU SUDHAN , registered as document No.5732/2019-20, Book - I, registered before the Office of the Sub-Registrar, Shivajinagar (Varthur), Bangalore, in respect of land in Sy.No.47/2A, Old.Sy.No.47/2 Measuring 1 Acre 16.08 Guntas of Whitefield Village	Copy



16.	16/12/2022	General Power of Attorney executed by 1.Mr.H.A.Narendra Kumar 2.Mr.H.A.Satish Kumar 3.Mr.H.A.Srinivas and 4.Mr.H.A.Somashekar all are Son of Late.Sri.H.C.Anjanappa and 5.Mrs.Kavitha Daughter of Late.Sri.H.C.Anjanappa in favour of M/s. SUMADHURA INFRACON PVT.LTD , Represented by it's chairman cum Managing Director Mr. G. MADHU SUDHAN , registered as document No.235/2019-20, Book - IV, registered before the Office of the Sub-Registrar, Shivajinagar (Varthur), Bangalore, in respect of land in Sy.No.47/2A, Old.Sy.No.47/2 Measuring 1 Acre 16.08 Guntas of Whitefield Village	Copy
17.	19/03/2020	Conversion Certificate bearing No.150337 issued by the Deputy Commissioner Bangalore Dist., Bangalore, an extent of 1 Acre 16.½ Guntas in Sy.No.47/2A of Whitefield Village, is converted for residential purpose in the name of 1.Mr.H.A.Narendra Kumar 2.Mr.H.A.Satish Kumar 3.Mr.H.A.Srinivas and 4.Mr.H.A.Somashekar all are Son of Late.Sri.H.C.Anjanappa.	Copy
18.	06/11/2021	Rectification of Conversion order bearing No.LCCP101853/2021 issued by the Deputy Commissioner Bangalore Dist., Bangalore, an extent of 1 Acres 16½ Guntas in Sy.No.47/2A of Whitefield Village, is converted for residential purpose in the name of 1.Mr.H.A.Narendra Kumar 2.Mr.H.A.Satish Kumar 3.Mr.H.A.Srinivas and 4.Mr.H.A.Somashekar all are Son of Late.Sri.H.C.Anjanappa.	Copy

Handwritten signature/initials



As far as another extent of land measuring 1 Acre 16.½ Guntas in Sy.No.47/2A			
19.	30/04/1992	Sale Deed executed by Sri.Kashyapa and Sri.Anjanappa Both are sons of Sri.Chikkamunishamappa @ Chikkamunisonnappa in favour of 1.Shri.Raju Thomas son of Late.Sri.K.M.Thomas 2.Shri.Sen Thomas son of Sri.V.I.Thomas and 3.Smt.Asha Thusu wife of Sri.Lalit Thusu, registered as document No.5560/92-93, in Book-I, Pages 208 to 213 registered before the Office of the Sub-Registrar K.R.Puram, Bangalore in respect of Old.Sy.No.47 New Sy.No.47/2A measuring about 1 Acre 16.½ Guntas of White Field Village.	Copy
20.		Mutation Register Extract bearing No.2/1995-96, of land in Sy.No.47/2A, Measuring 1 Acre 10 Guntas in the name of 1.Shri.Raju Thomas son of Late.Sri.K.M.Thomas 2.Shri.Sen Thomas son of Sri.V.I.Thomas and land in Sy.No.47/2A, Measuring 6.½ Guntas in the name of Smt.Asha Thusu wife of Sri.Lalit Thusu, pursuant to the said sale deed.	Copy
21.	22/08/1995	Sale Deed executed by Smt.Asha Thusu wife of Sri.Lalit Thusu in favour of Sri.Jose J Kallivayalil son of Sri.Kallivalil, registered as document No.5018/95-96, in Book-I, Pages 190 to 196 registered before the Office of the Sub-Registrar K.R.Puram, Bangalore in respect of Old.Sy.No.47 New Sy.No.47/2A measuring about 6.½ Guntas of White Field Village.	Copy
22		Mutation Register Extract bearing No.11/1995-96, of land in Sy.No.47/2A, Measuring 6.½ Guntas in the name of Sri.Jose J Kallivayalil, pursuant to the said sale deed.	Copy
23.	01/02/1996	General Power of Attorney executed by Sri.Jose J Kallivayalil son of Sri.Jose Kallivalil @ Kallivalil in favour of Mrs.Lubna N.Hassan wife of Mr.Naved M.Hassan, registered as document No.783/95-96, Volume 73, Pages 141-148 in Book-IV, registered before the Office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Old.Sy.No.47 New Sy.No.47/2A measuring about 6.½ Guntas of White Field Village to sell the said Property.	Copy



24.	19/09/2007	Sale deed executed by Sri.Jose J Kallivayalil son of Sri.Jose Kallivalil @ Kallivalil rep by his GPA Holder Mrs.Lubna N.Hassan wife of Mr.Naved M.Hasan in favour of Mr.Naved M.Hassan son of Late.Sri.S.M.Hassan, registered as document No.2585/07-08, in Book-I, registered before the Office of the Sub-Registrar, Mahadevapura, Bangalore in respect of Old.Sy.No.47 New Sy.No.47/2A measuring about 6.½ Guntas of White Field Village.	Copy
25.		Mutation Register Extract bearing No.6/2007-08, of land in Sy.No.47/2A, Measuring 6.½ Guntas in the name of Mr.Naved M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	Copy
26.	01/02/1996	General Power of Attorney executed by Shri.Sen Thomas son of Sri.V.I.Thomas in favour of Mr.Naved M.Hassan son of Late.Sri.S.M.Hassan, registered as document No.785/95-96, Volume 73, Pages 157-164 in Book-IV, registered before the Office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Old.Sy.No.47 New Sy.No.47/2A measuring about 25 Guntas out of 1 Acre 16.½ Guntas of White Field Village to sell the said Property.	Copy
27.	19/09/2007	Sale deed executed by Shri.Sen Thomas son of Sri.V.I.Thomas rep by his GPA Holder Mr.Naved M.Hassan in favour of Mr.Naved M.Hassan son of Late.Sri.S.M.Hassan, registered as document No.2586/07-08, in Book-I, registered before the Office of the Sub-Registrar, Mahadevapura, Bangalore in respect of Old.Sy.No.47 New Sy.No.47/2A measuring about 25 Guntas out of 1 Acre 25 Guntas of White Field Village.	Copy
28.		Mutation Register Extract bearing No.7/2007-08, of land in Sy.No.47/2A, Measuring about 25 Guntas out of 1 Acre 16.½ Guntas in the name of Mr.Naved M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	Copy



29.	01/02/1996	General Power of Attorney executed by Shri.Raju Thomas son of Late.Sri.K.M.Thomas in favour of Mrs.Lubna N. Hassan Wife of Mr.Naved M.Hassan, registered as document No.784/95-96, Volume 73, Pages 149-156 in Book-IV, registered before the Office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Old.Sy.No.47 New Sy.No.47/2A measuring about 25 Guntas out of 1 Acre 16.½ Guntas of White Field Village to sell the said Property.	Copy
30.	19/09/2007	Sale deed executed by Shri.Raju Thomas son of Late.Sri.K.M.Thomas rep by his GPA Holder Mrs.Lubna N. Hassan in favour of Mr.Naved M.Hassan son of Late.Sri.S.M.Hassan, registered as document No.2587/07-08, in Book-I, registered before the Office of the Sub-Registrar, Mahadevapura, Bangalore in respect of Old.Sy.No.47 New Sy.No.47/2A measuring about 25 Guntas out of 1 Acre 16.½ Guntas of White Field Village.	Copy
31.		Mutation Register Extract bearing No. ___/2007-08, of land in Sy.No.47/2A, Measuring about 25 Guntas out of 1 Acre 16.½ Guntas in the name of Mr.Naved M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	Copy
32.	23/01/2009	Conversion Certificate bearing No.ALN (E)SR(KR.H):239A/2007-08 issued by the Deputy Commissioner Bangalore Dist., Bangalore, an extent of 1 Acres 16.½ Guntas in Sy.No.47/2A alongwith other properties of Whitefield Village, is converted for residential purpose in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan.	Copy
33.	30/01/2019	Rectification of Conversion order bearing No.ALN (E)SR(KR.H):239A/2007-08 issued by the Deputy Commissioner Bangalore Dist., Bangalore, an extent of 1 Acres 16.½ Guntas in Sy.No.47/2A alongwith other properties of Whitefield Village, is converted for residential purpose in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan.	Copy



34.	04/10/2021	Joint Development Agreement executed by Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan in favour of M/s. SUMADHURA INFRACON PVT.LTD , Represented by it's chairman cum Managing Director Mr. G. MADHU SUDHAN , registered as document No.4027/2021-22, Book - I, registered before the Office of the Sub-Registrar, Shivajinagar (Mahdevapura), Bangalore, in respect of Converted Old.Sy.No.47/2A New Sy.No.47/3, Measuring 1 Acre 16.½ Guntas along with other Property of Whitefield Village.	Copy
35.	04/10/2021	General Power of Attorney executed by Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan in favour of M/s. SUMADHURA INFRACON PVT.LTD , Represented by it's chairman cum Managing Director Mr. G.MADHU SUDHAN , registered as document No.170/2021-22, Book - I, registered before the Office of the Sub-Registrar, Shivajinagar (Mahdevapura), Bangalore, in respect of Converted Old.Sy.No.47/2A New Sy.No.47/3, Measuring 1 Acre 16.½ Guntas along with other Property of Whitefield Village.	Copy
36.		Tippani, Atlas and Karnataka Revisional Settlement Akarbandh Extract in respect of Sy.No.47/2A New Sy.No.47/3, of Whitefield Village.	Copy
37.		Encumbrance Certificate from 01/01/1916 to 30/06/1924 and again 01/07/1924 to 14/02/1957 and again from 15/02/1957 to 31/05/1989 and again from 01/06/1989 to 31/03/2004 and again from 01/04/2004 to 07/09/2021 in respect of land in Sy.No.47/2A and New Sy.No.47/3 of Whitefield Village.	Copy



II. DESCRIPTION OF PROPERTY

All that piece and parcel of residentially converted land bearing **Sy.No.47/2A, BBMP Katha No.1763-Sy No.47/2A-Municipal No.288** measuring about **1 Acre 16.08 Guntas**, {converted from agricultural to non-agricultural purposes Conversion Order No.150337 dated:19/03/2020, issued by the Deputy Commissioner, Bangalore Dist followed by rectification of Conversion order bearing No.LCCP101853/2021 issued by the Deputy Commissioner Bangalore Dist., Bangalore and

Converted land bearing **Old.Sy.No.47/2A, New Sy.No.47/3**, measuring about **1 Acre 16.08 Guntas**, {The land bearing Sy.No.47/2A, and other properties is converted for residential purpose vide Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:23/01/2009, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore, followed by rectification of Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:30/01/2019, issued by the Deputy Commissioner, Bangalore Dist., Bangalore}

Both totally measuring about **2 Acres 33 Guntas** White Field Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, presently under the administrative jurisdiction of BBMP, together with all rights appurtenances whatsoever whether underneath or above the surface.

III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing Sy.No.41 of White Field Grama Hagaduru Dhakle/Index (during 1917 their was only Hagaduru Dhakle/Index they don't have Dhakle/Index of White Field Village), measuring about 8 Acres 28 Guntas, was originally held by Mr.Katri Vittaladas, had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property.

Later The said Mr.Katri Vittaladas, was sold land measuring 8 Acres 28 Guntas in Sy.No.41 of White Field Grama Hagaduru Dhakle/Index (during 1917 there was only Hagaduru Dhakle/Index they don't have Dhakle/Index of White Field Village), in favour of Sri.Ballarappa Son of Sri. Sonnabyrappa vide sale deed dated 03/01/1917, referred above, Later Sri.Ballarappa had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and after the intestate death of Sri.Ballarappa being the sole legal heirs of late.Sri.Ballarappa namely Mr.Dodda Munishami and Sri.Chikka Munishami both sons of Sri.Ballarappa had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said



property as its absolute owners (the same Details was depicting in the Tippani of Sy.No.47) and in the meanwhile the land bearing Sy.No.41 has been sub divided/phodi has been done, and allotted with new Sy.No.47/1 Measuring 5 Acres 04 Guntas, Sy.No.47/2, Measuring 3 Acres 24 Guntas Subsequently Sy.No.47/2, has been sub divided/phodi has been done, and allotted with new Sy.No.47/2A, Measuring 02 Acres 33 Guntas Sy.No.47/2B, Measuring 31 Guntas, Totally Measuring 8 Acres 28 Guntas same Details depicting in the Tippani of Sy.No.47 same we here with Enclosed, Subsequently under the Oral Panchayath partition Mr.Dodda Munishmi and Sri.Chikka Munishmi both son of Sri.Ballarappa wherein inter-alia Sri.Chikka Munishmi son of Sri.Ballarappa has been allotted Sy.No.47/2, of White Field Village, measuring about 3 Acres 24 Guntas had got the RTC and all other revenue records mutated into his name have been continued in Sy.No.47/2, Measuring 3 Acres 24 Guntas.

The said Sri.Chikka Munishami @ Chikka Munishamappa son of Sri.Ballarappa had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and after the intestate death of Sri.Chikka Munishami @ Chikka Munishamappa and being the sole legal heirs viz 1. Sri.Ballarappa 2 Sri.Kashiappa and 3.Sri.H.C.Anjinappa all are son of Sri.Chikka Munishami @ Chikka Munishamappa succeeded to his entire estates including Property bearing Survey Sy.No.47/2, Measuring 3 Acres 24 Guntas.

Later The said Sri.H.C.Anjinappa Son of Late.Sri.Chikkamunishamappa was sold the portion of land measuring 1 Acre 18 Guntas out of 3 Acres 24 Guntas in Sy.No.47/2 of White Field Village, in favour of Sri.Kashiappa son of Sri.Chikkamunishamappa son of, vide sale deed dated 21/01/1954, referred above,

Subsequently The said Sri.Kashiappa son of Sri.Chikkamunishamappa was sold the portion of land measuring 1 Acre 18 Guntas out of 3 Acres 24 Guntas in Sy.No.47/2 of White Field Village, in favour of Sri.H.C.Anjinappa Son of Sri.Chikkamuniyappa, in turn vide sale deed dated 25/05/1957, referred above, Later The said Sri.H.C.Anjinappa Son of Sri.Chikkamuniyappa was sold the same land measuring 1 Acre 18 Guntas in Sy.No.47/2 of White Field Village, in favour of Sri.Muniyappa Son of Sri.Narayanappa, vide sale deed dated 08/07/1957, referred above.

M.N.



Later The said Sri.Muniyappa Son of Sri.Narayanappa was sold the same of land measuring 1 Acres 18 Guntas in Sy.No.47/2 of White Field Village, in favour of Sri.H.S.Anjinappa Son of Sri.Sonnappa, vide sale deed dated 08/08/1957, referred above, Subsequently The said Sri.H.S.Anjanappa Son of Sri.Sonnappa was sold the same land measuring 1 Acre 18 Guntas in Sy.No.47/2 of White Field Village, in favour of Sri.Chokkappa Son of Sri.Thimmanna, vide sale deed dated 08/08/1957, referred above.

Subsequently The said Sri.Chokkappa Son of Sri.Thimmanna was sold the same land measuring 1 Acres 18 Guntas in Sy.No.47/2 of White Field Village, in favour of Sri.H.C.Anjanappa Son of Sri.Chikkamunishamappa, vide sale deed dated 18/04/1960, referred above, and he had got the RTC's all other revenue records mutated into his name

Subsequently Sy.No.47/2, has been sub divided/phodi has been done, and allotted with new Sy.No.47/2A, Measuring 02 Acres 33 Guntas Sy.No.47/2B, Measuring 31 Guntas, the Sy.No.47/2A, Measuring 02 Acres 33 Guntas land belonging to Sri.Kashiappa and Sri.H.C.Anjinappa both are son of Sri.Chikka Munishmi @ Chikka Munishmippa , was allotted as new No.47/2A accordingly RTC and all other revenue Records were mutated changed, which fact is evident from the RTCs and mutation register extract available on record

Subsequently under the Oral Panchayath partition among children Sri.Chikka Munishmi @ Chikka Munishamappa wherein inter-alia Sri.Kashiappa has been allotted Old.Sy.No.47/2 New Sy.No.47/2A of White Field Village, measuring about 1 Acre 16.½ Guntas out of 2 Acres 33 Guntas and wherein inter-alia Sri.H.C.Anjinappa has been allotted Old.Sy.No.47/2 New Sy.No.47/2A of White Field Village, measuring about 1 Acre 16.½ Guntas out of 2 Acres 33 Guntas and wherein inter-alia Sri.Ballarappa has been allotted Sy.No.47/2B, of White Field Village, measuring about 31 Guntas.

The said Sri.H.C.Anjinappa Son of Sri.Chikkamunishamappa had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and after the intestate death of Sri.H.C.Anjinappa Son of Sri.Chikkamunishamappa being the sole legal heirs 1.Mrs. H. N. Gowramma first wife of Late.Sri.H.C.Anjanappa 2.Mrs. Muninarasamma second wife of Late.Sri.H.C.Anjanappa and his daughters 3.Ms. Renuka 4.Ms.Bhagyamma 5.Ms.Ambuja 6.Ms.Rooparani and 7.Ms. Kavitha all are Daughters Late.Sri.H.C.Anjanappa and 8.Mr.H.A.Narendra Kumar 9.Mr.H.A.Satish Kumar 10.Mr.H.A.Srinivas and 10.Mr.H.A.Somashekar all are Son of Late.Sri.H.C.Anjanappa succeeded to his entire estates including Property bearing Survey No.47/2A of White Field Village, measuring about 1 Acres 16.½ Guntas, and later RTC and all other revenues records were mutated into name of



Mrs. H. N. Gowramma first wife of Late.Sri.H.C.Anjanappa, had got the RTC and all other revenue records mutated into her name vide No.14/96-97 and her name have been continues in Sy.No.47/2A, Measuring 1 Acre 16.½ Guntas.

Subsequently the said 1.Mrs. H. N. Gowramma first wife of Late.Sri.H.C.Anjanappa 2.Mrs. Muninarasamma second wife of Late.Sri.H.C.Anjanappa and his daughters 3.Ms. Renuka 4.Ms.Bhagyamma 5.Ms.Ambuja 6.Ms.Rooparani and 7.Ms. Kavitha all are Daughters of Late.Sri.H.C.Anjanappa have released their entire right, title and interest over the Sy.No.47/2A, Measuring 1 Acre 16.½ Guntas of White Field Village in favour of 1.Mr.H.A.Narendra Kumar 2.Mr.H.A.Satish Kumar 3.Mr.H.A.Srinivas and 4.Mr.H.A.Somashekar all are Son of Late.Sri.H.C.Anjanappa had got the RTC and all other revenue records mutated into their name's vide No.H5/2015-16 and their names have been continues in Sy.No.47/2A, Measuring 1 Acre 16.½ Guntas of White Field Village, Later the Smt.Kavitha have filed the OS suit against Smt.Gowramma and Others vide OS.No..837/2016 and same was compromised.

The said 1.Mr.H.A.Narendra Kumar 2.Mr.H.A.Satish Kumar 3.Mr.H.A.Srinivas and 4.Mr.H.A.Somashekar all are Son of Late.Sri.H.C.Anjanappa, having acquired land measuring 1 Acres 16.½ Guntas in Sy.No.47/2A of White Field Village, and the said 1.Mr.H.A.Narendra Kumar 2.Mr.H.A.Satish Kumar 3.Mr.H.A.Srinivas and 4.Mr.H.A.Somashekar all are Son of Late.Sri.H.C.Anjanappa having acquired land measuring 1 Acres 16.½ Guntas in Sy.No.47/2A alongwith others properties in the White Field Village have applied for conversion of said land from agricultural to non-agricultural residential purposes and have got the land measuring 1 Acre 16.½ Guntas in Sy.No.47/2A of White Field Village converted from agricultural to non-agricultural purposes Conversion Order No.150337 dated:19/03/2020, issued by the Deputy Commissioner, Bangalore Dist followed by rectification of Conversion order bearing No.LCCP101853/2021 issued by the Deputy Commissioner Bangalore Dist., Bangalore.

Therefore I certify that 1.Mr.H.A.Narendra Kumar 2.Mr.H.A.Satish Kumar 3.Mr.H.A.Srinivas and 4.Mr.H.A.Somashekar all are Son of Late.Sri.H.C.Anjanappa and 5. Mrs. Kavitha Daughters of Late.Sri.H.C.Anjanappa, are the joint absolute title over the Property bearing Sy.No.47/2A measuring 1 Acre 16.½ Guntas are the absolute title over the Property morefully described at Para – II.

V.D.



The said 1.Mr.H.A.Narendra Kumar 2.Mr.H.A.Satish Kumar 3.Mr.H.A.Srinivas and 4.Mr.H.A.Somashekar all are Son of Late.Sri.H.C.Anjanappa and 5. Mrs. Kavitha Daughters of Late.Sri.H.C.Anjanappa, have entered into a registered Joint Development Agreement dated 16/12/2019, with **M/s.SUMADHURA INFRACON PVT.LTD** Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, for the development of land in of Converted Sy.No.47/2A Measuring 1 Acre 16.½ Guntas of Whitefield Village subject to the terms and conditions mentioned therein and in pursuance thereto, 1.Mr.H.A.Narendra Kumar 2.Mr.H.A.Satish Kumar 3.Mr.H.A.Srinivas and 4.Mr.H.A.Somashekar all are Son of Late.Sri.H.C.Anjanappa and 5. Mrs. Kavitha Daughters of Late.Sri.H.C.Anjanappa have also executed and registered a Power of Attorney in favour of the said **M/s. SUMADHURA INFRACON PVT.LTD**, Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, and in the said Power of Attorney the Land owner inter-alia have authorized to the Builder **M/s. SUMADHURA INFRACON PVT.LTD**, Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, to sell 70% of undivided interest land in the Converted Sy.No.47/2A, Measuring 1 Acre 16.½ Guntas along with other Property of Whitefield Village.

As far as another extent of land measuring 1 Acre 16.½ Guntas in Sy.No.47/2A of Whitefield Village is concerned, the same The said Sri.Chikka Munishami @ Chikka Munishamappa son of Sri.Ballarappa had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and after the intestate death of Sri.Chikka Munishami @ Chikka Munishamappa and being the sole legal heirs of Sri.Kashiappa and Sri.H.C.Anjanappa both are son of Sri.Chikka Munishami @ Chikka Munishamappa succeeded to his entire estates including Property bearing Survey No.47/2A, measuring about 1 Acre 16. ½ Guntas out of 2 Acres 33 Guntas of White Field Village.

Subsequently The said Sri.Kashiappa and Sri.H.C.Anjinappa both are son of Sri.Chikka Munishmi @ Chikka Munishmippa was sold the portion of land measuring 1 Acres 16.½ Guntas out of 2 Acres 33 Guntas in Sy.No.47/2A of White Field Village, in favour of 1.Shri.Raju Thomas son of Late.Sri.K.M.Thomas 2.Shri.Sen Thomas son of Sri.V.I.Thomas and 3.Smt.Asha Thusu wife of Sri.Lalit Thusu, vide sale deed dated 30/04/1992, referred above, same was got mutated the RTC and all other revenue records mutated into their names vide MR.No.2/1995-96, of land in Sy.No.47/2A, Measuring 1 Acre 10 Guntas in the name of 1.Shri.Raju Thomas son of Late.Sri.K.M.Thomas 2.Shri.Sen Thomas son of Sri.V.I.Thomas and land in Sy.No.47/2A, Measuring 6.½ Guntas in the name of Smt.Asha Thusu wife of Sri.Lalit Thusu.



Later The said Smt.Asha Thusu wife of Sri.Lalit Thusu was sold the portion of land measuring 6. ½ Guntas in Sy.No.47/2A of White Field Village, in favour of Sri.Jose J Kallivayalil son of Sri.Kallivalil, vide sale deed dated 22/08/1995, referred above, same was got the RTC and all other revenue records mutated into his name vide MR.No.11/1995-96, Subsequently The said Sri.Jose J Kallivayalil son of Sri.Jose Kallivalil @ Kallivalil rep by his GPA Holder Mrs.Lubna N.Hassan wife of Mr.Naved M.Hasan was sold the same land measuring 6.½ Guntas in Sy.No.47/2A of White Field Village, in favour of Mr.Naved M.Hassan son of Late.Sri.S.M.Hassan, vide sale deed dated 19/09/2007, referred above, same was got the RTC and all other revenue records mutated into their name vide MR.No.6/2007-08

Subsequently The said Shri.Sen Thomas son of Sri.V.I.Thomas rep by his GPA Holder Mr.Naved M.Hassan was sold the portion of land measuring 25 Guntas out of 1 Acre 10 Guntas in Sy.No.47/2A of White Field Village, in favour of Mr.Naved M.Hassan son of Late.Sri.S.M.Hassan, vide sale deed dated 19/09/2007, referred above, same was got the RTC and all other revenue records mutated into his name vide MR.No.7/2007-08.

And The said Shri.Raju Thomas son of Late.Sri.K.M.Thomas rep by his GPA Holder Mrs.Lubna N. Hassan was sold the portion of land measuring 25 Guntas out of 1 Acre 10 Guntas in Sy.No.47/2A of White Field Village, in favour of Mr.Naved M.Hassan son of Late.Sri.S.M.Hassan, vide sale deed dated 19/09/2007, referred above, same was had got the RTC and all other revenue records mutated into their name.

Thus the Mr.Naved M.Hassan son of Late.Sri.S.M.Hassan have become the Absolute Owner of Land Measuring 1 Acre 16.½ Guntas in Sy.No.47/2A of White Field Village.

The said **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan, having acquired land measuring 1 Acres 16.½ Guntas in Sy.No.47/2A of White Field Village, and the said **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan having acquired land measuring 1 Acres 16.½ Guntas in Sy.No.47/2A alongwith others properties in the White Field Village have applied for conversion of said land from agricultural to non-agricultural residential purposes and have got the land measuring 1 Acres 16.½ Guntas in Sy.No.47/2A alongwith others properties in the White Field Village converted from agricultural to non-agricultural residential purpose vide Conversion Order bearing No.ALN(E) SR(KR.HO):239A/2007-08 dated:23/01/2009, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore, followed by rectification of Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:30/01/2019, issued by the Deputy Commissioner, Bangalore Dist., Bangalore.

(Handwritten signature)



Later the said Sy.No.47/2A has been sub-divided/phoded into sub-numbers i.e., new number has been allotted as Sy.No.47/3 land belonging to **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan, was allotted as new No.47/3 accordingly RTC and all other revenue mutated were changed, which fact is evident from the RTCs and mutation register extract available on record.

Therefore I certify that **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan is the absolute title over the Property bearing Old.Sy.No.47/2A New Sy.No.47/3 measuring 1 Acre 16.½ Guntas are the absolute title over the Property and Portion of property morefully described at Para – II.

The said **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan, had entered into a registered Joint Development Agreement dated 04/10/2021, with **M/s.SUMADHURA INFRACON PVT.LTD** Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, for the development of land in of Converted Old.Sy.No.47/2A New Sy.No.47/3 Measuring 1 Acre 16.½ Guntas of Whitefield Village subject to the terms and conditions mentioned therein and in pursuance thereto, **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan had also executed and registered a Power of Attorney in favour of the said **M/s. SUMADHURA INFRACON PVT.LTD**, Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, and in the said Power of Attorney the Land owner inter-alia have authorized to the Builder **M/s. SUMADHURA INFRACON PVT.LTD**, Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, to sell **63%** of undivided interest land in the Converted Old.Sy.No.47/2A, New Sy.No.47/3 Measuring 1 Acre 16.½ Guntas along with other Property of Whitefield Village.

IV. ENCUMBRANCE

On the perusal of the Encumbrance Certificate from 01/01/1916 to 30/06/1924 and again 01/07/1924 to 14/02/1957 and again from 15/02/1957 to 31/05/1989 and again from 01/06/1989 to 31/03/2004 and again from 01/04/2004 to 07/09/2021 in respect of Property described at Para – II, it would establish that there are no existing charges or mortgages on the property upto 07/09/2021. However it is advisable to obtain upto date Encumbrance Certificate.

V.V.



I LIST OF DOCUMENTS SCRUTINISED

Item -III

Converted land bearing **Sy.No.47/2B, Old.Sy.No.47/2** measuring about **31 Guntas,**

Sl .No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original /Copy
01.	03/01/1917	Sale Deed executed by Mr.Katri Vittaladas in favour of Sri.Ballarappa Son of Sri.Byrappa, registered as document No.2226/16-17, in Book-I, Volume 309, Pages 436 to 439 registered before the Office of the Sub-Registrar, Gandhinagar, Bangalore, in respect of Old.Sy.No.41 New Sy.No.47 of White Filed Grama Hagaduru Dhakle/Index (during 1917 their was only Hagaduru Dhakle/Index they don't have Dhakle/Index of White Field Village), measuring about 8 Acres 28 Guntas.	Copy
02.		R.T.C for the period from 1967-68 to 2021-22 in the respect of Sy.No.47/2B Old.Sy.No.47/2 of White Field Village.	Copy
03.		Index of land in the respect of Sy.No.47/2B Old.Sy.No.47 of White Field Village.	Copy
04.	06/02/1953	Sale Deed executed by Sri.Ballarappa son of Sri.Chikkamunishmappa in favour of Smt.Muniyamma Wife of Sri.Sonnappa, registered as document No.23/53-54, in Book-I, registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Sy.No.47/2 measuring about 28 Guntas of White Field Village.	Copy
05.	28/06/1955	Sale Deed executed by Smt.Muniyamma Wife of Sri.Sonnappa in favour of Sri.Vengatappa Son of Sri.Kandappa, registered as document No.1962/55-56, in Book-I, Volume 1479, Pages 19 to 21 registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Sy.No.47/2 measuring about 28 Guntas of White Field Village.	Copy



06.	05/04/1959	Sale Deed executed by Sri.Vengatappa Son of Sri.Kandappa in favour of Sri.Kashiappa son of Sri.Chikkamunishmappa, registered as document No.342/59-60, in Book-I, Volume 107, Pages 134 to 137 registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Sy.No.47/2 measuring about 28 Guntas of White Field Village.	Copy
07.	17/11/1962	Sale Deed executed by Sri.Kashiappa son of Sri.Chikkamunishmappa in favour of Sri.Sri.T.Venkatappa Son of Sri.Thimma Reddy, registered as document No.5152/62-63, in Book-I, Volume 361, Pages 116 to 118 registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Old.Sy.No.47/2 New Sy.No.47/2B measuring about 28 Guntas of White Field Village.	Copy
08.		Death Certificate of Sri.T.Venkatappa	Copy
19.		Genealogical Trees of Sri.T.Venkatappa	Copy
10.		Mutation Register Extract bearing No.1/1991-92, of land in Sy.No.47/2B, Measuring 31 Guntas in the name of Sri.Rama Reddy Son of Late.Sri.T.Venkatesh.	Copy
11.	20/01/2003	Sale Deed executed by 1.Sri.V.Rama Reddy 2.Sri.V.Gopalakrishna Reddy 3.Sri.V.Ananda Reddy 4.Smt.V.Lakshamma 5.Smt.V.Savithamma 6.Smt.V.Munirathamma 7.Smt.V.Susheelamma 8.Smt.V.Jayalakshamma and 9 Smt.V.Venkatalakshamma all Children of Late.Sri.Venkatappa in favour of Sri.Naved M. Hassan son of Late.Sri.S.M.Hassan, registered as document No.16100/02-03, in Book-I, registered before the Office of the Sub-Registrar, K.R.Puram, Bangalore, in respect of Old.Sy.No.47/2 New Sy.No.47/2B measuring about 31 Guntas of White Field Village.	Copy



12.		Mutation Register Extract bearing No.18/2002-03, of land in Sy.No.47/2B, Measuring 31 Guntas in the name of 1 Sri.Naved M. Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	Copy
13.	23/01/2009	Conversion Certificate bearing No.ALN (E)SR(KR.HO):239A/2007-08 issued by the Special Deputy Commissioner Bangalore Dist., Bangalore, an extent of 31 Guntas in Sy.No.47/2B alongwith other properties of Whitefield Village, is converted for residential purpose in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan.	Copy
14.	30/01/2019	Rectification of Conversion order bearing No.ALN (E)SR(KR.HO):239A/2007-08 issued by the Deputy Commissioner Bangalore Dist., Bangalore, an extent of 31 Guntas in Sy.No.47/2B alongwith other properties of Whitefield Village, is converted for residential purpose in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan.	Copy
15.	04/10/2021	Joint Development Agreement executed by Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan in favour of M/s. SUMADHURA INFRACON PVT.LTD , Represented by it's chairman cum Managing Director Mr. G. MADHU SUDHAN , registered as document No.4027/2021-22, Book - I, registered before the Office of the Sub-Registrar, Shivajinagar (Mahdevapura), Bangalore, in respect of Converted Old.Sy.No.47/2 New Sy.No.47/2B, Measuring 31 Guntas along with other Property of Whitefield Village.	Copy
16.	04/10/2021	General Power of Attorney executed by Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan in favour of M/s. SUMADHURA INFRACON PVT.LTD , Represented by it's chairman cum Managing Director Mr. G.MADHU SUDHAN , registered as document No.170/2021-22, Book - I, registered before the Office of the Sub-Registrar, Shivajinagar (Varthur), Bangalore, in respect of Converted Old.Sy.No.47/2 New Sy.No.47/2B, Measuring 31 Guntas along with other Property of Whitefield Village.	Copy



17.		Tippani, Atlas and Karnataka Revisional Settlement Akarbandh Extract in respect of Sy.No.47/2 New Sy.No.47/2B, of Whitefield Village.	Copy
18.		Encumbrance Certificate from 01/01/1916 to 30/06/1924 and again 01/07/1924 to 14/02/1957 and again from 15/02/1957 to 31/05/1989 and again from 01/06/1989 to 31/03/2004 and again from 01/04/2004 to 07/09/2021 in respect of land in Sy.No.47/2 and New Sy.No.47/2B of Whitefield Village.	Copy

II. DESCRIPTION OF PROPERTY

All that piece and parcel of Converted land bearing **Sy.No.47/2B** measuring about **31 Guntas**, {The land bearing Sy.No.47/2B and other properties is converted for residential purpose vide Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:23/01/2009, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore followed by rectification of Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:30/01/2019, issued by the Deputy Commissioner, Bangalore Dist., Bangalore} situated at White Field Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, presently under the administrative jurisdiction of BBMP, together with all rights appurtenances whatsoever whether underneath or above the surface.

III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing Sy.No.41 of White Field Grama Hagaduru Dhakle/Index (during 1917 their was only Hagaduru Dhakle/Index they don't have Dhakle/Index of White Field Village), measuring about 8 Acres 28 Guntas, was originally held by Mr.Katri Vittaladas, had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property.

S.N.



Later The said Mr.Katri Vittaladas, was sold land measuring 8 Acres 28 Guntas in Sy.No.41 of White Field Grama Hagaduru Dhakle/Index (during 1917 there was only Hagaduru Dhakle/Index they don't have Dhakle/Index of White Field Village), in favour of Sri.Ballarappa Son of Sri. Sonnabyrappa vide sale deed dated 03/01/1917, referred above, Later Sri.Ballarappa had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and after the intestate death of Sri.Ballarappa being the sole legal heirs of late.Sri.Ballarappa namely Mr.Dodda Munishami and Sri.Chikka Munishami both sons of Sri.Ballarappa had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owners (the same Details was depicting in the Tippani of Sy.No.47) and in the meanwhile the land bearing Sy.No.41 has been sub divided/phodi has been done, and allotted with new Sy.No.47/1 Measuring 5 Acres 04 Guntas, Sy.No.47/2, Measuring 3 Acres 24 Guntas Subsequently Sy.No.47/2, has been sub divided/phodi has been done, and allotted with new Sy.No.47/2A, Measuring 02 Acres 33 Guntas Sy.No.47/2B, Measuring 31 Guntas, Totally Measuring 8 Acres 28 Guntas same Details depicting in the Tippani of Sy.No.47 same we here with Enclosed, Subsequently under the Oral Panchayath partition Mr.Dodda Munishmi and Sri.Chikka Munishmi both son of Sri.Ballarappa wherein inter-alia Sri.Chikka Munishmi son of Sri.Ballarappa has been allotted Sy.No.47/2, of White Field Village, measuring about 3 Acres 24 Guntas had got the RTC and all other revenue records mutated into his name have been continued in Sy.No.47/2, Measuring 3 Acres 24 Guntas.

The said Sri.Chikka Munishami @ Chikka Munishamappa son of Sri.Ballarappa had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and after the intestate death of Sri.Chikka Munishami @ Chikka Munishamappa and being the sole legal heirs viz 1. Sri.Ballarappa 2 Sri.Kashiappa and 3.Sri.H.C.Anjinappa all are son of Sri.Chikka Munishami @ Chikka Munishamappa succeeded to his entire estates including Property bearing Survey Sy.No.47/2, Measuring 3 Acres 24 Guntas.

Subsequently The said Sri.Ballarappa son of Sri.Chikkamunishmappa was sold the portion of land measuring 28 Guntas in Sy.No.47/2 of White Field Village, in favour of Smt.Muniyamma Wife of Sri.Sonnappa, vide sale deed dated 06/02/1953, referred above, Later The said Smt.Muniyamma Wife of Sri.Sonnappa was sold the same of land measuring 28 Guntas in Sy.No.47/2 of White Field Village, in favour of Sri.Vengatappa Son of Sri.Kandappa, vide sale deed dated 28/06/1955, referred above.



Later The said Sri.Vengatappa Son of Sri.Kandappa was sold the same of land measuring 28 Guntas in Sy.No.47/2 of White Field Village, in favour of Sri.Kashiappa son of Sri.Chikkamunishmappa, vide sale deed dated 05/04/1959, referred above,

Subsequently Sy.No.47/2, has been sub divided/phodi has been done, and allotted with new Sy.No.47/2A, Measuring 02 Acres 33 Guntas Sy.No.47/2B, Measuring 31 Guntas, the Sy.No.47/2A, Measuring 02 Acres 33 Guntas land belonging to Sri.Ballarappa son of Sri.Chikka Munishmi @ Chikka Munishmappa, was allotted as new No.47/2B accordingly RTC and all other revenue Records were mutated changed, which fact is evident from the RTCs and mutation register extract available on record

The said Sri.Kashiappa son of Sri.Chikkamunishmappa was sold the same of land measuring 31 Guntas in Old.Sy.No.47/2 New Sy.No.47/2B of White Field Village, in favour of Sri. T.Venkatappa Son of Sri.Thimma Reddy, vide sale deed dated 17/11/1962, referred above,

Subsequently Sy.No.47/2, has been sub divided/phodi has been done, and allotted with new Sy.No.47/2A, Measuring 02 Acres 33 Guntas Sy.No.47/2B, Measuring 31 Guntas, land belonging to Sri.T.Venkatappa Son of Sri.Thimma Reddy, was allotted as new No.47/2B accordingly RTC and all other revenue mutated were changed, which fact is evident from the RTCs and mutation register extract available on record

The said Sri.T.Venkatappa Son of Sri.Thimma Reddy had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and after the intestate death of Sri.T.Venkatappa Son of Sri.Thimma Reddy and being the sole legal heirs of 1.Sri.V.Rama Reddy 2.Sri.V.Gopalakrishna Reddy 3.Sri.V.Ananda Reddy 4.Smt.V.Lakshamma 5.Smt.V.Savithamma 6.Smt.V.Munirathamma 7.Smt.V.Susheclamma 8.Smt.V.Jayalakshamma and 9 Smt.V.Venkatalakshamma all Children of Late.Sri.Venkatappa succeeded to his entire estates including Property bearing Survey No.47/2B of White Field Village, measuring about 31 Guntas, and later RTC and all other revenues records were mutated into name of Sri.V.Rama Reddy son of Late.Sri.T.Venkatappa, had got the RTC and all other revenue records mutated into their name's vide No.1/91-92 and name of have been continues in Sy.No.47/2B, Measuring 31 Guntas.



Subsequently the said 1.Sri.V.Rama Reddy 2.Sri.V.Gopalakrishna Reddy 3.Sri.V.Ananda Reddy 4.Smt.V.Lakshamma 5.Smt.V.Savithamma 6.Smt.V.Munirathamma 7.Smt.V.Susheelamma 8.Smt.V.Jayalakshamma and 9 Smt.V.Venkatalakshamma all Children of Late.Sri.Venkatappa have sold the land bearing Sy.No.47/2B, Measuring 31 Guntas of White Field Village in favour of **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan had got the RTC and all other revenue records mutated into her name's vide No.18/2002-03

The said **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan, having acquired land measuring 31 Guntas in Sy.No.47/2B of White Field Village, and the said **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan having acquired land measuring 31 Guntas in Sy.No.47/2B alongwith others properties in the White Field Village have applied for conversion of said land from agricultural to non-agricultural residential purposes and have got the land measuring 31 Guntas in Sy.No.47/2B alongwith others properties in the White Field Village converted from agricultural to non-agricultural residential purpose vide Conversion Order bearing No.ALN(E) SR(KR.HO):239A/2007-08 dated:23/01/2009, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore, followed by rectification of Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:30/01/2019, issued by the Deputy Commissioner, Bangalore Dist., Bangalore.

Therefore I certify that **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan is the absolute title over the Property bearing Old.Sy.No.47/2B measuring 31 Guntas are the absolute title over the Property and Portion of property morefully described at Para – II.

The said **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan, had entered into a registered Joint Development Agreement dated 04/10/2019, with **M/s.SUMADHURA INFRACON PVT.LTD** Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, for the development of land in Converted Sy.No.47/2B Measuring 31 Guntas of Whitefield Village subject to the terms and conditions mentioned therein and in pursuance thereto, **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan had also executed and registered a Power of Attorney in favour of the said **M/s. SUMADHURA INFRACON PVT.LTD**, Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, and in the said Power of Attorney the Land owner inter-alia have authorized to the Builder **M/s. SUMADHURA INFRACON PVT.LTD**, Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, to sell **63%** of undivided interest land in the Converted Sy.No.47/2B, Measuring 31 Guntas along with other Property of Whitefield Village.



IV. ENCUMBRANCE

On the perusal of the Encumbrance Certificate from 01/01/1916 to 30/06/1924 and again 01/07/1924 to 14/02/1957 and again from 15/02/1957 to 31/05/1989 and again from 01/06/1989 to 31/03/2004 and again from 01/04/2004 to 07/09/2021 in respect of Property described at Para – II, it would establish that there are no existing charges or mortgages on the property upto 07/09/2021. However it is advisable to obtain upto date Encumbrance Certificate.

I LIST OF DOCUMENTS SCRUTINISED

Item –IV

Converted Land bearing **Sy.No.48/4**, measuring about **1 Acres 38 Guntas**

Sl .No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original /Copy
01.		R.T.C for the period from 1967-68 to 2021-22 in the respect of Sy.No.48/4 of White Field Village.	Copy
02.	14/10/1980	Partition Deed entered amongst 1. Sri.B.Narayanappa alias H.M.Narayanappa son of Late.Doddamunishmappa and 2. Sri.H.N. Muniswamapa alias H.N. Munisamaiah 3)Sri.H.N. Lakshmaiah and 4). Sri.H.N.Srinivas all are son of Sri.B.Narayanappa alias H.M.Narayanappa in respect of various Properties belonging to their joint family, including Sy.No.48/4, wherein inter-alia Sri.B.Narayanappa alias H.M.Narayanappa son of Late.Doddamunishmappa has been allotted measuring about 28 Guntas in Sy.No.48/4 of White Field Village, and wherein inter-alia Mr.H.N.Srinivas has been allotted measuring about 1 Acre 10 Guntas in Sy.No.48/4 of White Field Village.	Copy
03.		Genealogical Tree of Late. Sri.B.Narayanappa alias H.M.Narayanappa	Copy
04.		Mutation Register Extract bearing No.3/1995-96, of land in Sy.No.47/1, the property described at Para-II. in the names of Sri.B.Narayanappa alias H.M.Narayanappa son of Late.Doddamunishmappa and Sri.H.N.Srinivas son of Sri.B.Narayanappa alias H.M.Narayanappa, pursuant to the said partition.	Copy

V.B.



05.	29/09/2004	Sale Deed executed by Sri.H.M.Narayanappa Son of Late.Sri.Doddamunishmappa in favour of Mr.Naved.M.Hassan Son of Late.Sri.S.M.Hassan, vide registered as Document No.18186/2004-05 in the office of Sub-registrar K.R.Puram Bangalore, in respect of Survey No. 48/4 admeasuring 14 Guntas of Whitefield Village.	Copy
06.		Mutation Register Extract bearing No.8/2005-06, of land in Sy.No.48/4, Measuring 14 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	Copy
07.	25/10/2004	Sale Deed executed by Sri.H.M.Narayanappa Son of Late.Sri.Doddamunishmappa in favour of Mr.Naved.M.Hassan Son of Late.Sri.S.M.Hassan, vide registered as Document No.20250/2004-05 in the office of Sub-registrar K.R.Puram Bangalore, in respect of Survey No. 48/4 admeasuring 14 Guntas of Whitefield Village.	Copy
08.		Mutation Register Extract bearing No.17/2004-05, of land in Sy.No.48/4, Measuring 14 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	Copy
09.	29/09/2004	Sale Deed executed by Mr.H.N.Srinivas along with his family members i.e., his wife Ms. Vijayalakshmi S.N. and their children i.e., Ms. Harini H. S. and Ms. Thanushri H. S. in favour of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, vide registered as Document No.18187/2004-05 in the office of Sub-registrar K.R.Puram Bangalore, in respect of Survey No.48/4 admeasuring 25 Guntas of Whitefield Village	Copy
10.		Mutation Register Extract bearing No.11/2004-05, of land in Sy.No.48/4, Measuring 25 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	Copy



11.	25/10/2004	Sale Deed executed by Mr.H.N.Srinivas along with his family members i.e., his wife Ms. Vijayalakshmi S.N. and their children i.e., Ms. Harini H. S. and Ms. Thanushri H. S. in favour of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, vide registered as Document No.20518/2004-05 in the office of Sub-registrar K.R.Puram Bangalore, in respect of Survey No.48/4 admeasuring 25 Guntas of Whitefield Village	Copy
12.		Mutation Register Extract bearing No.21/2004-05, of land in Sy.No.48/4, Measuring 25 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed	Copy
13.	21/02/2015	Confirmation Deed executed by family members of Late Mrs. H. N. Nanjamma i.e., 1.B. C. Narayanappa 2.Ms.B. N. Manjula; 3.Mr. B. N. Venugopal; 4.Ms. B. N. Nagaveni; (v) Mr.B.N.Ramesh; 5.Mr. B. N. Lakshmisha; and daughters of Late Mr. H. M. Narayanappa i.e., 6.Mrs.H.N.Venkatamma; 7.Mrs. H. N. Gowramma; 8.Mrs. H. N. Nagamma; 9.Mrs. H. N. Yeshodamma; and 10.Mrs.H.N.Padma alias Padmamma in favour of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan vide registered as Document No.6777/2014-15 in the office of Sub-registrar Mahadevapura, Bangalore, in respect of Survey No. 47/1 measuring 5 Acres 4 Guntas and Survey No. 48/4 measuring 1 Acre 38 Guntas of Whitefield Village;	Copy
14.	23/01/2009	Conversion Certificate bearing No.ALN (E)SR(KR.H):239A/2007-08 issued by the Special Deputy Commissioner Bangalore Dist., Bangalore, an extent of 1 Acres 38 Guntas in Sy.No.48/4 alongwith other properties of Whitefield Village, is converted for residential purpose in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan.	Copy

Handwritten signature/initials



15.	30/01/2019	Rectification of Conversion order bearing No.ALN (E)SR(KR.H):239A/2007-08 issued by the Deputy Commissioner Bangalore Dist., Bangalore, an extent of 1 Acres 38 Guntas in Sy.No.48/4 alongwith other properties of Whitefield Village, is converted for residential purpose in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan.	Copy
16.		Mutation Register Extract bearing No.8/2008-09, of land in Sy.No.48/4, Measuring 1 Acre 38 Guntas in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan, pursuant to the said Conversion Order.	Copy
17	26/12/2018	Sale Deed executed by Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan in favour of M/s. SUMADHURA INFRACON PRIVATE LIMITED Represented by its Chairman and Managing Director, Mr. G. MADHU SUDHAN vide registered as Document No.5795/2018-19 in the office of Sub-registrar K.R.Puram Bangalore, in respect of 42.55% of undivided right, title and interest in the Converted Sy.No.48/4 along with other Property of Whitefield Village.	Copy
18.	26/12/2018	Joint Development Agreement executed by Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan in favour of M/s. SUMADHURA INFRACON PVT.LTD, Represented by it's chairman cum Managing Director Mr. G. MADHU SUDHAN, registered as document No.5796/2018-19, Book – I, registered before the Office of the Sub-Registrar, Shivajinagar (Varthur), Bangalore, in respect of Remaining 57.45% of undivided right, title and interest in the Converted Sy.No.48/4 along with other Property of Whitefield Village.	Copy

V.K.



19.	26/12/2018	General Power of Attorney executed by Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan in favour of M/s. SUMADHURA INFRACON PVT.LTD , Represented by it's chairman cum Managing Director Mr. G. MADHU SUDHAN , registered as document No.271/2018-19, Book – IV, registered before the Office of the Sub-Registrar, Shivajinagar (Varthur), Bangalore, in respect of Remaining 57.45% of undivided right, title and interest in the Converted Sy.No.48/4 along with other Property of Whitefield Village.	Copy
20.		Tippani, Atlas and Karnataka Revisional Settlement Akarbandh Extract in respect of Sy.No.48/4, of Whitefield Village.	Copy
21.		Encumbrance Certificate from 01/01/1900 to 30/06/1924 and again 01/07/1924 to 14/02/1957 and again from 15/02/1957 to 31/05/1989 and again from 01/06/1989 to 31/03/2004 and again from 01/04/2004 to 07/09/2021 in respect of land in Sy.No.48/4 of Whitefield Village.	Copy

II. DESCRIPTION OF PROPERTY

All that piece and parcel of Converted land bearing **Sy.No.48/4, measuring 1 Acre 38 Guntas** {The land bearing Sy.No.48/4 and other properties is converted for residential purpose vide Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:23/01/2009, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore, followed by rectification of Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:30/01/2019, issued by the Deputy Commissioner, Bangalore Dist., Bangalore}, together with all rights appurtenances whatsoever whether underneath or above the surface.



III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing Sy.No.48/4 White Field Village measuring about 1 Acres 38 Guntas, was originally held by Sri.Ballari Munishamappa@ Dodda Munishami, had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property.

The said Sri.Ballari Munishamappa@ Dodda Munishami had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and after the intestate death of Sri.Ballare Munishamappa@ Dodda Munishami and being the sole legal heirs of Sri.B.Narayanappa @ H.M. Narayanappa son of Sri.Ballare Munishamappa@ Dodda Munishami succeeded to his entire estates including Property bearing Survey No.48/4 of White Field Village, measuring about 1 Acre 38 Guntas, and later RTC and all other revenues records were mutated into name of Sri.B.Narayanappa @ H.M. Narayanappa son of Late.Sri.Ballari Munishamappa@ Dodda Munishami, had got the RTC and all other revenue records mutated into his name and name of have been continues in Sy.No.48/4, Measuring 1 Acre 38 Guntas.

Subsequently 1. Sri.B.Narayanappa alias H.M.Narayanappa son of Late.Sri.Ballari Munishamappa@ Dodda Munishami and 2. Sri.H.N. Muniswamappa alias H.N. Munisamaiah 3)Sri.H.N. Lakshmaiah and 4). Sri.H.N.Srinivas all are son of Sri.B.Narayanappa alias H.M.Narayanappa entered into Partition deed dated 14/10/1980, in respect of various Properties belonging to their joint family, including in respect of various Properties belonging to their joint family, including Sy.No.48/4, wherein inter-alia 1. Sri.B.Narayanappa alias H.M.Narayanappa son of Late.Sri.Ballari Munishamappa@ Dodda Munishami has been allotted measuring about 28 Guntas in Sy.No.48/4 of White Field Village, and wherein inter-alia Sri.H.N.Srinivas has been allotted measuring about 1 Acre 10 Guntas in Sy.No.48/4 of White Field Village, and the said owner was in enjoyment of the said property as its absolute owners and later RTC and all other revenues records were mutated in Sy.no.48/4 vide MR.No.3/95-96 of the Property described at para - II.

S.N.



Thereafter the said 1) Sri.B.Narayanappa alias H.M.Narayanappa son of Late.Sri.Ballari Munishamappa@ Dodda Munishami and Sri.H.N.Srinivas son of Sri.B.Narayanappa alias H.M.Narayanappa, are the owners was in enjoyment of the said property as its absolute owners Sri.B.Narayanappa alias H.M.Narayanappa son of Late.Sri.Ballari Munishamappa@ Dodda Munishami and Sri.H.N.Srinivas son of Sri.B.Narayanappa alias H.M.Narayanappa his family members have sold land Measuring 1 Acres 38 Guntas in Sy.No.48/4 of White Field Village in favour of **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan same under the Different sale deeds viz.,

1. Sale deed dated 29/09/2004, executed by its previous owner **Mr.H.M.Narayanappa**, measuring about 14 Guntas.
2. Sale deed dated 25/10/2004, executed by its previous owner **Mr.H.M.Narayanappa**, measuring about 14 Guntas.
3. Sale deed dated 29/09/2004, executed by its previous owner **Mr.H.N.SRINIVAS** S/o Sri.H. M. Narayanappa and Others, measuring about 25 Guntas.
4. Sale deed dated 25/08/2004, executed by its previous owner **Mr.H.N.SRINIVAS** S/o Sri.H. M. Narayanappa and Others, measuring about 25 Guntas. And followed by confirmation deed dated 21/02/2015, all the Document was referred to above.

Thus the **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan has become the absolute Owner of the land Measuring 1 Acres 38 Guntas in Sy.No.48/4 of White Field Village.

The said **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan, having acquired land measuring 1 Acre 38 Guntas in Sy.No.48/4 of White Field Village, and the said **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan having acquired land measuring 1 Acre 38 Guntas in Sy.No.48/4 alongwith others properties in the White Field Village have applied for conversion of said land from agricultural to non-agricultural residential purposes and have got the land measuring 5 Acres 04 Guntas in Sy.No.48/4 alongwith others properties in the White Field Village converted from agricultural to non-agricultural residential purpose vide Conversion Order bearing No.ALN(E) SR(KR.HO):239A/2007-08 dated:23/01/2009, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore, followed by rectification of Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:30/01/2019, issued by the Deputy Commissioner, Bangalore Dist., Bangalore.



Subsequently **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan have sold the 42.55% of undivided right, title and interest in the Converted Sy.No.48/4 along with other Property of Whitefield Village in favour of **M/s. SUMADHURA INFRACON PRIVATE LIMITED** Represented by its Chairman and Managing Director, **Mr. G. MADHU SUDHAN**, the said sale deed Dated:26/12/2018 referred to above.

Therefore I certify that **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan and **M/s. SUMADHURA INFRACON PRIVATE LIMITED** Represented by its Chairman and Managing Director, **Mr. G. MADHU SUDHAN**, are the joint absolute title over the Property bearing Sy.No.48/4 measuring 1 Acre 38 Guntas are the absolute title over the Property and morefully described at Para – II.

The said **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan have entered into a registered Joint Development Agreement dated 26/12/2018, with **M/s.SUMADHURA INFRACON PVT.LTD** Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, for the development of land in of Remaining portion of 57.45% of undivided right, title and interest in the Converted Sy.No.48/4 along with other Property of Whitefield Village subject to the terms and conditions mentioned therein and in pursuance thereto, **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan have also executed and registered a Power of Attorney in favour of the said **M/s. SUMADHURA INFRACON PVT.LTD**, Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, and in the said Power of Attorney the Land owner inter-alia have authorized to the Builder **M/s. SUMADHURA INFRACON PVT.LTD**, Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, to sell 63% of undivided interest land in 57.45% of undivided right, title and interest in the Converted Sy.No.48/4 along with other Property of Whitefield Village.

IV. ENCUMBRANCE

On perusal of the Encumbrance Certificate from 01/01/1900 to 30/06/1924 and again 01/07/1924 to 14/02/1957 and again from 15/02/1957 to 31/05/1989 and again from 01/06/1989 to 31/03/2004 and again from 01/04/2004 to 07/09/2021, in respect of Property described at Para – II, it would establish that there are no existing charges or mortgages on the property upto 07/09/2021. However it is advisable to obtain upto date Encumbrance Certificate.

MS



I LIST OF DOCUMENTS SCRUTINISED

Item -V

Converted land bearing **Sy.No.48/3**, measuring about **30 Guntas**,

Sl .No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original /Copy
01.		R.T.C for the period from 1967-68 to 1971-72 and from 1977-78 to 1983-84 and from 1988-89 to 2021-22 in the respect of Sy.No.47/3 of White Field Village.	Copy
02.		Index of land in the respect of Sy.No.47/3 of White Field Village.	Copy
03.	06/02/1953	Sale Deed executed by Sri.Ballarappa son of Sri.Chikkamunishamappa in favour of Smt.Muniyamma Wife of Sri.Sonnappa, registered as document No.23/53-54, in Book-I, registered before the Office of the Sub-Registrar, Peenya Bangalore, in respect of Sy.No.48/3 measuring about 30 Guntas of White Field Village.	Copy
04.	28/06/1955	Sale Deed executed by Smt.Muniyamma Wife of Sri.Sonnappa in favour of Sri.Vengatappa Son of Sri.Kandappa, registered as document No.1962/55-56, in Book-I, Volume 1479, Pages 19 to 21 registered before the Office of the Sub-Registrar, Peenya Bangalore in respect of Sy.No.48/3 measuring about 30 Guntas of White Field Village.	Copy
05.	05/04/1959	Sale Deed executed by Sri.Vengatappa Son of Sri.Kandappa in favour of Sri.Kashiappa son of Sri.Chikkamunishamappa, registered as document No.342/1959-60, in Book-I, Volume 107, Pages 134 to 137 registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Sy.No.48/3 measuring about 30 Guntas of White Field Village.	Copy



06.	17/11/1962	Sale Deed executed by Sri.Kashiappa son of Sri.Chikkamunishamappa in favour of Sri.Sri.T.Venkatappa Son of Sri.Thimma Reddy, registered as document No.5152/62-63, in Book-I, Volume 361, Pages 116 to 118 registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Sy.No.48/3 measuring about 30 Guntas of White Field Village.	Copy
07.		Death Certificate of Sri.T.Venkatappa	Copy
08.		Genealogical Trees of Sri.T.Venkatappa	Copy
09.		Mutation Register Extract bearing No.1/1991-92, of land in Sy.No.48/3, Measuring 30 Guntas in the name of Sri.Rama Reddy Son of Late.Sri.T.Venkatappa.	Copy
10.	20/01/2003	Sale Deed executed by 1.Sri.V.Rama Reddy 2.Sri.V.Gopalakrishna Reddy 3.Sri.V.Ananda Reddy 4.Smt.V.Lakshamma 5.Smt.V.Savithamma 6.Smt.V.Munirathamma 7.Smt.V.Susheelamma 8.Smt.V.Jayalakshamma and 9 Smt.V.Venkatalakshamma all Children of Late.Sri.Venkatappa in favour of Sri.Naved M. Hassan son of Late.Sri.S.M.Hassan, registered as document No.16101/02-03, in Book-I, registered before the Office of the Sub-Registrar, K.R.Puram, Bangalore, in respect of Sy.No.47/3 measuring about 20 Guntas out of 30 Guntas of White Field Village.	Copy
11.		Mutation Register Extract bearing No.19/2002-03, of land in Sy.No.48/3, Measuring 20 Guntas in the name of Sri.Naved M. Hassan son of Late.Sri.S.M.Hassan, pursuant to the said sale deed.	Copy

V.B.



12.	23/01/2009	Conversion Certificate bearing No.ALN (E)SR(KR.H):239A/2007-08 issued by the Special Deputy Commissioner Bangalore Dist., Bangalore, an extent of 20 Guntas in Sy.No.48/3 alongwith other properties of Whitefield Village, is converted for residential purpose in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan.	Copy
13.	30/01/2019	Rectification of Conversion order bearing No.ALN (E)CR(KR.H):239A/2007-08 issued by the Deputy Commissioner Bangalore Dist., Bangalore, an extent of 20 Guntas in Sy.No.48/3 alongwith other properties of Whitefield Village, is converted for residential purpose in the name of Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan.	Copy
14.	04/10/2021	Joint Development Agreement executed by Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan in favour of M/s. SUMADHURA INFRACON PVT.LTD , Represented by it's chairman cum Managing Director Mr. G. MADHU SUDHAN , registered as document No.4027/2021-22, Book - I, registered before the Office of the Sub-Registrar, Shivajinagar (Mahdevapura), Bangalore, in respect of Converted Sy.No.48/3 Measuring 20 Guntas along with other Property of Whitefield Village.	Copy
15.	04/10/2021	General Power of Attorney executed by Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan in favour of M/s. SUMADHURA INFRACON PVT.LTD , Represented by it's chairman cum Managing Director Mr. G.MADHU SUDHAN , registered as document No.170/2021-22, Book - I, registered before the Office of the Sub-Registrar, Shivajinagar (Varthur), Bangalore, in respect of Converted Old.Sy.No.47/3, Measuring 20 Guntas along with other Property of Whitefield Village.	Copy

V. D.



As far as another extent of land measuring 1000 Sq.feet in Sy.No.48/3			
16.	12/02/1969	Conversion Certificate bearing No.ALN SR:1599, issued by the Thasildhar Bangalore South Taluk., Bangalore, an extent of 10 Guntas out of 30 Guntas in Sy.No.48/3 of Whitefield Village, is converted for residential purpose in the name of Mr.T.Venkatappa son of Sri.Thimmareddy.	Copy
17.	22/01/1987	Sale Deed executed by Mr.T.Venkatappa son of Sri.Thimmareddy in favour of Sri.Major T. Chandra Mohan son of Sri.T.Venkataraman, registered as document No.6661/86-87, in Book-I, Volume 2535, Pages 60 to 66 registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore, in respect of Converted Sy.No.48/3 measuring about 5000 Sq.feet of White Field Village.	Copy
18.	28/06/1990	Sale Deed executed by Sri.Major T. Chandra Mohan son of Sri.T.Venkataraman in favour of Mrs.Sylvia Joyce Coelho W/o. Mathias Marian Coelho, registered as document No.1640/90-91, in Book-I, Volume 168, Pages 115 to 126 registered before the Office of the Sub-Registrar, KR Puram Bangalore, in respect of Converted Sy.No.48/3 measuring about 5000 Sq.feet of White Field Village.	Copy
19.	30/07/1994	Sale Deed executed by Mrs.Sylvia Joyce Coelho W/o. Mathias Marian Coelho in favour of Mrs.Farah Gasim Daughter of Sri.Mathias Marian Coelho, registered as document No.3669/94-95, in Book-I, Volume 852, Pages 19 to 21 registered before the Office of the Sub-Registrar, KR Puram, Bangalore, in respect of Converted Sy.No.48/3 measuring about 5000 Sq.feet of White Field Village.	Copy
20.	07/11/2006	Sale Deed executed by Mrs.Farah Gasim Daughter of Sri.Mathias Marian Coelho in favour of M/s.Samrkhand Property Management Private Limited, represented by its authorized Signatory Mr.Yasin Ahmed, registered as document No.25720/06-07, in Book-I, registered before the Office of the Sub-Registrar, KR Puram, Bangalore, in respect of Converted Sy.No.48/3 measuring about 5000 Sq.feet of White Field Village.	Copy



21.	01/07/1987	Sale Deed executed by Mr.T.Venkatappa son of Sri.Thimmareddy in favour of Mr.Major Syed Amin Shah son of Sri.M.Shahabuddin Shah, registered as document No.2327/87-88, in Book-I registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore, in respect of Converted Sy.No.48/3 measuring about 5000 Sq.feet of White Field Village.	Copy
22.	23/12/2003	Sale Deed executed by Mr.Major Syed Amin Shah @ BRIG.Syed Amin Shah son of Sri.M.Shahabuddin Shah in favour of M/s.Samrkhand Property Management Private Limited, represented by its authorized Signatory Mr.Naved M. Hassan, registered as document No.19500/2003-04, in Book-I, registered before the Office of the Sub-Registrar, KR Puram, Bangalore, in respect of Converted Sy.No.48/3 measuring about 5000 Sq.feet of White Field Village.	Copy
23.	04/10/2021	Joint Development Agreement executed by Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan in favour of M/s. SUMADHURA INFRACON PVT.LTD , Represented by it's chairman cum Managing Director Mr. G. MADHU SUDHAN , registered as document No.4027/2021-22, Book - I, registered before the Office of the Sub-Registrar, Shivajinagar (Mahdevapura), Bangalore, in respect of Converted Sy.No.48/3 Measuring 10000 Sq.feet along with other Property of Whitefield Village.	Copy
24.	04/10/2021	General Power of Attorney executed by Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan in favour of M/s. SUMADHURA INFRACON PVT.LTD , Represented by it's chairman cum Managing Director Mr. G.MADHU SUDHAN , registered as document No.170/2021-22, Book - I, registered before the Office of the Sub-Registrar, Shivajinagar (Mahdevapura), Bangalore, in respect of Converted Old.Sy.No.47/3, Measuring 10000 Sq.feet along with other Property of Whitefield Village.	Copy



25.		Tippani, Atlas and Karnataka Revisional Settlement Akarbandh Extract in respect of Sy.No.47/3 of Whitefield Village	Copy
26.		Encumbrance Certificate from 01/01/1900 to 30/06/1924 and again 01/07/1924 to 14/02/1957 and again from 15/02/1957 to 31/05/1989 and again from 01/06/1989 to 31/03/2004 and again from 01/04/2004 to 07/09/2021 in respect of land in Sy.No.47/2 and New Sy.No.47/2B of Whitefield Village.	Copy

II. DESCRIPTION OF PROPERTY

All that piece and parcel of Converted land bearing **Sy.No.47/3** measuring about **20 Guntas**, {The land bearing Sy.No.47/3 and other properties is converted for residential purpose vide Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:23/01/2009, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore followed by rectification of Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:30/01/2019, issued by the Deputy Commissioner, Bangalore Dist., Bangalore} And all that piece and parcel of Converted land bearing **Sy.No.47/3**, an extent of 10 Guntas {Conversion Certificate bearing No.ALN SR:1599, issued by the Thasildhar Bangalore South Taluk., Bangalore} situated at White Field Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, presently under the administrative jurisdiction of BBMP, together with all rights appurtenances whatsoever whether underneath or above the surface.

III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing Sy.No.48/3 White Field Village measuring about 30 Guntas, was originally held by Sri.Chikka Munishamappa@Chikka Munishami, had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property.



Subsequently The said Sri.Ballarappa son of Sri.Chikkamunishamappa was sold the portion of land measuring 30 Guntas in Sy.No.48/3 of White Field Village, in favour of Smt.Muniyamma Wife of Sri.Sonnappa, vide sale deed dated 06/02/1953, referred above, Later The said Smt.Muniyamma Wife of Sri.Sonnappa was sold the same of land measuring 30 Guntas in Sy.No.48/3 of White Field Village, in favour of Sri.Vengatappa Son of Sri.Kandappa, vide sale deed dated 28/06/1955, referred above.

Later The said Sri.Vengatappa Son of Sri.Kandappa was sold the same of land measuring 30 Guntas in Sy.No.48/3 of White Field Village, in favour of Sri.Kashiappa son of Sri.Chikkamunishamappa, vide sale deed dated 05/04/1959, referred above, Subsequently The said Sri.Kashiappa son of Sri.Chikkamunishamappa was sold the same of land measuring 30 Guntas in Sy.No.48/3 of White Field Village, in favour of Sri. T.Venkatappa Son of Sri.Thimma Reddy, vide sale deed dated 17/11/1962, referred above,

The said Sri.T.Venkatappa Son of Sri.Thimma Reddy had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and after the intestate death of Sri.T.Venkatappa Son of Sri.Thimma Reddy and being the sole legal heirs of 1.Sri.V.Rama Reddy 2.Sri.V.Gopalakrishna Reddy 3.Sri.V.Ananda Reddy 4.Smt.V.Lakshamma 5.Smt.V.Savithamma 6.Smt.V.Munirathamma 7.Smt.V.Susheelamma 8.Smt.V.Jayalakshamma and 9 Smt.V.Venkatalakshamma all Children of Late.Sri.Venkatappa succeeded to his entire estates including Property bearing Survey No.48/3 of White Field Village, measuring about 20 Guntas out of 30 Guntas, and later RTC and all other revenues records were mutated into the name of Sri.V.Rama Reddy son of Late.Sri.T.Venkatappa, had got the RTC and all other revenue records mutated into his name vide MR No.1/91-92 and name have been continues in Sy.No.48/3, Measuring 20 Guntas.

Subsequently the said 1.Sri.V.Rama Reddy 2.Sri.V.Gopalakrishna Reddy 3.Sri.V.Ananda Reddy 4.Smt.V.Lakshamma 5.Smt.V.Savithamma 6.Smt.V.Munirathamma 7.Smt.V.Susheelamma 8.Smt.V.Jayalakshamma and 9 Smt.V.Venkatalakshamma all Children of Late.Sri.Venkatappa have sold the land bearing Sy.No.48/3, Measuring 20 Guntas of White Field Village in favour of **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan had got the RTC and all other revenue records mutated into her name's vide No.19/2002-03

ND



The said **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan, having acquired land measuring 20 Guntas in Sy.No.48/3 of White Field Village, and the said **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan having acquired land measuring 20 Guntas in Sy.No.48/3 alongwith others properties in the White Field Village have applied for conversion of said land from agricultural to non-agricultural residential purposes and have got the land measuring 20 Guntas in Sy.No.48/3 alongwith others properties in the White Field Village converted from agricultural to non-agricultural residential purpose vide Conversion Order bearing No.ALN(E) SR(KR.HO):239A/2007-08 dated:23/01/2009, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore, followed by rectification of Conversion Order No.ALN(E) SR(KR.HO):239A/2007-08 dated:30/01/2019, issued by the Deputy Commissioner, Bangalore Dist., Bangalore.

Therefore I certify that **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan is the absolute title over the Property bearing Old.Sy.No.48/3 measuring 20 Guntas are the absolute title over the Property and Portion of property Portion of morefully described at Para – II.

The said **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan, had entered into a registered Joint Development Agreement dated 04/10/2019, with **M/s.SUMADHURA INFRACON PVT.LTD** Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, for the development of land in of Converted Sy.No.48/3 Measuring 20 Guntas of Whitefield Village subject to the terms and conditions mentioned therein and in pursuance thereto, **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan had also executed and registered a Power of Attorney in favour of the said **M/s. SUMADHURA INFRACON PVT.LTD**, Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, and in the said Power of Attorney the Land owner inter-alia have authorized to the Builder **M/s. SUMADHURA INFRACON PVT.LTD**, Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, to sell 63% of undivided interest land in the Converted Sy.No.48/3, Measuring 20 Guntas along with other Property of Whitefield Village.

V.D.



As far as another extent of land measuring 10 Guntas in Sy.No.48/3 of Whitefield Village is concerned, the same The said Sri.T.Venkatappa Son of Sri.Thimma Reddy had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property.

The said Sri.T.Venkatappa Son of Sri.Thimma Reddy, having acquired land measuring 30 Guntas in Sy.No.48/3 of White Field Village, and the said Sri.T.Venkatappa Son of Sri.Thimma Reddy having acquired land measuring 10 Guntas in Sy.No.48/3 in the White Field Village have applied for conversion of said land from agricultural to non-agricultural residential purposes and have got the land measuring 10 Guntas in Sy.No.48/3 in the White Field Village converted from agricultural to non-agricultural residential purpose vide Conversion Order bearing bearing No.ALN SR:1599, issued by the Thasildhar Bangalore South Taluk., Bangalore.

Later The said Sri.T.Venkatappa Son of Sri.Thimma Reddy was sold the Portion of land measuring 5000 Sq.Feet out of 10 Guntas in Sy.No.48/3 of White Field Village, in favour of Sri.Major T. Chandra Mohan son of Sri.T.Venkataraman, vide sale deed dated 22/01/1987, referred above, Subsequently The said Sri.Major T. Chandra Mohan son of Sri.T.Venkataraman was sold the same of land measuring 5000 Sq.Feet in Sy.No.48/3 of White Field Village, in favour of Mrs.Sylvia Joyce Coelho W/o. Mathias Marian Coelho, vide sale deed dated 28/06/1990, referred above,

Subsequently The said Mrs.Sylvia Joyce Coelho W/o. Mathias Marian Coelho was sold the same of land measuring 5000 Sq.Feet in Sy.No.48/3 of White Field Village, in favour of Mrs.Farah Gasim Daughter of Sri.Mathias Marian Coelho, vide sale deed dated 30/07/1994, referred above.

Later said Mrs.Farah Gasim Daughter of Sri.Mathias Marian Coelho was sold the same of land measuring 5000 Sq.Feet in Sy.No.48/3 of White Field Village, in favour of M/s.Samrkhand Property Management Private Limited, represented by its authorized Mr.Yasin Ahmed, vide sale deed dated 07/11/2006, referred above,

The Remaining Portion land out 10 Guntas Sri.T.Venkatappa Son of Sri.Thimma Reddy was sold the Portion of land measuring 5000 Sq.Feet out of 10 Guntas in Sy.No.48/3 of White Field Village, in favour of Mr.Major Syed Amin Shah son of Sri.M.Shahabuddin Shah, vide sale deed dated 01/07/1987, referred above,

Later said Mr.Major Syed Amin Shah son of Sri.M.Shahabuddin Shah was sold the same of land measuring 5000 Sq.Feet in Sy.No.48/3 of White Field Village, in favour of M/s.Samrkhand Property Management Private Limited, represented by its authorized Mr.Naved M. Hassan, vide sale deed dated 23/12/2003, referred above,



Thus the M/s.Samrkhand Property Management Private Limited, represented by its authorized Mr.Naved M. Hassan have become the owners of 10000 Sq.feet in Sy.No.48/3 of White Field Village.

The said M/s.Samrkhand Property Management Private Limited, represented by its authorized Mr.Naved M. Hassan, had entered into a registered Joint Development Agreement dated 04/10/2019, with **M/s.SUMADHURA INFRACON PVT.LTD** Represented by it's chairman cum Managing Director Sri.G.Madhu Sudh an, for the development of land in of Converted Sy.No.48/3 Measuring 10000 Sq.feet of Whitefield Village subject to the terms and conditions mentioned therein and in pursuance thereto, **Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan had also executed and registered a Power of Attorney in favour of the said **M/s. SUMADHURA INFRACON PVT.LTD**, Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, and in the said Power of Attorney the Land owner inter-alia have authorized to the Builder **M/s. SUMADHURA INFRACON PVT.LTD**, Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, to sell 63% of undivided interest land in the Converted Sy.No.48/3, Measuring 10000 Sq.feet along with other Property of Whitefield Village.

IV. ENCUMBRANCE

On the perusal of the Encumbrance Certificate from 01/01/1900 to 30/06/1924 and again 01/07/1924 to 14/02/1957 and again from 15/02/1957 to 31/05/1989 and again from 01/06/1989 to 31/03/2004 and again from 01/04/2004 to 07/09/2021, in respect of Property described at Para – II, it would establish that there are no existing charges or mortgages on the property upto 07/09/2021. However it is advisable to obtain upto date Encumbrance Certificate.

V.D.



Common Documents:

I LIST OF DOCUMENTS SCRUTINISED

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.	16/02/2021	Amalgamation Deed Between 1.M/s. SUMADHURA INFRACON PVT.LTD , Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan 2. Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan 3. M/s. SAMARKHAND PROPERTY MANAGEMENT PRIVATE LIMITED , and 1. Sri. H.A.SRINIVAS & others , Vide Document No.7371/2020-21 , in Book - I, registered before the Office of the Sub-Registrar, Shivajinagar (Varthur), Bangalore	Copy
02.		BBMP Katha and Katha Certificate vide No.650/398/Sy.No.47/1,48/4,47/2A,47/2B/48/3 in the name of 1.M/s. SUMADHURA INFRACON PVT.LTD and others And Property Tax paid receipt	Copy
03.	7/06/2021	Change of land use from for residential purpose vide Oder No.BDA/TPM/CLU-143/2015-16/268/2021-22, issued by Bangalore Development Authority in respect of Sy.No.47/1, 47/2A, 47/2B, 47/3, 48/3 and 48/4 of White Field Village.	Copy
04.	27/09/2021	NOC issued by senior environmental Officer Karnataka State Pollution Control Board, for the proposed residential flats over the property described of the Composite Schedule.	Copy



05.	24/06/2021	NOC issued by Bangalore Water Supply and Sewerage Board, (BWSB) for the proposed residential flats over the property described at the Composite Schedule.	Copy
06.	04/09/2020	NOC issued by state level Environment impact assessment Authority, Karnataka for the proposed residential flats over the property described at the Composite Schedule.	Copy
07.	23/04/2021	NOC issued by Director General of Police and Director General Karnataka Fire & Emergency Services for the proposed residential flats over the property described at the Composite Schedule.	Copy
08.	02/09/2020	NOC issued by BSNL, office of the Divisional Engineer Telecom, Bangalore, for the proposed residential flats over the property described at the Composite Schedule.	Copy
09.	22/10/2020	NOC issued by Bangalore Electricity Supply company Limited, rep by its Executive Engineer (Ele) BESCOM, Hosakote Division, for the proposed residential flats over the property described at the Composite Schedule.	Copy
10.	20/09/2020	NOC issued by Deputy General (ATM) Airport Authority of India, Bangalore for the proposed residential flats over the property described at the Composite Schedule.	Copy

W.D.



11.	25/01/2022	Building License plan sanctioned by BBMP vide bearing No.BBMP/CC/7028/2021-22/LPNo.BBMP/Addl.Dir/JDNORTH/0036/2021-22 for the construction of multistoried building over the property described at the Composite Schedule.	Copy
12.	28/03/2022	Sharing Agreement executed among 1. Mr.Naved.M.Hassan son of Late.Sri.S.M.Hassan 2. M/s. SAMARKHAND PROPERTY MANAGEMENT PRIVATE LIMITED , and 3. Sri. H.A.SRINIVAS, 4. Sri. H.A.NARENDRA KUMAR 5. Sri. H.A.SOMASHEKAR, 6. Sri. H.A.SATISH KUMAR and 7. Mrs.KAVITHA and M/s. SUMADHURA INFRACON PVT.LTD , Represented by it's chairman cum Managing Director Sri.G.Madhu Sudhan, in respect of converted Land bearing Sy.No.47/1, 47/2A, 47/2B, 47/3, 48/3 and 48/4, measuring 11 Acres 15.03 Guntas of White Field Village. For sharing of Flats in the project know as " folium by Sumadhura "	Copy
13.	28/02/2022	RERA certificate vide No.PRM/KA/RERA/1251/446/PR/280222/004738 issued by real estate Regulatory Authority Karnataka	Copy



II. DESCRIPTION OF PROPERTY

COMPOSITE SCHEDULE PROPERTY

1) converted land bearing Sy.No.47/1, measuring 5 Acres 04 Guntas and Sy.No.48/4, measuring 1 Acre 38 Guntas, Both totally Measuring about 7 Acres 02 Guntas, and presently bears a Common BBMP Katha No.650/398-Sy.No.47/1,48/4,

2) Converted land bearing Old.Sy.No.47/2A, New Sy.No.47/3, measuring about 1 Acre 16.08 Guntas, Converted land bearing Sy.No.47/2B measuring about 31 Guntas, Converted land bearing Sy.No.48/3 measuring about 20 Guntas Common BBMP Katha No.606/650/398/1- Sy.No.47/2A, 47/2B,48/3 and Converted land bearing Sy.No.48/3, measuring about 10000 Sq.feet or 9.03 Guntas, BBMP Katha No.729-Sy No.48/3-Municipal No.432, totally Measuring about 2 Acres 36.11 Guntas.

3) converted land bearing Sy.No.47/2A, BBMP Katha No.1763-Sy No.47/2A-Municipal No.288, measuring about 1 Acre 16.08 Guntas,

all the Properties referred to above are situated adjacent to each other at White Field Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, presently under the administrative jurisdiction of BBMP, and totally Measuring about 11 Acres 15.03 Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on;

East by : Land in Sy.No.23 and Road;

West by : Road;

North by : Land bearing Sy.No.48;

South by : Land in Sy.No.41;

The Promoter and the Owners of the Composite Schedule Property have obtained Plan sanction approval by the BDA vide BBMP/CC/7028/2021-22/LPNo.BBMP/Addl.Dir/JDNORTH/0036/2021-22, dated 25/01/2022, for the construction of multistoried building over the Composite Schedule Property.



CERTIFICATE

From the foregoing, and subject to the observations made above, I certify that **1.Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan and **M/s. SAMARKHAND PROPERTY MANAGEMENT PRIVATE LIMITED** have got absolute title over the land in **Old.Sy.No.47/2A, New Sy.No.47/3**, measuring about **1 Acre 16.08 Guntas**, Converted land bearing **Sy.No.47/2B** measuring about **31 Guntas**, Converted land bearing **Sy.No.48/3** measuring about **20 Guntas** and Converted land bearing **Sy.No.48/3**, measuring about **10000 Sq.foot or 9.03 Guntas**, totally Measuring about **2 Acres 36.11 Guntas, alongwith 57.45%** of undivided right, title and interest in the Converted Sy.No.47/1 and Sy.No.48/3 of Whitefield Village portion of the Composite Schedule Property and **M/s. Sumadhura Infracon Pvt.Ltd.**, Represented by its Chairman cum Managing Director, Sri.G.Madhu Sudhan, would derive right to sell **63%** of undivided share over the land in **Old.Sy.No.47/2A, New Sy.No.47/3**, measuring about **1 Acre 16.08 Guntas**, Converted land bearing **Sy.No.47/2B** measuring about **31 Guntas**, Converted land bearing **Sy.No.48/3** measuring about **20 Guntas** and Converted land bearing **Sy.No.48/3**, measuring about **10000 Sq.foot or 9.03 Guntas**, totally Measuring about **2 Acres 36.11 Guntas, alongwith 57.45%** of undivided right, title and interest in the Converted Sy.No.47/1 and Sy.No.48/3 of Whitefield Village portion of the Composite Schedule Property, alongwith proportionate built up area by virtue of the registered Joint Development Agreement referred to above, and the prospective Purchaser/s of flat/s from the said M/s. Sumadhura Infracon Pvt.Ltd., Represented by its Chairman cum Managing Director, Sri.G.Madhu Sudhan, would derive valid title to the flats in the proposed multistoried building known as "**folium by Sumadhura**", to be constructed over the Composite Schedule Property, and **1.Mr.Naved.M.Hassan** son of Late.Sri.S.M.Hassan and **M/s. SAMARKHAND PROPERTY MANAGEMENT PRIVATE LIMITED** would derive valid title for remaining **37%** of super built up area in the project alongwith proportionate undivided share of land by virtue of Joint Development Agreement dated 26/12/2018 and 04/10/2021, followed by Sharing Agreement referred to above.

V.D.



AND

From the foregoing, and subject to the observations made above, I certify that 1.Mr.H.A.Narendra Kumar 2.Mr.H.A.Satish Kumar 3.Mr.H.A.Srinivas and 4.Mr.H.A.Somashekar all are Son of Late.Sri.H.C.Anjanappa and 5.Mrs.Kavitha Daughter of Late.Sri.H.C.Anjanappa have got absolute title over the land in **Sy.No.47/2A** Measuring 1 Acre 16.½ Guntas White Field Village portion of the Composite Schedule Property and **M/s. Sumadhura Infracon Pvt.Ltd.**, Represented by its Chairman cum Managing Director, Sri.G.Madhu Sudhan, would derive right to sell **70%** of undivided share over the land in **Sy.No.47/2A** Measuring 1 Acre 16.½ Guntas of White Field Village portion of the Composite Schedule Property, alongwith proportionate built up area by virtue of the registered Joint Development Agreement referred to above, and the prospective Purchaser/s of flat/s from the said M/s. Sumadhura Infracon Pvt.Ltd., Represented by its Chairman cum Managing Director, Sri.G.Madhu Sudhan, would derive valid title to the flats in the proposed multistoried building known as "**folium by Sumadhura**", to be constructed over the Composite Schedule Property, and .Mr.H.A.Narendra Kumar 2.Mr.H.A.Satish Kumar 3.Mr.H.A.Srinivas and 4.Mr.H.A.Somashekar all are Son of Late.Sri.H.C.Anjanappa and 5.Mrs.Kavitha Daughter of Late.Sri.H.C.Anjanappa would derive valid title for remaining **30%** of super built up area in the project alongwith proportionate undivided share of land by virtue of Joint Development Agreement dated 16/12/2019, followed by Sharing Agreement referred to above.



AND

From the foregoing, and subject to the observations made above, I certify that **M/s. Sumadhura Infracon Pvt.Ltd.**, Represented by its Chairman cum Managing Director, Sri.G.Madhu Sudhan have got absolute title of **42.55%** of undivided right, title and interest in the Converted Sy.No.47/1 and Sy.No.48/3 of Whitefield Village portion of the Composite Schedule Property and **M/s. Sumadhura Infracon Pvt.Ltd.**, Represented by its Chairman cum Managing Director, Sri.G.Madhu Sudhan, would derive valid title to the flats in the proposed multistoried building known as "**folium by Sumadhura**", to be constructed over the Composite Schedule Property, and **M/s. Sumadhura Infracon Pvt.Ltd.**, Represented by its Chairman cum Managing Director, Sri.G.Madhu Sudhan would derive valid title for **42.55%** of super built up area in the project constructed over the Converted Sy.No.47/1 and Sy.No.48/3 of Whitefield Village.

There are no claims of minor or other persons/s and there are no charges or mortgages for the property described under Para-II Upto 27/04/2022.


SNR ASSOCIATES,
ADVOCATES.