



Jayanth Pattanshetti Associates L.L.P.
ADVOCATES

Partners:

Jayanth M. Pattanshetti
Vinay K.S.

File No: 89/21

Date: 13/07/2022

Birla Estates Private Limited,
G2 Pride Elite, 10/1,
Museum Road,
Richmond Town,
Bengaluru - 560 001.

Sirs,

Sub: Scrutiny and Title Report with respect to residentially converted lands measuring in total 210434.78 square meters or 52 acres 0.2 guntas comprised in Survey Nos. 2, 3/2, 6, 7, 8/1, 8/2, 8/3, 9/1, 9/2, 9/3, 10, 11, 12/1, 12/2, 12/3, 13/1, 13/2, 14/1B, 15/1, 16, 17, 19, 20/1, 20/2, 25, 37/4, and 37/7, all situated at Akkalenahalli-Mallenahalli Village, Kasaba Hobli, Devanahalli Taluk, now within the revenue jurisdiction of Anneshwara Village Panchayat and now bearing E-Khatha No. 150300201900320102, Property No. 103.

This title search report is prepared for your use to facilitate and determine the marketability of the title of the landowners to the Subject Property described in the title search report.

Use of this title search report for any other purpose or by any other person is not authorized. This title search report shall be relied neither upon by any other person nor relied upon for any other purpose/s. No liability is assumed by us for any unauthorized use or reliance.

Thanking you,

Yours faithfully,

Vinay K. S.
Vinay K. S.
Advocate

Encl: Title Search Report





Description of Property

Property No.	:	E-Khatha No. 150300201900320102, Property No. 103
Survey Nos.	:	Survey Nos. 2, 3/2, 6, 7, 8/1, 8/2, 8/3, 9/1, 9/2, 9/3, 10, 11, 12/1, 12/2, 12/3, 13/1, 13/2, 14/1B, 15/1, 16, 17, 19, 20/1, 20/2, 25, 37/4, and 37/7
Located at	:	Village : Akkalenahalli-Mallenahalli Hobli : Kasaba Taluk : Devanahalli District: Bengaluru Rural District
Extent	:	210434.78 square meters or 52 acres 0.2 guntas
Kharab Land (if any)	:	Nil
Boundaries	:	East by : Property bearing Survey Nos. 15/2, 14/1A & Muthugadahalli Village Border; West by : Arterial Road and Survey No. 18/P1; North by : Road and land owned by MSRK; and South by : Shettigere Village Border and Property bearing Survey No. 15/1, 15/2 and 16.
Type of Land	:	Freehold
Nature of usage	:	Converted for Residential Use
Revenue Jurisdiction	:	Anneshwara Gram Panchayat
Planning Authority	:	Bengaluru International Airport Area Planning Authority
Zonal Area as per CDP of Planning Authority	:	Residential (Main)
Details of Building, if any	:	Nil
No. of Floors	:	Nil
Area of the Building	:	Nil
Type of building	:	Nil





I.

Discussion on Title

The title due diligence is carried out with respect to residentially converted lands measuring in total 52 acres 0.2 guntas comprised in Survey Nos. 2, 3/2, 6, 7, 8/1, 8/2, 8/3, 9/1, 9/2, 9/3, 10, 11, 12/1, 12/2, 13/1, 13/2, 14/1B, 15/1, 16, 17, 19, 20, 25, 37/4, and 37/7, all situated at Akkalenahalli-Mallenahalli Village, Kasaba Hobli, Devanahalli Taluk, now within the revenue jurisdiction of Anneshwara Village Panchayat and bearing E-Khatha No. 150300201900320102, Property No. 103 based on the documents furnished to us and that are listed in Annexure 'B' appended to this Report. For the purpose of ease and better understanding the said land is divided into four land parcels as mentioned here below and accordingly, the title due diligence report with respect to each land parcel is made.

Land Parcel - 1a			
Sl. No.	Survey Nos.	Extent in	
		Acres	Guntas
1.	2	05	24
2.	6	05	17
3.	7	05	11
4.	8/1	02	20
5.	8/3	00	35
6.	9/1	01	36
7.	9/3	03	16
8.	12/1	01	36
9.	16	01	14
10.	19	00	37





11.	20	06	14
12.	25	01	23
Total		37	03

Land Parcel - 2:

Sl. No.	Survey Nos.	Extent in	
		Acres	Guntas
1.	37/4	02	18.29
2.	37/7	00	06.80
Total		02	25.09

Land Parcel - 3:

Sl. No.	Survey Nos.	Extent in	
		Acres	Guntas
1.	3/2	03	08
2.	8/2	02	16
3.	9/2	02	06
4.	12/2	04	03
5.	13	04	00
6.	14/1P	00	03
Total		15	36

Land Parcel - 4:

Sl. No.	Survey Nos.	Extent in	
		Acres	Guntas
1.	10	03	12
2.	11	03	19





3.	15/1	03	15
4.	17	02	14
Total		12	20

From the above documents, it is observed that the entire Akkalenahalli - Mallenahalli Village, Kasaba Hobli, Devanahalli Taluk totally measuring 666 acres (approximately) were Inam lands and was owned and possessed by Sri. Anantha Rao and his children. By the Sale Deed dated 26-04-1951, Sri. Ananth Rao and his children sold the entire Akkalenahalli - Mallenahalli Village totally measuring 666 acres in favour of Sri. M.S Ramaiah in order to meet their family necessities. The boundaries of the Village sold is mentioned as East by Yerathaganahalli & Muthagadhahalli Village borders; West by Shettigere Village Border and Bangalore Bellary Road; North by Kannamangala & Jodi Bachahalli Village border and South by Shettigere and Dodda Jala Village borders. On perusal of the Village Map of Akkalenahalli - Mallenahalli the boundaries tally with that of the boundaries mentioned in the Sale Deed dated 26-04-1951 and the entire land within the boundaries is conveyed in favour of Sri. M.S Ramaiah under the said Sale Deed. The Sale Deed is registered vide Document No. 209/1951-52 of Book I, in the office of the Sub-Registrar, Devanahalli and a copy of the said Sale Deed could be evidenced from **Document No. 1**.

Discussion of title with respect to Land Parcel - 1:

Sri. M.S. Ramaiah applied to the Special Deputy Commissioner for Abolition of Inams, Bangalore to register him as an occupant of the composite property and other survey numbers. Upon conducting an enquiry, the Special Deputy Commissioner by the Order dated 23-03-1963 passed in Case No. 20/59-60 ordered to register Sri. M.S. Ramaiah as an occupant of the Land Parcel - 1 under Section 9 of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954. The claim of Sri. M.S. Ramaiah for occupancy rights with respect to the Land Parcel - 3 and Land Parcel - 4 were rejected since the said land parcels





were cultivated by others and devolution of title with respect to the Land Parcel – 3 and Land Parcel – 4 is discussed here below separately.

Sri. M.S. Ramaiah, son of Late Sampangappa along with his wives and children namely, (1) Smt. Venkatamma, (2) Smt. Gowramma, (3) Sri. M.R. Jayaram, (4) Sri. M.R. Sampangiram alias Sampangiramaiah, (5) Ms. M.R. Prabhavathy, (6) Master. M.R. Janakiram, (7) Kumari M.R. Padmavathy (serial Nos. 6 and 7 being minors, represented by their mother and natural guardian, Smt. Venkatamma), (8) Master M.R. Seetharam, (9) Master M.R. Raghuram, (10) Master M.R. Pattabhiram, (11) Master M.R. Kodandaram and (12) Master M.R. Anandaram (serial Nos. 8 to 12 being minors, represented by their mother and natural guardian, Smt. Gowramma) partitioned the Land Parcel – 1 and the Land Parcel – 2 by virtue of the Partition Deed dated 01-04-1970. Under the said partition, the Land Parcel – 1 and the Land Parcel – 2 were divided as mentioned here below:

Survey Nos.	Name of the Sharers					
	M.R. Jayaram	M.R. Sampangi Ramaiah	M.R. Prabhavathy	M.R. Janakiram	M.R. Padmavathy	M.R. Seetharam
2	05-24	-	-	-	-	-
6	-	05-17	-	-	-	-
7	-	-	05-11	-	-	-
8/1	-	-	-	02-20	-	-
8/3	-	-	-	00-36	-	-
9/1	-	-	-	01-36	-	-
9/3	-	-	-	03-16	-	-
12/1	-	01-36	-	-	-	-
16/1	-	-	-	-	-	01-14





19	-	-	-	-	00-37	-
20	-	-	-	-	-	06-14
25	-	-	-	-	01-23	-
37/4	-	12-00	-	-	-	-
37/7	-	-	12-00	-	-	-
Total	05-24	19-13	17-17	08-28	02-20	07-28

It is further recited that, the larger extent of Survey No. 37 is assigned with sub-numbers i.e., Survey Nos. 37/1 to 37/30 in accordance with their convenience and division. The copy of the said Partition Deed dated 01-04-1970 could be evidenced from **Document No. 2**.

Discussion of title with respect to Land Parcel - 2:

It was ordered in the aforementioned Orders passed in Case No. 20/59-60, that the Survey No. 37 (the Land Parcel - 2 being portion of the composite extent of Survey No. 37) was classified as "Gomal" and the land being under reserved category of lands was therefore vested in the Government under Section 3 (1)(b) of the said Act and the claim of Sri. M.S. Ramaiah for Survey No. 37 was rejected. The copy of the said Orders in Case No. 20/59-60 could be evidenced from **Document No. 3**.

Pursuant to the aforementioned Order dated 23-03-1963, the Special Deputy Commissioner for Abolition of Inams, Bangalore Circle issued the Endorsement dated 04-04-1963 to Sri. M.S. Ramaiah, registering him as an occupant of Survey No. 20, measuring 6 acres 14 guntas and other survey numbers. The copy of the said Endorsement could be evidenced from **Document No. 4**.

It is noted that aggrieved by the aforementioned Orders dated 23-03-1963 in Case No. 20/59-60 rejecting the claim of Sri. M.S. Ramaiah for Survey No. 37, Sri. M.S. Ramaiah had preferred an appeal before the Mysore Revenue Appellate Tribunal, Bangalore in Appeal No. 1125/1966 seeking an order to register him as an occupant of Survey No. 37, measuring 375 acres 04 guntas and other





survey numbers. The Tribunal by its Orders dated 04-03-1968 set aside the Orders dated 23-03-1963 passed in Case No. 20/59-60 and remanded the case to the Special Deputy Commissioner for Inams Abolition for fresh enquiry and ordered for disposal in accordance with law. The Special Deputy Commissioner for Inams Abolition, Bangalore by the Orders dated 25-09-1973 passed in Case No. 20/59-60, rejected the claim of Sri. M.S. Ramaiah to register him as an occupant of Survey No. 37, measuring 375 acres 04 guntas and other survey numbers stating that the lands were not cultivated either by Sri. M.S. Ramaiah personally or through the coolies.

Aggrieved by the said Orders dated 25-09-1973 passed in Case No. 20/59-60, Sri. M.S. Ramaiah preferred an appeal before the Karnataka Revenue Appellate Tribunal, Bangalore in Appeal No. 75/74 (IAB) seeking an order to register him as an occupant of Survey No. 37, measuring 375 acres 04 guntas and other survey numbers. The Tribunal came to the conclusion that the entire extent was fit for cultivation and the Tribunal by its Orders dated 23-05-1974 allowed the said Appeal and ordered to register Sri. M.S. Ramaiah as an occupant of Survey No. 37, measuring 375 acres 04 guntas along with other survey numbers. The copy of the said Orders dated 23-05-1974 passed in Appeal No. 75/74 (IAB) could be evidenced from **Document No. 5**.

The Orders dated 23-05-1974 passed by the Karnataka Revenue Appellate Tribunal, Bengaluru was challenged by the State of Karnataka in W.P. No. 1044/1975 before the Hon'ble High Court of Karnataka at Bengaluru. By the Orders dated 08-09-1976, the Hon'ble High Court of Karnataka dismissed the writ petition and confirmed the orders dated 23-05-1974 of the Karnataka Revenue Appellate Tribunal thereby confirming the occupancy rights to Sri. M.S. Ramaiah with respect to the larger extent of the Land Parcel - 2. The copy of the said Orders dated 08-09-1976 passed in Writ Petition No. 1044/1975 could be evidenced from **Document No. 6**.

Pursuant to the aforementioned Orders passed by the Karnataka Revenue Appellate Tribunal, Bangalore the Special Deputy Commissioner for Abolition of Inams issued the Endorsement dated 01-09-1974 to Sri. M.S. Ramaiah,





registering him as an occupant of Survey No. 37, measuring 375 acres 4 guntas. The copy of the said Endorsement dated 01-09-1974 could be evidenced from **Document No. 7**.

Pursuant to registering Sri. M.S. Ramaiah as an occupant of Survey No. 37, taxes payable by him to the Government was fixed and his name was entered in the Register VIII as the owner of the land bearing Survey No. 37. The copy of the said Register VIII could be evidenced from **Document No. 8**.

Even though the Survey No. 37 was divided under the aforementioned Partition Deed dated 01-04-1970, the khatha continued to be in the name of Sri. M.S. Ramaiah as the appeal before the Karnataka Appellate mentioned was pending. Subsequent to obtaining occupancy rights, the parties in order to have exclusive portions of their respective shares and also to transfer the khatha/mutation of their respective shares in their respective names by virtue of the Partition Deed dated 29-06-1974 (1) Sri. M.S. Ramaiah and his children namely, (2) Sri. M.R. Jayaram, (3) Sri. M.R. Sampangiramaiah, (4) Ms. M.R. Prabhavathy, (5) Master M.R. Janakiram, (6) Smt. M.R. Padmavathy (serial Nos. 5 and 6 being minors, represented by their guardian and brother, Sri. M.R. Jayaram), (7) Sri. M.R. Seetharam, (8) Sri. M.R. Raghuram, (9) Master M.R. Pattabhiram, (10) Master M.R. Kodandaram and (11) Master M.R. Anandaram (serial Nos. 9 to 11 being minors, represented by their guardian and brother, Sri. M.R. Seetharam) partitioned the 375 acres 4 guntas in Survey No. 37 of Akkalenahalli-Mallenahalli Village. The 375 acres 4 guntas was divided into eleven portions and each of the children of Sri. M.S. Ramaiah were allotted 35 acres and Sri. M.S. Ramaiah was allotted 25 acres 4 guntas. The respective portion of 35 acres allotted to the children of Sri. M.S. Ramaiah and the 25 acres 4 guntas allotted to the share of Sri. M.S. Ramaiah was comprised in several survey numbers. The said Partition Deed is registered vide Document No. 1354/1974-75 of Book I, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 9**.





Discussion of title with respect to Land Parcel - 3:

Smt. Ramakka, wife of Sri. Rangaswamy was cultivating the Land Parcel - 3 as a tenant and on filing applications by her to the Land Tribunal, Devanahalli, seeking occupancy rights, by the Orders dated 27-11-1979 passed in Case No. LRF 9/1979-80 she was conferred with occupancy rights with respect to 9 acres 3 guntas in Survey Nos. 3/2, 8/2, 9/2 and 14/1P of Land Parcel - 3. By the Orders dated 27-11-1979 passed in LRF 8/1979-80 she was conferred with occupancy rights with respect to 8 acres 6 guntas in Survey Nos. 12/2, 13 and 14/1P of Land Parcel - 3. The copies of the said Orders dated 27-11-1979 could be evidenced from **Document No. 10 and 11**.

Pursuant to the afore-mentioned Orders, the Thasildar, Devanahalli Taluk issued Form No.10 confirming the occupancy rights to Smt. Ramakka, wife of Sri. Rangaswamy alias Rangaswamappa with respect to the Land Parcel - 3. The copy of the said Form 10 could be evidenced from **Document No. 12**.

It is noted that Smt. Ramakka died intestate and her husband, Sri. Rangaswamappa also died intestate leaving behind her son and daughter, namely, Sri. M.R. Ramaiah and Smt. Lakshmamma as her only legal heirs to succeed to the Land Parcel - 3 as owners thereof. It is further noted from the recitals of the General Power of Attorney executed by Smt. Lakshmamma in favor of Sri. M.R. Ramaiah that in terms of the settlement between them all the properties owned by Smt. Ramakka is allotted to the exclusive share of Sri. M.R. Ramaiah and Smt. Lakshmamma has desired not to take any share in the properties of her deceased mother. Thereafter, Sri. M.R. Ramaiah has individually dealt with the properties and there has been no claim from Smt. Lakshmamma and the successors-in-title have been in continuous possession and enjoyment of the said portions.

By the Deed of Gift dated 10-10-2005 Sri. M.R. Ramaiah, son of Sri. Rangaswamappa gifted 11 acres 39 guntas in Land Parcel - 3 (i.e., (i) Survey No. 3/2, measuring 3 acres 8 guntas, (ii) Survey No. 8/2, measuring 2 acres 16 guntas, (iii) Survey No. 9/2P, measuring 2 acres 6 guntas, (iv) Survey No. 12/2,





measuring 1 acre 23 guntas and Survey No. 13P, measuring 3 acres 36 guntas), in favour of Sri. M.R. Kodandaram, son of Late M.S. Ramaiah. The gift of the said property is accepted by the Donee and the same is registered vide Document No. 3469/2005-06 of Book I, stored in C.D. No. 64, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 13.**

By the Deed of Gift dated 10-10-2005 Sri. M.R. Ramaiah, son of Sri. Rangaswamappa gifted 4 acres 27 guntas in Land Parcel - 3 (i.e., (i) Survey No. 12/2P, measuring 2 acres 20 guntas, (ii) Survey No. 13P, measuring 4 guntas and (iii) Survey No. 14/1, measuring 2 acres 3 guntas) in favour of Sri. M.R. Anandaram, son of Late M.S. Ramaiah. The gift of the said property is accepted by the Donee and the same is registered vide Document No. 3470/2005-06 of Book I, stored in C.D. No. 64, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 14.**

By the Deed of Gift dated 10-10-2005 Sri. M.R. Ramaiah, son of Sri. Rangaswamappa gifted 1 acre 10 guntas in Land Parcel - 3 (i.e., Survey No. 8/2P) in favour of Sri. M.R. Pattabhiram, son of Late M.S. Ramaiah. The gift of the said property is accepted by the Donee and the same is registered vide Document No. 3465/2005-06 of Book I, stored in C.D. No. 64, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 15.**

Discussion of title with respect to Land Parcel - 4:

Smt. Ramakka, wife of Sri. Narasimhaiah was cultivating the Land Parcel - 4 as a tenant and on filing applications by her to the Land Tribunal, Devanahalli, seeking occupancy rights, the Land Tribunal, Devanahalli by the below mentioned Orders conferred occupancy rights to Smt. Ramakka:

- i) Orders dated 06-12-1979 passed in Case No. LRF 12/1979-80 with respect to 3 acres 12 guntas in Survey No. 10 of Land Parcel - 4.
- ii) Orders dated 06-12-1979 passed in LRF 14/1979-80 with respect to 3 acres 19 guntas in Survey No. 11 of Land Parcel - 4.





- iii) Orders dated 06-12-1979 passed in LRF 6/1979-80 with respect to 3 acres 14 guntas in Survey No. 15/1 of Land Parcel - 4.
- iv) Orders dated 22-11-1979 passed in LRF 10/1979-80 with respect to 2 acres 14 guntas in Survey No. 17 of Land Parcel - 4.

The copies of the aforesaid Orders could be evidenced from **Document No. 16 to 19**.

Pursuant to the afore-mentioned Orders, the Thasildar, Devanahalli Taluk issued the Form No.10 conferring the occupancy rights to Smt. Ramakka, wife of Sri. Narasimhaiah with respect to the Land Parcel - 4. The copy of the said Form 10 could be evidenced from **Document No. 20**.

Upon the death of Smt. Ramakka, wife of Sri. Narasimhaiah, her daughter, Smt. M.R. Gowramma has succeeded to the estate of her deceased mother as an absolute owner.

By the Deed of Gift dated 10-10-2005 Smt. M.R. Gowramma, wife of Late M.S. Ramaiah gifted 6 acres 9 guntas of Land Parcel - 4 (i.e., (i) Survey No. 10, measuring 3 acres 15 guntas (including kareb land) and (ii) Survey No. 11, measuring 2 acres 34 guntas), in favour of Sri. M.R. Kodandaram, son of Late M.S. Ramaiah. The gift of the said property is accepted by the Donee and the same is registered vide Document No. 3467/2005-06 of Book I, stored in C.D. No. 64 in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 21**.

By the Deed of Gift dated 10-10-2005 Smt. M.R. Gowramma, wife of Late M.S. Ramaiah gifted 6 acres 13 guntas of Land Parcel - 4 (i.e., (i) Survey No. 11, measuring 25 guntas, (ii) Survey No.15/1, measuring 3 acres 14 guntas and (iii) Survey No. 17, measuring 2 acres 14 guntas), in favour of Sri. M.R. Anandaram, son of Late M.S. Ramaiah. The gift of the said property is accepted by the Donee and the same is registered vide Document No. 3468/2005-06 of Book I, stored in C.D. No. 64 in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 22**.





In order to effectively use and enjoy their respective shares, the children of Late M.S. Ramaiah (i.e., Sri. M.R. Jayaram, Sri. M.R. Sampangiramaiah, Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Janakiram, Sri. M.R. Kodandaram, Sri. M.R. Anandaram, Smt. M.R. Prabhavathy and Smt. M.R. Padmavathy) agreed to consolidate their respective shares by realigning their certain portion of property allotted to them under the earlier Partition Deed so that each party will have a composite block. Accordingly, the Memorandum of Confirmation of Oral Family Arrangement-cum-Partition was executed between the parties on 18-11-2005 registered vide Document No. 4097/05-06 of Book I, in the office of the Sub-Registrar, Devanahalli. The copy of the said Memorandum of Oral Family Arrangement-cum-Partition could be evidenced from **Document No. 23**. Certain portions of properties allotted to the shares of the parties (except Sri. M.R. Raghuram) including the excess portions which they were in possession and enjoyment were pooled together and partitioned.

Under the said Memorandum of Confirmation of Oral Family Arrangement-cum-Partition, the Land Parcel - 1 and the Land Parcel - 2 is divided as mentioned herebelow:

Survey Nos.	Name of the Sharers			
	M.R. Seetharam	M.R. Pattabhiram	M.R. Kodandaram	M.R. Anandaram
2	-	00-38	05-00	-
6	-	05-17	05-17	-
7	-	03-02	02-26	-
8/1	-	-	02-20	-
8/3	-	-	00-35	-
9/1	-	-	01-26	-
9/3	-	-	03-19	-
12/1	-	01-36	-	02-00
16/1	-	-	-	01-16
19	-	-	-	01-00
20	-	-	01-12	05-05





25	-	-	-	01-26
37/4	07-10	04-30	-	-
37/7	08-00	04-00	-	-
Total	15-10	14-30	22-03	11-07

The Land Parcel - 3 and the Land Parcel - 4 is not part of the above Memorandum of Confirmation of Oral Family Arrangement - cum - Partition and the respective donees/owners have continued to own their respective shares therein.

II.

Genealogy

On perusal of the Family Tree of Sri. Rangaswamy, it is observed that he is married to Smt. Ramakka and they have a son and a daughter, namely, Sri. M.R. Ramaiah and Smt. Lakshmamma. It is further observed that Sri. Rangaswamy and Smt. Ramakka are dead. The copy of the said Family Tree of Sri. Rangaswamy could be evidenced from Document No. 24.

On perusal of the Family Tree of Sri. Narasimhaiah, it is observed that he is married to Smt. Ramakka and they have a daughter and a son, namely, Smt. Gowramma and Sri. Ramaiah. It is further observed that Sri. Narasimhaiah and Smt. Ramakka are dead. The copy of the said Family Tree of Sri. Narasimhaiah could be evidenced from Document No. 25.

Sri. M.S. Ramaiah, through his first wife, Smt. Venkatamma, has three sons and two daughters, namely, (1) Sri. M.R. Jayaram, (2) Sri. M.R. Sampangiramaiah, (3) Sri. M.R. Janaki Ram, (4) Smt. M.R. Prabhavathy and (5) Smt. M.R. Padmavathy. Sri. M.R. Jayaram is married to Smt. M.J. Jayakumari, and they have two daughters and a son namely, Ms. M.J. Anuradha S. Prasad, Ms. M.J. Bhagyavathy S. Rao and Sri. M.J. Shantharam. Sri. M.J. Shantharam is married to Smt. Anitha Shantharam, and they have a son and a daughter, namely Kumari Ananya and Master Dhasharatharam.





Sri. M.R. Sampangiramaiah has a son, Sri. M.S. Rajaram. Sri. M.R. Janakiram has two daughters and a son namely, Ms. M.J. Ashwini, Ms. M.J. Bhargavi and Sri. M.J. Dashakotiram. Smt. M.R. Prabhavathy has two daughters namely, Ms. M.R. Rani and Ms. M.R. Lakshmi. Smt. M.R. Padmavathy has two daughters namely, Ms. R. Pushpavathy and Ms. R. Thejavathy.

Sri. M.S. Ramaiah through his second wife, Smt. Gowramma, has five sons namely, (1) Sri. M.R. Seetha Ram, (2) Sri. M.R. Raghuram, (3) Sri. M.R. Pattabhiram, (4) Sri. M.R. Kodandaram and (5) Sri. M.R. Anandaram. Sri. M.R. Seetharam has a daughter and a son namely, Ms. M.S. Raksha Ramaiah and Sri. M.S. Sundaram. Sri. M.R. Raghuram has a daughter and two sons namely, Ms. M.R. Priyadarshini, Sri. M.R. Akshayram and Sri. M.R. Sampathram. Sri. M.R. Kodandaram has a daughter and a son namely, Ms. M.K. Reshma and Sri. M.K. Shatakotiram. Sri. M.R. Anandaram has a son, M.A. Navakotiram. The copies of the said Family Tree of Late M.S. Ramaiah and Notarized Family Affidavit of Sri. M.R. Jayaram could be evidenced from **Document Nos. 26 and 27.**

Smt. Venkatamma, wife of Sri. M.S. Ramaiah died on 21-06-1970 and her death is registered in the office of the Corporation of the City of Bangalore. The copy of the Death Certificate of Smt. Venkatamma could be evidenced from **Document No. 28.**

Sri. M.S. Ramaiah died on 25-12-1997 and his death is registered in the office of the Bangalore Mahanagara Palike, Malleshwaram, Bangalore. The copy of the Death Certificate of Sri. M.S. Ramaiah could be evidenced from **Document No. 29.**

Smt. Gowramma, wife of Late M.S. Ramaiah died on 17-09-2008 and her death is registered in the office of the Bangalore Mahanagara Palike, Bangalore. The copy of the Death Certificate of Smt. Gowramma could be evidenced from **Document No. 30.**





Smt. Ramakka, wife of Sri. Rangaswamy died on 15-08-1993 and her death is registered in the office of the Bangalore Mahanagara Palike, Bangalore. The copy of the Death Certificate of Smt. Gowramma could be evidenced from **Document No. 31.**

Smt. Ramakka, wife of Sri. Narasimhaiah died on 13-09-1988 and her death is registered in the office of the Bangalore Mahanagara Palike, Bangalore. The copy of the Death Certificate of Smt. Gowramma could be evidenced from **Document No. 32.**

III.

Limited Liability Partnership Details

M S Ramaiah Realty LLP is incorporated under section 12 (1) of the Limited Liability Partnership Act, 2008 and is registered vide identification No.AAE-7881, in the office of the Registrar (Ministry of Corporate Affairs), Karnataka. The copy of the said Certificate of Incorporation dated 21-09-2015 could be evidenced from **Document No. 33.**

By the Limited Liability Partnership Agreement of M S Ramaiah Realty LLP dated 23-09-2015, Sri. M.R. Seetharam, Sri. M.S. Raksha Ramaiah, Shri. M.S. Sundaram, Smt. Shruthy Seetharam, Smt. Meghana Krishna and Sri. M.R. Pattabhiram formed the limited liability partnership under the name and style "M S Ramaiah Realty LLP". The copy of the said Limited Liability Partnership Agreement dated 23-09-2015 could be evidenced from **Document No. 34.**

The LLP was amended by the Agreement of Limited Liability Partnership dated 20-11-2015 whereunder Shri. M.R. Kodandaram, Shri. M.R. Anandaram, Smt. Bangalore Thyagaraja Meena, Smt. Kamala Anandaram, Shri. M.A. Navakotiram were admitted into the LLP, for the purpose of carrying on the business of real estate on the land contributed by the partners.

Sri. M.R. Seetharam, Sri. M.R. Pattabhiram and Smt. M.R. Anandaram have contributed 145 acres 20 guntas of land comprised in below survey numbers to





the Limited Liability Partnership as their capital contribution:

Survey Nos.	Name of the Partner			
	M.R. Seetharam	M.R. Pattabhiram	M.R. Kodandaram	M.R. Anandaram
1	-	06-00	-	-
2	-	00-38	05-00	-
3/1	-	-	03-23	-
5/3	-	-	02-13	-
6	-	-	05-17	-
7	-	03-02	02-26	-
8/1	-	-	02-20	-
8/3	-	-	00-35	-
9/1	-	-	01-36	-
9/3	-	-	03-19	-
12/1	-	-	-	02-00
16	-	-	-	01-16
19	-	-	-	01-00
20	-	-	01-12	05-05
21	-	-	-	01-29
22	-	-	-	02-04
23	-	-	-	01-36
25	-	-	-	01-23
37/1	08-00	04-00	-	-
37/2	-	14-15	-	-
37/3	-	-	-	02-18
37/4	07-10	04-30	-	-
37/5	-	00-35	-	-
37/7	08-00	04-00	-	-
37/10	05-19	06-21	-	-
37/13	12-00	-	-	-
37/16	09-28	02-10	-	-
Total	50-17	46-31	29-01	19-11





It is agreed between the partners that the 145 acres 20 guntas be treated as the property of the LLP. The copy of the said Agreement of Limited Liability Partnership of M.S. Ramaiah Realty LLP is registered vide Document No. 11356/2015-16 of Book 1, stored in C.D. No. 583, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 35.**

By the Agreement of Reconstitution of Limited Liability Partnership of MS Ramaiah Realty LLP, the LLP was reconstituted consequent to retirement of Smt. Shruti Seetharam, Smt. Bangalore Thyagaraja Meena, Smt. Kamala Anandaram and Smt. Meghana Raksha Ramaiah by the Agreement of Reconstitution of Limited Liability Partnership dated 18-04-2016. Upon retirement of the partners, Shri. M.R. Seetharam, Shri. M.R. Pattabhiram, Shri. Kodandaram, Shri. M.R. Anandaram, Shri. M.S. Raksha Ramaiah, Shri. M.S. Sundaram and Shri. M.A. Navakotiram are the continuing/existing partners of M S Ramaiah Realty LLP. The said Agreement of Reconstitution of Limited Liability Partnership of MS Ramaiah Realty LLP dated 18-04-2016 could be evidenced from **Document No. 36.**

By the second Supplementary Agreement dated 09-08-2016 the partners of M S Ramaiah Realty LLP has contributed 37 acres 04 guntas into the LLP as their respective capital contribution as follows:

Survey Nos.	Name of the Partner			
	M.R. Seetharam	M.R. Pattabhiram	M.R. Kodandaram	M.R. Anandaram
3/2	-	-	03-08	-
5/1	-	-	00-32	-
5/2	-	-	02-16	-
8/2	-	-	01-06	-
9/2	-	-	02-06	-
10	-	-	03-12	-
11	-	-	02-34	00-25





12/2	-	-	-	02-13
14/1B	-	-	-	02-03
15/1	-	-	-	03-09
17	-	-	01-12	02-12
24	-	-	-	00-23
29/2	03-08	-	-	-
30/1	08-00	02-36	-	-
30/2	00-30	02-11	-	-
Total	04-38	05-07	15-34	11-05

It is agreed between the partners that the 37 acres 04 guntas be treated as the property of the LLP. The copy of the said Second Supplementary Agreement of MS Ramaiah Realty LLP dated 09-08-2016 could be evidenced from Document No. 37.

By the third Supplementary Agreement dated 30-10-2018 the partners of M S Ramaiah Realty LLP, the extent of immovable properties contributed by the partners were modified and that the Survey No. 29/2, measuring 3 acres 8 guntas brought in by Shri. M.R. Seetharam was omitted from the capital contribution and an additional land measuring 16 acres 17 guntas as mentioned herebelow was brought in as capital contribution by the partners.

Survey Nos.	Name of the Partner			
	M.R. Seetharam	M.R. Pattabhiram	M.R. Kodandaram	M.R. Anandaram
7	-	-	00-05	-
8/2	-	01-10		-
12/3	-	-	01-23	-
13	-	-	03-36	-
13/2	-	-		00-03
20	-	-		00-03
21	-	-		00-01
23	-	-	-	00-01
27	-	-	-	02-09





28/1	-	-	-	01-31
28/2	-	-		02-36
30/4	-	-	00-08	-
41	-	02-16	-	-
Total	00-00	03-26	05-27	07-04

The copy of the said Third Supplementary Agreement dated 30-10-2018 could be evidenced from **Document No. 38**.

Consequent to contribution of the properties mentioned hereabove to M S Ramaiah Realty LLP by the partners and omission of the property, the partnership firm has got vested with 199 acres 01 guntas of land all situated at Akkalenahalli-Mallenahalli Village, Kasaba Hobli, Devanahalli Taluk (hereafter referred to as "Composite Property") and that the subject property is part of the Composite Property.

IV.

Development Agreement / Power of Attorney

Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Kodandaram, Sri. M.R. Anandaram ("Owners") had entered into the Development Agreement dated 22-03-2007 with Pingyao Developers & Traders Private Limited, represented by its Director, Sri. Vijay B. Raheja ("Pingyao") for development of 191 acres 17 of the Composite Property by constructing a hotel. It was further agreed between the parties that the Owners shall be entitled to 31% of the super structure in the development together with proportionate undivided interest in the land and Pingyao shall be entitled to 69% of the super structure in the development together with proportionate undivided interest in the land to be constructed on the said property. The said Development Agreement is registered vide Document No. 9727/2006-07 of Book I, stored in C.D. No. 125, in the office of the Sub-Registrar, Devanahalli and a copy of the said Development Agreement could be evidenced from **Document No. 39**.

Pursuant to the afore-mentioned Development Agreement, the Owners had executed the General Power of Attorney dated 22-03-2007 in favour of Pingyao





whereunder they had authorized and empowered Pingyao to manage 191 acres 17 guntas of the Composite Property including the power to alienate/convey/lease the Developer's share of 69% in terms thereof. The said General Power of Attorney is registered vide Document No. 492/2006-07 of Book IV, stored in C.D. No. 125, in the office of the Sub-Registrar, Devanahalli and the copy of the same could be evidenced from **Document No. 40**.

By the General Power of Attorney dated 22-03-2007, the Owners had empowered Sri. Vijaya Raheja, Sri. Deepak Raheja, Sri. Avani Raheja, Sri. Aditya Raheja and Pingyao to jointly / or severally manage the 191 acres 17 guntas of the Composite Property. The said General Power of Attorney is registered vide Document No. 491/2006-07 of Book IV, stored in C.D. No. 125, in the office of the Sub-Registrar, Devanahalli and the copy of the same could be evidenced from **Document No. 41**.

By the Deed of Rectification dated 20-09-2010 executed by the Owners and M/s. B Raheja Properties Private Limited (formerly known as Pingyao Developers and Traders Private Limited) rectified certain terms and conditions in the Development Agreement dated 22-03-2007. It was agreed that (i) the name M/s. Pingyao Developers and Traders Private Limited would be replaced by the name M/s. B Raheja Properties Private Limited as per the order passed by the Registrar of Companies, Mumbai, (ii) M/s. B Raheja Properties shall transfer a certain area to a special purpose company (SPV) which shall be owned in a proportion of 30% by the Owners and the remaining by B Raheja Properties and the said lands shall be used as a club house with swimming pool and other amenities developed at the cost of B Raheja Properties and (iii) B Raheja Properties agreed to pay the sum of ₹ 36,00,00,000/- as Security Deposit to the Owners. The Deed of Rectification is registered vide Document No. 2611/2010-11, of Book I, stored in C.D. No. 202, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 42**.

The Owners and the Developer not being interested in developing 191 acres 17 guntas of the Composite Property have cancelled the aforementioned Development Agreement and the Deed of Rectification, by the Deed of





Cancellation of Development Agreement dated 05-05-2015, registered vide Document No. 967/2015-16 of Book I, stored in C.D. No. 541, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 43.**

The Owners have cancelled / revoked the Power of Attorneys both dated 22-03-2007 executed in favour of M/s B. Raheja Properties Private Limited (formerly known as Pingya Developers & Traders Private Limited) and Sri. Deepak Raheja by the Revocation of Power of Attorney dated 05-05-2015, registered vide Document No. 128/2015-16 of Book IV, stored in C.D. No. 541, in the office of Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 44.**

M.S. Ramaiah Realty LLP ("MSRR LLP") entered into the Development Agreement dated 22-02-2016, with One Bangalore Luxury Projects LLP ("One Bangalore") along with Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Kodandaram, Sri. M.R. Anandaram, Sri. M.R. Seetharam (HUF), represented by its Attorney Sri. M.R. Seetharam Sri. M.R. Pattabhiram (HUF), through its Karta Sri. M.R. Pattabhiram, Sri. M.R. Kodandaram (HUF), represented by its Attorney Sri. M.R. Kodandaram, Sri. M.R. Anandaram (HUF), represented by its Attorney, Sri. M.R. Anandaram ("Confirming Parties") as confirming parties for development of 145.5 acres of the Composite Property by constructing residential and non-residential buildings or sites or any part or portion thereof including units/villas/bungalows/flats/apartments/car parking spaces/ hotels/shops/ office spaces, swimming pools/club houses and or other recreation facilities and amenities. It is agreed between the parties that One Bangalore shall ensure that MSRR LLP shall receive 5.1% of the gross sale proceeds of the Project as the owners' share and the balance 94.9% shall be retained by One Bangalore. The said Development Agreement is registered vide Document No. 11358/2015-16, of Book I, stored in C.D. No. 583, in the office of the Sub Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 45.**

Pursuant to the afore-mentioned Development Agreement, MSRR LLP and the Confirming Parties executed the Power of Attorney dated 22-02-2016 in favour





of One Bangalore whereunder they authorized and empowered the Developer to manage the 145.5 acres of the Composite Property including the power to alienate/convey/ lease the One Bangalore share of 94.9% in the said property in terms thereof. The said Power of Attorney is registered vide Document No. 1032/2015-16 of Book IV, stored in C.D. No. 583, in the office of the Sub-Registrar, Devanahalli and the copy of the same could be evidenced from **Document No. 46.**

By the Amendment to Development Agreement dated 21-03-2019, MSRR LLP offered an additional extent of 49 acres 08 guntas of the Composite Property to One Bangalore for development of the project. The said Amendment to Development Agreement is registered vide Document No. 12493/2018-19, of Book I, stored in C.D. No. 733, in the office of the Sub-Registrar, Devanahalli, Bengaluru and a copy of the same could be evidenced from **Document No. 47.**

Pursuant to the afore-mentioned Amendment to Development Agreement, MSRR LLP and the Confirming Parties executed the General Power of Attorney dated 21-03-2019 in favour of One Bangalore whereunder they authorized and empowered the Developer to manage the 49 acres 08 guntas of the Composite Property including the power to alienate/convey/lease the One Bangalore's share in the said property in terms thereof. The said General Power of Attorney is registered vide Document No. 995/2018-19 of Book IV, stored in C.D. No. 733, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 48.**

MSRR LLP entered into the Second Amendment to Development Agreement dated 23-04-2019 with One Bangalore for development of the said property on the terms conditions as mentioned in the aforementioned Development Agreement. The copy of the said Second Amendment to Development Agreement is registered vide Document No. 630/2019-20 of Book I, stored in C.D. No. 755, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 49.**





By the Power of Attorney dated 26-10-2015, Sri. M.R. Seetharam (HUF), represented by its Kartha, Sri. M.R. Seetharam, Sri. M.S. Raksha Ramaiah, son of Sri. M.R. Seetharam, Sri. M.S. Sunder Ram empowered Sri. M.R. Seetharam, son of Late M.S. Ramaiah to sign and execute the development agreement/s, sale deed/s or any other deed/s and all such other incidental powers that will effectively convey 55 acres 19 guntas of the Composite Property. The said Power of Attorney is registered vide Document No. 157/2015-16 of Book IV, stored in C.D. No. 157, in the office of the Sub-Registrar, Rajajinagar (Yeshwanthpura), Bengaluru and a copy of the same could be evidenced from **Document No. 50**. Smt. Shruthy Seetharam, wife of Sri. M.R. Seetharam and Smt. Meghana Raksha Ramaiah have attested the said Power of Attorney as witnesses.

By the Power of Attorney dated 26-10-2015 Sri. M.R. Kodandaram (HUF), represented by its Kartha, Sri. M.R. Kodandaram empowered Sri. M.R. Kodandaram to sign and execute the development agreement/s, sale deed/s or any other deed/s and all such other incidental powers that will effectively convey 51 acres 4 guntas of the Composite Property. The said Power of Attorney is registered vide Document No. 301/2015-16 of Book IV, stored in C.D. No. 287, in the office of the Sub-Registrar, Rajajinagar, Bengaluru and a copy of the same could be evidenced from **Document No. 51**. Smt. B. T. Meena, wife of Sri. M.R. Kodandaram has attested the said Power of Attorney as witness.

By the Power of Attorney dated 26-10-2015 Sri. M.R. Anandaram (HUF), represented by its Kartha, Sri. M.R. Anandaram, Sri. M.A. Navakotyram, son of Sri. M.R. Anandaram empowered Sri. M.R. Anandaram to sign and execute the development agreement/s, sale deed/s or any other deed/s and all such other incidental powers that will effectively convey 39 acres 09 guntas of the Composite Property. The said Power of Attorney is registered vide Document No. 302/2015-16 of Book IV, stored in C.D. No. 287, in the office of the Sub-Registrar, Rajajinagar, Bengaluru and a copy of the same could be evidenced from **Document No. 52**. Smt. Kamala Anandaram, wife of Sri. M.R. Anandaram has attested the said Power of Attorney as a witness.

By the Power of Attorney dated 26-10-2015 Sri. M.R. Pattabhiram (HUF), represented by its Kartha, Sri. M.R. Pattabhiram empowered Sri. M.R.





Pattabhiram to sign and execute the development agreement/s, sale deed/s or any other deed/s and all such other incidental powers that will effectively convey 55 acres 03 guntas of the Composite Property. The copy of the said Power of Attorney registered vide Document No. 300/2015-16 of Book IV, stored in C.D. No. 287, in the office of the Sub-Registrar, Rajajinagar, Bengaluru and a copy of the same could be evidenced from **Document No. 53**.

By the Deed of Grant of Easementary Right of Way dated 21-03-2019 entered between MSR Holdings Limited, One Bangalore Luxury Projects LLP, MS Ramaiah Realty LLP and TATA Housing Development Company Limited have agreed to utilize the access road for the purpose of developing the composite lands and recording the availability of access road forming part of the property in perpetuity free and open for the purpose of ingress and egress to and from the larger property of MSR Holdings Limited and MS Ramaiah Realty LLP. The said Deed of Grant of Easementary Right of Way is registered vide Document No. 996/2018-19 of Book IV, stored in C.D. No. 733, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 54**.

By the General Power of Attorney dated 29-05-2014 Smt. Lakshmamma, daughter of Late Rangaswamy empowered Sri. M.R. Ramaiah to sign and execute confirmation deed/s or any other deed/s and all such other incidental powers that will effectively convey the property bearing Survey Nos. 13, 12/2, 14/1, 29, 9/2, 8/2, 3/2, 5/1, 5/2, 28/2, 41, 34/1 and 34/2. The said General Power of Attorney is registered vide Document No. 28/2014-15 of Book IV, stored in C.D. No. 102, in the office of the Sub-Registrar, Rajajinagar (Yeshwanthapur), Bengaluru and a copy of the same could be evidenced from **Document No. 55**.

By the Third Amendment Agreement to the Development Agreement dated 21/03/2022, MSRR LLP and One Bangalore, registered vide Document No. DNH-1-12941/2021-22 of Book I, stored in C.D. No. DNHD1494 in the office of the Sub-Registrar, Devanahalli, the One Bangalore has surrendered an area of 54 acres 6.50 guntas of the Composite Property to MSRR LLP in order to facilitate MSRR LLP to develop the same independently and MSRR LLP has repaid the proportionate security deposit of ₹ 40,62,18,750/- to One Bangalore. The copy





of the Third Amendment Agreement to the Development Agreement dated 21/03/2022 could be evidenced from **Document No. 56**. Consequent to surrender of 54 acres 6.5 guntas, Bangalore One is entitled to develop an area of 132 acres 17.94 guntas of the Composite Property.

MSRR LLP, represented by its Designated Partner, Sri. M.R. Seetharam has entered into the Development Agreement dated 21-03-2022 with Birla Arnaa LLP, represented by its Authorized Signatory, Sri. K.T. Jithendran, for development of 52 acres 0.2 guntas of the Composite Property (i.e., the 'Subject Property' of this title due diligence report) by constructing apartments, row houses & villas. It is further agreed between the parties that MSRR LLP shall be entitled to 10.6% of the super structure in the development together with proportionate undivided interest in the land and Birla Arnaa LLP shall be entitled to 89.4% of the super structure in the development together with proportionate undivided interest in the land to be constructed on the Subject Property. The said Development Agreement is registered vide Document No. 1642/2022-03 of Book I, stored in CD No. 1531, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 57**.

Pursuant to the aforementioned Development Agreement, MSRR LLP, represented by its Designated Partner, Sri. M.R. Seetharam has executed the General Power of Attorney dated 21-03-2022 empowering Birla Arnaa LLP, represented by its Authorized Signatory, Sri. K.T. Jithendran, represented by his Special Power of Attorney Holder, Smt. Madhavi Raghunand to manage the Subject Property including the power to alienate/convey/mortgage the Birla Arnaa's share of 89.4% in the Subject Property in terms thereof. The said General Power of Attorney is registered vide Document No. 112/2022-23 of Book IV, stored in CD No. 1531, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 58**.

V.

Revenue Records / Mutations

Pursuant to the Order in Case No. LRF 9/ 1979-80 and 8/1979-80, the katha / mutation of (i) Survey No. 3/2, measuring 3 acres 8 guntas, (ii) survey No. 8/2,





measuring 1 acre 38 guntas, (iii) Survey No. 9/2, measuring 2 acres 6 guntas and (iv) Survey No. 14/1B, measuring 2 acres 3 guntas, measuring in total 9 acres 15 guntas was transferred and registered in the name of Smt. Ramakka vide serial No. 7/2004-05 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 59**.

Upon the death of Smt. Ramakka, wife of Sri. Narasimhaiah, the katha / mutation of: (i) Survey No. 10, measuring 3 acres 12 guntas, (ii) Survey No. 11, measuring 3 acres 19 guntas, (iii) Survey No. 15/1, measuring 3 acres 9 guntas and (iv) Survey No. 17, measuring 2 acres 10 guntas, measuring in total 12 acres 10 guntas was transferred and registered in the name of her son, Sri. Ramamurthy vide serial No. 9/2004-05 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 60**.

Upon the death of Smt. Ramakka, wife of Sri. Rangaswamy, the katha / mutation of (i) 3/2, measuring 3 acres 8 guntas, (ii) Survey No. 8/2, measuring 1 acre 38 guntas, (iii) Survey No. 9/2, measuring 2 acres 6 guntas, (iv) Survey No. 12/2, measuring 3 acres 36 guntas, (v) Survey No. 13, measuring 3 acres 39 guntas and (vi) Survey No. 14/1B, measuring 2 acres 3 guntas, measuring in total 17 acres 10 guntas was transferred and registered in the name of her son, Sri. M.R. Ramaiah vide serial No. 10/2004-05 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 61**.

Pursuant to the Order in RRTCR: 986/2005-06, the katha mutation of (i) Survey No. 10, measuring 3 acres 12 guntas, (ii) Survey No. 11, measuring 3 acres 19 guntas, (iii) Survey No. 15/1, measuring 3 acres 9 guntas and (iv) Survey No. 17, measuring 2 acres 10 guntas, measuring in total 12 acres 10 guntas was transferred and registered in the name of Sri. Gowramma vide serial No. 11/2004-05 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 62**.





Pursuant to the Gift Deed dated 10-10-2005, the katha / mutation of Survey No. 10, measuring 3 acres 12 guntas and Survey No. 11, measuring 2 acres 34 guntas, measuring in total 6 acres 6 guntas was transferred and registered in the name of Sri. M.R. Kodandaram vide serial No. 16/2005-06 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 63.**

Pursuant to the Gift Deed dated 10-10-2005, the katha / mutation of the Survey No. 8/2, measuring 32 guntas was transferred and registered in the name of Sri. M.R. Pattabhiram vide serial No. 18/2005-06 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 64.**

Pursuant to the Gift Deed dated 10-10-2005, the katha / mutation of (i) Survey No. 3/2, measuring 3 acres 8 guntas, (ii) Survey No. 8/2, measuring 1 acre 6 guntas, (iii) Survey No. 9/2, measuring 2 acres 6 guntas, (iv) Survey No. 12/2, measuring 1 acre 23 guntas and (v) Survey No. 13, measuring 3 acres 36 guntas, measuring in total 11 acres 39 guntas was transferred and registered in the name of Sri. M.R. Kodandaram vide serial No. 19/2005-06 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 65.**

Pursuant to the Gift Deed dated 10-10-2005, the katha / mutation of: (i) Survey No. 12/2, measuring 2 acres 13 guntas, (ii) Survey No. 13, measuring 3 guntas and (iii) Survey No. 14/1B, measuring 2 acres 3 guntas, measuring in total 4 acres 19 guntas was transferred and registered in the name of Sri. M.R. Anandaram vide serial No. 20/2005-06 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 66.**

Pursuant to the Gift Deed dated 10-10-2005, the katha / mutation of Survey No. 15, measuring 3 acres 9 guntas and Survey No. 17, measuring 2 acres 10 guntas, measuring in total 5 acres 19 guntas was transferred and registered in the name of Sri. M.R. Anandaram vide serial No. 21/2005-06 of the Mutation





Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 67.**

Pursuant to the Gift Deed dated 10-10-2005, the katha / mutation of Survey No. 11, measuring 25 guntas was transferred and registered in the name of Sri. M.R. Anandaram vide serial No. 23/2005-06 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 68.**

Pursuant to the Partition Deed dated 18-11-2005, (i) the katha / mutation of Survey No. 2P, measuring 38 guntas, Survey No. 7P, measuring 2 acres 33 guntas and 37/7, measuring 4 acres, measuring in total 7 acres 11 guntas was transferred and registered in the name of Sri. M.R. Pattabhiram, (ii) the katha / mutation of Survey No. 2P, measuring 4 acres 26 guntas, Survey No. 6, measuring 5 acres 17 guntas, Survey No. 7P, measuring 2 acres 18 guntas, Survey No. 8/1, measuring 2 acres 20 guntas, Survey No. 8/3, measuring 35 guntas, Survey No. 9/1, measuring 1 acre 36 guntas, Survey No. 9/3, measuring 3 acres 16 guntas, Survey No. 20P, measuring 1 acre 12 guntas, measuring in total 22 acres 20 guntas was transferred and registered in the name of Sri. M.R. Kodandaram, (iii) the katha / mutation of Survey No. 12/1, measuring 1 acre 36 guntas, Survey No. Survey No. 16, measuring 1 acre 14 guntas, Survey No. 19, measuring 37 guntas, Survey No. 20P, measuring 5 acres 2 guntas and 25, measuring 1 acre 23 guntas, measuring in total 10 acres 32 guntas was transferred and registered in the name of Sri. M.R. Anandaram and (iv) the katha / mutation of Survey No. 37/4, measuring 7 acre 10 guntas and Survey No. 37/7P, measuring 8 acres, measuring in total 15 acres 10 guntas was transferred and registered in the name of Sri. M.R. Seetharam vide serial No. 26/2005-06 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 69.**

It is observed that the land bearing Survey No. 13 is bifurcated into two portions i.e., Survey Nos. 13/1, measuring 3 acres 37 guntas (including 1 gunta karab land) and 13/2, measuring 3 guntas. Pursuant to the phody / bifurcation the names of Sri. M.R. Kodandaram and Sri. M.R. Anandaram are recorded vide





serial No. T5/2015-16 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 70**.

The conversion of Survey No. 12/2, measuring 2 acres 13 guntas, Survey No. 14/1B, measuring 2 acres 3 guntas, Survey No. 15/1, measuring 3 acres 9 guntas and Survey No. 17, measuring 2 acres 10 guntas, measuring in total 9 acres 35 guntas from agricultural use to non-agricultural use are recorded in serial No. T9/2015-16 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 71**.

The conversion of Survey No. 12/3, measuring 1 acre 23 guntas and Survey No. 13/1, measuring 3 acres 36 guntas, measuring in total 5 acres 19 guntas from agricultural use to non-agricultural use are recorded in serial No. T2/2016-17 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 72**.

The R.T.C.'s are furnished with respect to each of the Land Parcels and the details of the same and the entries made therein are as below:

Land Parcel -1:

Survey No. 2, measuring 5 Acres 39 Gunas (including 14 Gunas Karab Land)				
Period from		Col. No. 9	Col. No. 12	Remark
1968-69	1971-72	M.S. Ramaiah	-	
1973-74	1976-77	M.R. Jayaram	M.S. Ramaiah	
1977-78	-	M.R. Jayaram	M.R. Jayaram	
1983-84	1986-87	M.R. Jayaram	M.R. Jayaram	
1987-88	1988-89	M.R. Jayaram	-	
1989-90	1992-93	M.R. Jayaram	M.R. Jayaram	
1997-98	2006-07	M.R. Jayaram & M.J. Shantharam	M.R. Jayaram & M.J. Shantharam	
2007-08	2012-13	M.R. Pattabhiram & M.R. Kodandaram	-	
2013-14	-	M.R. Pattabhiram & M.R. Kodandaram	M.R. Pattabhiram & M.R. Kodandaram	
2014-15	-	M.R. Pattabhiram & M.R. Kodandaram	M.J. Shantharam & M.R. Kodandaram	





Jayanth Pattaneshetti Associates L.L.P.
ADVOCATES

Continuation Sheet

No. 31

2015-16	2021-22	M.R. Pattabhiram & M.R. Kodandaram	M.R. Jayaram & M.J. Shanitharam M.R. Pattabhiram & M.R. Kodandaram	
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Survey No. 6, measuring 5 Acres 17 Guntas

Period from		Col. No. 9	Col. No. 12	Remark
1968-69	1971-72	M.S. Ramaiah	-	
1973-74	1975-76	M.R. Sampangiramaiah	M.S. Ramaiah	
1976-77	1977-78	M.R. Sampangiramaiah	M.R. Sampangiramaiah	
1983-84	1987-88	M.R. Sampangiramaiah	M.R. Sampangiramaiah	
1988-89	-	M.R. Sampangiramaiah	-	
1989-90	1992-93	M.R. Sampangiramaiah	M.R. Sampangiramaiah	
1993-94	1995-96	M.R. Sampangiramaiah & M.S. Rajaram	M.R. Sampangiramaiah	
1996-97	2005-06	M.R. Sampangiramaiah & M.S. Rajaram	M.R. Sampangiramaiah & M.S. Rajaram	
2006-07	-	M.R. Kodandaram	M.R. Sampangiramaiah & M.S. Rajaram	
2007-08	2012-13	M.R. Kodandaram	-	
2013-04	-	M.R. Kodandaram	M.R. Kodandaram	
2014-15	-	M.R. Kodandaram	M.R. Kodandaram & M.R. Sampangiramaiah	
2015-16	2021-22	M.R. Kodandaram	M.R. Kodandaram M.R. Sampangiramaiah M.S. Rajaram	

Survey No. 7, measuring 5 Acres 28 Guntas (including 17 Guntas Karab Land)

Period from		Col. No. 9	Col. No. 12	Remark
1968-69	1971-72	M.S. Ramaiah	-	
1973-74	1975-76	M.R. Prabhavathy	M.S. Ramaiah	
1976-77	1977-78	M.R. Prabhavathy	M.R. Prabhavathy	
1983-84	1986-87	M.R. Prabhavathy	M.R. Prabhavathy	
1987-88	1988-89	M.R. Prabhavathy	-	
1989-90	2005-06	M.R. Prabhavathy	M.R. Prabhavathy	
2006-07	2014-15	M.R. Pattabhiram M.R. Kodandaram	M.R. Prabhavathy	
2015-16	2021-22	M.R. Pattabhiram M.R. Kodandaram	M.R. Prabhavathy M.R. Pattabhiram M.R. Kodandaram	

Survey No. 8/1, measuring 2 Acres 20 Guntas

Period from		Col. No. 9	Col. No. 12	Remark
1968-69	1971-72	M.S. Ramaiah	-	





Jayanth Pattanashetti Associates L.L.P.
ADVOCATES

Continuation Sheet

No. 32

1973-74	1975-76	M.R. Janakiram	M.S. Ramasah	
1976-77	1977-78	M.R. Janakiram	M.R. Janakiram	
1983-84	1987-88	M.R. Janakiram	M.R. Janakiram	
1988-89	-	M.R. Janakiram	-	
1989-90	2005-06	M.R. Janakiram	M.R. Janakiram	
2006-07	2019-20	M.R. Kodandaram	M.R. Janakiram	
2020-21	-	M.R. Kodandaram	M.R. Kodandaram & M.R. Janakiram	

Survey No. 8/3, measuring 35 Guntas

Period from	Col. No. 9	Col. No. 12	Remark
1968-69	1969-70	M.S. Ramaiah	Venkappa
1970-71	1972-73	M.S. Ramaiah	-
1973-74	1975-76	M.R. Janakiram	M.S. Ramaiah
1976-77	1977-78	M.R. Janakiram	M.R. Janakiram
1983-84	1987-88	M.R. Janakiram	M.R. Janakiram
1988-89	-	M.R. Janakiram	-
1989-90	2004-05	M.R. Janakiram	M.R. Janakiram
2005-06	2014-15	M.R. Kodandaram	M.R. Janakiram
2015-16	2021-22	M.R. Kodandaram	M.R. Kodandaram & M.R. Janakiram





Jayanth Pattanshetti Associates L.L.P.
ADVOCATES

Continuation Sheet

No. 33

Survey No. 9/1, measuring 1 Acre 36 Guntas			
Period from	Col. No. 9	Col. No. 12	Remark
1968-69	1971-72	M.S. Ramaiah	-
1973-74	1975-76	M.R. Janakiram	M.S. Ramaiah
1976-77	1977-78	M.R. Janakiram	M.R. Janakiram
1983-84	1987-88	M.R. Janakiram	M.R. Janakiram
1988-89	-	M.R. Janakiram	-
1989-90	2005-06	M.R. Janakiram	M.R. Janakiram
2006-07	2019-20	M.R. Kodandaram	M.R. Janakiram
2020-21	2021-22	M.R. Kodandaram	M.R. Kodandaram & M.R. Janakiram
Survey No. 9/3, measuring 3 Acres 19 Guntas (including 3 Guntas Karab Land)			
Period from	Col. No. 9	Col. No. 12	Remark
1968-69	1971-72	M.S. Ramaiah	-
1973-74	1975-76	M.R. Janakiram	M.S. Ramaiah
1976-77	1977-78	M.R. Janakiram	M.R. Janakiram
1983-84	1987-88	M.R. Janakiram	M.R. Janakiram
1988-89	-	M.R. Janakiram	-
1989-90	2004-05	M.R. Janakiram	M.R. Janakiram
2005-06	-	M.R. Kodandaram	M.R. Kodandaram
2006-07	2012-13	M.R. Kodandaram	-
2013-14	2021-22	M.R. Kodandaram	M.R. Kodandaram
2015-16	2021-22	M.R. Kodandaram	M.R. Kodandaram & M.R. Janakiram
Survey No. 12/1, measuring 2 Acres (including 4 Guntas Karab Land)			
Period from	Col. No. 9	Col. No. 12	Remark
1968-69	1971-72	M.S. Ramaiah	-
1973-74	1975-76	M.S. Ramaiah & M.R. Sampangiramaiah	M.S. Ramaiah
1976-77	1977-78	M.S. Ramaiah & M.R. Sampangiramaiah	M.R. Sampangiramaiah
1983-84	1987-88	M.R. Sampangiramaiah	M.R. Sampangiramaiah
1988-89	-	M.R. Sampangiramaiah	-
1987-90	2005-06	M.R. Sampangiramaiah alias M.R. Sampangiram	M.R. Sampangiramaiah
2006-07	2014-15	M.R. Anandaram	M.R. Anandaram
2015-16	2021-22	M.R. Anandaram	M.R. Anandaram & M.R. Sampangiram





Survey No. 16, measuring 1 Acre 16 Guntas (including 2 Guntas Karab Land)				
Period from		Col. No. 9	Col. No. 12	Remark
1968-69		M.S. Ramaiah	-	
1973-74		M.R. Seetharam	M.S. Ramaiah	
1976-77		M.R. Seetharam	M.R. Seetharam	
1983-84		M.R. Seetharam	M.R. Seetharam	
1987-88		M.R. Seetharam	-	
1989-90		M.R. Seetharam	M.R. Seetharam	
2005-06		M.R. Seetharam	M.R. Seetharam	
2006-07		M.R. Anandaram	M.R. Seetharam	
2008-09		M.R. Anandaram	-	
2011-12		M.R. Anandaram	M.R. Seetharam	
2013-14		M.R. Anandaram	M.R. Anandaram	
2015-16		M.R. Anandaram	M.R. Anandaram M.R. Seetharam	
Survey No. 19, measuring 1 Acre (including 3 Guntas Karab Land)				
Period from		Col. No. 9	Col. No. 12	Remark
1968-69		M.S. Ramaiah	-	
1973-74		M.R. Padmavathy	M.S. Ramaiah	
1975-76		M.R. Padmavathy	M.R. Padmavathy	
1983-84		M.R. Padmavathy	M.R. Padmavathy	
1988-89		M.R. Padmavathy	-	
1989-90		M.R. Padmavathy	M.R. Padmavathy	
2005-06		M.R. Anandaram	M.R. Padmavathy	
2007-08		M.R. Anandaram	-	
2011-12		M.R. Anandaram	M.R. Padmavathy	
2015-16		M.R. Anandaram	M.R. Anandaram M.R. Padmavathy	
Survey No. 20, measuring 6 Acres 17 Guntas (including 3 Guntas Karab Land)				
Period from		Col. No. 9	Col. No. 12	Remark
1968-69		M.S. Ramaiah	-	
1973-74		M.R. Seetharam	M.S. Ramaiah	
1976-77		M.R. Seetharam	M.R. Seetharam	
1983-84		M.R. Seetharam	M.R. Seetharam	
1987-88		M.R. Seetharam	-	
1989-90		M.R. Seetharam	M.R. Seetharam	





2005-06	-	M.R. Seetharam	M.R. Seetharam	
2006-07	2014-15	M.R. Anandaram M.R. Kodandaram	M.R. Anandaram	
2017-18	2020-21	M.R. Anandaram M.R. Kodandaram	M.R. Anandaram M.R. Kodandaram	
Survey No. 25, measuring 1 Acre 26 Gunta (Including 3 Gunta Karab Land)				
Period from		Col. No. 9	Col. No. 12	Remark
1968-69	1971-72	M.S. Ramaiah	-	
1973-74	1977-78	M.R. Padmavathy	M.S. Ramaiah	
1976-77	1977-78	M.R. Padmavathy	M.R. Padmavathy	
1983-84	1986-87	M.R. Padmavathy	M.R. Padmavathy	
1987-88	1988-89	M.R. Padmavathy	-	
1989-90	2005-06	M.R. Padmavathy	M.R. Padmavathy	
2006-07	2014-15	M.R. Anandaram	M.R. Padmavathy	
2017-18	2019-20	M.R. Anandaram	M.R. Padmavathy	
2020-21	2021-22	M.R. Anandaram	M.R. Anandaram M.R. Padmavathy	

The R.T.C.'s with respect to the Land Parcel - I could be evidenced from Document No. 73 to 84.

Land Parcel - 2:

Survey No. 37/4, measuring 12 Acres				
Period from		Col. No. 9	Col. No. 12	Remark
1968-69	1971-72	Bhyappa	Bhyappa	
1974-75	1987-88	M.R. Sampangiramaiah	M.R. Sampangiramaiah	
1988-89	-	M.R. Sampangiramaiah	-	
1989-90	2004-05	M.R. Sampangiramaiah	M.R. Sampangiramaiah	
2005-06	2012-13	M.R. Seetharam M.R. Pattabhiram	-	
2013-14	2014-15	M.R. Seetharam M.R. Pattabhiram	M.R. Seetharam M.R. Pattabhiram	
2015-16	2018-19	M.R. Seetharam M.R. Pattabhiram	M.R. Seetharam, M.R. Pattabhiram & M.R. Sampangiram	
Survey No. 37/7, measuring 12 Acres				
Period from		Col. No. 9	Col. No. 12	Remark
1974-75	1976-77	M.R. Prabhavathy	M.R. Prabhavathy	





1983-84	1986-87	M.R. Prabhavathy	M.R. Prabhavathy	
1987-88	1988-89	M.R. Prabhavathy	-	
1989-90	2004-05	M.R. Prabhavathy	M.R. Prabhavathy	
2006-07	2014-15	M.R. Seetharam M.R. Pattabhiram	M.R. Prabhavathy	
2015-16	2018-19	M.R. Seetharam M.R. Pattabhiram	M.R. Prabhavathy M.R. Seetharam M.R. Pattabhiram	

The R.T.C.'s with respect to the Land Parcel - 2 could be evidenced from Document No. 85 & 86.

Land Parcel - 3:

Survey No. 3/2, measuring 3 Acres 8 Guntas			
Period from	Col. No. 9	Col. No. 12	Remark
1968-69	1977-78 Chikkappaiah Lakshminamma & Saloman Sab	Chikkappaiah Lakshminamma Saloman Sab Rangappa K.Narayanappa	
1983-84	2003-04 K. Narayanappa	K. Narayanappa	
2004-05	2005-06 M.R. Ramaiah	M.R. Ramaiah	
2006-07	2014-15 M.R. Kodandaram	M.R. Kodandaram	
2016-17	2019-20 M.R. Kodandaram	M.R. Kodandaram	
Survey No. 8/2, measuring 2 Acres 16 Guntas (including 18 Guntas Karab Land)			
Period from	Col. No. 9	Col. No. 12	Remark
1968-69	1972-73 Rangappa	Rangappa	
1973-74	- K. Narayanappa	Rangappa	
1974-75	1977-78 K. Narayanappa	K. Narayanappa	
1983-84	1987-88 K. Narayanappa	K. Narayanappa	
1988-89	- K. Narayanappa	-	
1989-90	2003-04 K. Narayanappa	K. Narayanappa	
2004-05	2005-06 M.R. Ramaiah & M.R. Pattabhiram	Ramakka & M.R. Ramaiah	
2007-08	2010-11 M.R. Ramaiah	-	
2011-12	2021-22 M.R. Kodandaram & M.R. Pattabhiram	M.R. Ramaiah M.R. Pattabhiram Ramakka	





Survey No. 9/2, measuring 2 Acres 6 Guntas				
Period from		Col. No. 9	Col. No. 12	Remark
1973-74	-	Venkatappa	Venkatappa	
1974-75	1977-78	Venkatappa	-	
1983-84	1987-88	K. Narayananappa	Narayananappa	
1988-89	-	K. Narayananappa	-	
1989-90	2003-04	K. Narayananappa	K. Narayananappa	
2004-05	-	Ramakka	Ramakka	
2006-07	2021-22	M.R. Kodandaram	M.R. Kodandaram	
Survey No. 12/2, measuring 4 Acres 3 Guntas (including 7 Guntas Karab Land)				
Period from		Col. No. 9	Col. No. 12	Remark
1973-74	-	R. Hanumanthappa	Thimmayappa	
1974-75	1976-77	R. Hanumanthappa	R. Hanumanthappa	
1983-84	1987-88	R. Hanumanthappa	R. Hanumanthappa	
1988-89	2003-04	Ramakka	Ramakka	
2002-03	2003-04	Ramakka	Ramakka	
2004-05	-	M.R. Ramaiah	M.R. Ramaiah	
2005-06	-	M.R. Ramaiah M.R. Kodandaram	M.R. Kodandaram	
2006-07	2010-11	M.R. Ramaiah M.R. Kodandaram	-	
2011-12	2015-16	M.R. Kodandaram & M.R. Anandaram	M.R. Kodandaram & M.R. Anandaram	
Survey No. 12/2, measuring 1 Acre 25 Guntas (including 5 Guntas Karab Land)				
2016-17	2021-22	M.R. Anandaram	M.R. Anandaram	
Survey No. 12/3, measuring 1 Acre 25 Guntas (including 2 Guntas Karab Land)				
2016-17	2019-20	Sri. M.R. Kodandaram	Sri. M.R. Kodandaram	
Survey No. 13, measuring 4 Acres (including 1 Guntas Karab Land)				
Period from		Col. No. 9	Col. No. 12	Remark
1968-69	1972-73	Socinamma	Karagappa	
1973-74	-	Karagayya Shetty and Rangaswamy	R. Rangaswamy	
1974-75	1976-77	Karagayya Shetty and Rangaswamy	K. Narayananappa	
1977-78	-	Karagayya Shetty and Rangaswamy	R. Hanumanthappa	
1983-84	1987-88	R. Hanumanthappa	R. Hanumanthappa	
1988-89	-	Ramakka	-	
1989-90	1996-97	Ramakka	Ramakka	





1997-98	2001-02	Ramakka	Ramakka	
2003-04	-	Ramakka	Ramakka	
2004-05	-	M.R. Ramaiah	M.R. Ramaiah	
2005-06	-	M.R. Ramaiah & M.R. Kodandaram	M.R. Kodandaram	
2005-06	2010-11	M.R. Ramaiah & M.R. Kodandaram	-	
2011-12	2014-15	M.R. Kodandaram M.R. Anandaram	M.R. Kodandaram M.R. Anandaram	
Survey No. 13/1, measuring 2 Acres 37 Guntas (including 1 Guntas Karab Land)				
2015-16	2021-22	M.R. Kodandaram	M.R. Kodandaram	
Survey No. 13/2, measuring 3 Guntas				
2015-16	2021-22	M.R. Anandaram	M.R. Anandaram	
Survey No. 14/1, measuring 2 Acres 6 Guntas				
Period from		Col. No. 9	Col. No. 12	Remark
1968-69	1972-73	Sonnamma	Karageappa Thimmarayappa	
1973-74	-	Thimmarayappa	Rangaswamy	
1974-75	1977-78	Thimmarayappa	R. Hanumanthappa	
1983-84	1987-88	Thimmarayappa	Thimmarayappa	
Survey No. 14/1B, measuring 2 Acres 3 Guntas				
1988-89	-	Thimmarayappa	-	
1989-90	1992-93	Thimmarayappa	Thimmarayappa	
1993-94	1994-95	T. Narayappa	Thimmarayappa	
1995-96	2003-04	T. Narayappa	Thimmarayappa	
2004-05	2005-06	M.R. Ramaiah	M.R. Ramaiah	
2006-07	2015-16	M.R. Anandaram	M.R. Anandaram	
2017-18	2021-22	M.R. Anandaram	M.R. Anandaram	

The R.T.C.'s with respect to the Land Parcel - 3 could be evidenced from Document No. 87 to 96.

Land Parcel - 4:

Survey No. 10, measuring 3 Acres 15 Guntas (including 3 guntas Karab Land)				
Period from		Col. No. 9	Col. No. 12	Remark
1968-69	1970-71	Mruthyunjaya Swamy Temple Imam	Archak Venkataramaiah	





1971-72	1972-73	Mruthyunjaya Swamy Temple Inam	-	
1973-74	-	Mruthyunjaya Swamy Temple Inam	Archak Venkataramaiah	
1974-75	1977-78	Mruthyunjaya Swamy Temple Inam	Hanumanthappa	
1983-84	1987-88	Mruthyunjaya Swamy Temple Inam	Hanumanthappa	
1988-89	-	Ramakka	-	
1989-90	2003-04	Ramakka	Ramakka	
2004-05	2005-06	Ramakka	Ramakka	
2006-07	2021-22	M.R. Kodandaram	M.R. Kodandaram	

Survey No. 11, measuring 3 Acres 19 Guntas

Period from		Col. No. 9	Col. No. 12	Remark
1968-69	1972-73	Thoti Service Inam	Thoti Nagappa	
1973-74	-	R. Hanumanthappa	Ranganwamy	
1974-75	1977-78	R. Hanumanthappa	R. Hanumanthappa	
1983-84	1986-87	R. Hanumanthappa	R. Hanumanthappa	
1988-89	-	Ramakka	-	
1989-90	2004-05	Ramakka	Ramakka	
2005-06		Gowramma	-	
2006-07	2019-20	M.R. Kodandaram & M.R. Anandaram	M.R. Anandaram	
2020-21	2021-22	M.R. Kodandaram & M.R. Anandaram	M.R. Anandaram	

Survey No. 15/1, measuring 3 Acres 14 Guntas (including 5 Guntas Karab Land)

Period from		Col. No. 9	Col. No. 12	Remark
1968-69	1972-73	Mayazina	Mayanna Shamanna Krishnappa	
1973-74	-	R. Hanumanthappa	Mayanna	
1974-75	2004-05	R. Hanumanthappa	R. Hanumanthappa	
2005-06	-	Gowramma	-	
2006-07	2021-22	M.R. Anandaram	M.R. Anandaram	

Survey No. 17, measuring 2 Acres 14 Guntas (including 4 Guntas Karab Land)

Period from		Col. No. 9	Col. No. 12	Remark
1968-69	-	Shanbogh S. Hanumantha Rao	Honnappa	
1969-70	1972-73	Shanbogh S. Hanumantha Rao	S. Hanumantha Rao	





1973-74	-	S. Hanumantha Rao	S. Hanumantha Rao	
1974-75	1977-78	S. Hanumantha Rao	K. Narayananappa	
1983-84	1987-88	K. Narayananappa	K. Narayananappa	
1988-89	-	K. Narayananappa	-	
1989-90	1992-93	K. Narayananappa	K. Narayananappa	
1993-94	2004-05	K. Narayananappa	K. Narayananappa	
2005-06	-	Gowramma	-	
2006-07	2021-22	M.R. Anandaram	M.R. Anandaram	

The R.T.C.'s with respect to the Land Parcel - 4 could be evidenced from Document No. 97 to 100.

VI.

Survey Records

As per the Akarband, the total extent of the Composite Property (i.e., each survey number) is in conformity with the extents mentioned in the R.T.C.'s. The copies of the Akarbands with respect to the Composite Property could be evidenced from Document No. 101.

On perusal of the Hissa Tippayy and R. R. Pakka Book (Balabhagada Nakalu), it is observed that as per the survey conducted on 29-07-1959 the land bearing Survey No. 3 is bifurcated into two portions i.e., Survey Nos. 3/1 and 3/2. It is further observed that the name of Sri. Chikkappaiah, son of Sri. Hanumappa is entered as the hissadar / owner of Survey No. 3/2, measuring 3 acres 8 guntas.

On perusal of the Hissa Tippayy and R. R. Pakka Book (Balabhagada Nakalu), it is observed that as per the survey conducted on 30-07-1959 the land bearing Survey No. 8 is bifurcated into three portions i.e., Survey Nos. 8/1, 8/2 and 8/3. It is further observed that the name of Sri. M.S. Ramaiah is entered as the hissadar / owner of Survey No. 8/1, measuring 2 acres 20 guntas; the name of Sri. Rangappa, son of Sri. Munishamappa is entered as the hissadar / owner of Survey No. 8/2, measuring 2 acres 16 guntas (including 13 guntas); and the name of Sri. Venkatappa, son of Sri. Munishamaiah is entered as the hissadar / owner





of Survey No. 8/3, measuring 35 guntas. It is also observed that there is a rock in the land bearing Survey No. 8/2 which forms the kharab land of 13 guntas.

On perusal of the Hissa Tippayy and R. R. Pakka Book (Balabhagada Nakalu), it is observed that as per the survey conducted on 31-07-1955 the land bearing Survey No. 9, measuring 7 acres 21 guntas (including 3 guntas karab land) is bifurcated into three portions i.e., Survey Nos. 9/1, 9/2 and 9/3. It is further observed that the name of Sri. M.S. Ramaiah is entered as the hissadar / owner of Survey No. 9/1, measuring 1 acre 36 guntas; the name of Sri. Venkatappa, son of Munishamaiah is entered as the hissadar / owner of Survey No. 9/2, measuring 2 acres 6 guntas; and the name of Sri. M.S. Ramaiah is entered as the hissadar / owner of Survey No. 9/3, measuring 3 acres 19 guntas (including 3 guntas karab land). It is also observed that there is a halla in the land bearing Survey No. 9/3 which forms the kharab land of 3 guntas.

On perusal of the Hissa Tippayy and R. R. Pakka Book (Balabhagada Nakalu), it is observed that as per the survey conducted on 30-07-1959 the land bearing Survey No. 12, measuring 6 acres 3 guntas (including 11 guntas karab land) is bifurcated into two portions i.e., Survey Nos. 12/1 and 12/2. It is further observed that the name of Sri. M.S. Ramaiah is entered as the hissadar / owner of Survey No. 12/1, measuring 2 acres (including 4 guntas karab land) and the name of Sri. Thimmarayappa, son of Thimmaiah is entered as the hissadar / owner of Survey No. 12/2, measuring 4 acres 3 guntas. It is also observed that there is a halla in the lands bearing Survey Nos. 12/1 and 12/2 which forms the kharab land of 11 guntas.

On perusal of the Hissa Tippayy and R. R. Pakka Book (Balabhagada Nakalu), it is observed that as per the survey conducted on 22-02-2016, the land bearing Survey No. 13, measuring 4 acres (including 1 gunta karab land) is bifurcated into two portions i.e., Survey No. 13/1, measuring 3 acres 37 guntas (including 1 gunta karab land) and Survey No. 13/2, measuring 3 guntas. It is further observed that the name of Sri. M.R. Kodandaram is entered as the hissadar / owner of





Survey No. 13/1 and the name of Sri. M.R. Anandaram is entered as the hissadar / owner of Survey No. 13/2.

On perusal of the Hissa Tippany and R. R. Pakka Book (Balabhagada Nakalu), it is observed that as per the survey conducted on 30-07-1959, the land bearing Survey No. 14, measuring 4 acres 3 guntas (including 1 gunta karab land) is bifurcated into two portions i.e., Survey Nos. 14/1 and 14/2 and the name of Smt. Sonnamma, wife of Sri. Kuppaiah is entered as the hissadar / owner of Survey No. 14/1, measuring 2 acres 6 guntas. It is further observed that the land bearing Survey No. 14/1 is further bifurcated into two portions i.e., Survey Nos. 14/1A and 14/1B and the name of Sri. Thimmarayappa, son of Sri. Thimmaiah is entered as the hissadar / owner of Survey No. 14/1B, measuring 2 acres 3 guntas.

On perusal of the Hissa Tippany and R. R. Pakka Book (Balabhagada Nakalu), it is observed that the land bearing Survey No. 15, measuring 7 acres 37 guntas (including 8 guntas karab land) is bifurcated into two portions i.e., Survey Nos. 15/1 and 15/2 and the name of Sri. Mayanna is entered as the hissadar / owner of Survey No. 15/1, measuring 3 acres 14 guntas (including 5 guntas karab land). It is further observed that there is a halla in the land bearing Survey No. 15/1 which forms the kharab land of 5 guntas.

The copies of the above Hissa Tippany's and R. R. Pakka Books (Balabhagada Nakalu) could be evidenced from Document No. 102.

The Tippany, Atlas and the Village Map of Akkalenahalli-Mallenahalli produced confirm the shape and location of the Subject Property in the said Village. The copies of the said Tippany, Atlas and Village Map could be evidenced from Document Nos. 103 to 105.

VII.

Conversions / Change of Land use

The respective Land Parcels are converted from agricultural use to non-agricultural/residential purposes by virtue of the below mentioned Official





Memorandum issued by the Deputy Commissioner, Bengaluru Rural District, Bengaluru:

- i) Official Memorandum dated 19-07-2004 vide No. ALN(DE)SR: 28/2004-05 with respect to Survey No. 7, measuring 5 acres 11 guntas. The copy of the Official Memorandum dated 19-07-2004 could be evidenced from **Document No. 106**. The said conversion order has been revalidated by the Deputy Commissioner, Bengaluru Rural District by the Official Memorandum dated 11-09-2007 with respect to Survey No. 7, measuring 5 acres 11 guntas. The copy of the said Official Memorandum dated 11-09-2007 could be evidenced from **Document No. 107**.
- ii) Official Memorandum dated 19-07-2004 vide No. ALN(DE)SR: 29/2004-05 with respect to Survey No. 8/1, measuring 2 acres 20 guntas, Survey No. 8/3, measuring 35 guntas, Survey No. 9/1, measuring 1 acre 36 guntas and Survey No. 9/3, measuring 3 acres 16. The copy of the Official Memorandum dated 19-07-2004 could be evidenced from **Document No. 108**. The said conversion order has been revalidated by the Deputy Commissioner, Bengaluru Rural District by the Official Memorandum dated 11-09-2007 with respect to Survey Nos. 8/1, 8/3, 9/1 and 9/3. The copy of the said Official Memorandum dated 11-09-2007 could be evidenced from **Document No. 109**.
- iii) Official Memorandum dated 19-07-2004 vide No. ALN(DE)SR: 30/2004-05 with respect to Survey No. 6, measuring 5 acres 17 guntas and Survey No. 12/1, measuring 1 acre 36 guntas. The copy of the said Official Memorandum dated 11-09-2007 could be evidenced from **Document No. 110**.
- iv) Official Memorandum dated 19-07-2004 vide No. ALN(DE)SR: 33/2004-05 with respect to Survey No. 2, measuring 5 acres 24





guntas. The copy of the said Official Memorandum dated 11-09-2007 could be evidenced from **Document No. 111.**

- v) Official Memorandum dated 19-07-2004 vide No. ALN(DE)SR: 34/2004-05 with respect to Survey No. 19, measuring 37 guntas and Survey No. 25, measuring 1 acre 23 guntas. The copy of the Official Memorandum dated 19-07-2004 could be evidenced from **Document No. 112.** The said conversion order has been revalidated by the Deputy Commissioner, Bengaluru Rural District by the Official Memorandum dated 12-09-2007 in No. ALN(De) SR: 34/2004-05 with respect to Survey Nos. 19 & 25. The copy of the said Official Memorandum dated 12-09-2007 could be evidenced from **Document No. 113.**
- vi) Official Memorandum dated 19-07-2004 vide No. ALN(DE)SR: 40/2004-05 with respect to Survey No. 16, measuring 1 acre 14 guntas and Survey No. 20, measuring 6 acres 14 guntas. The copy of the said Official Memorandum dated 19-07-2004 could be evidenced from **Document No. 114.**
- vii) Official Memorandum dated 16-04-1992 vide No. ALN(DE)SR: 53/1991-92 with respect to Survey No. 37/7, measuring 12 acres. The copy of the Official Memorandum dated 19-07-2004 could be evidenced from **Document No. 115.** The said conversion order has been revalidated by the Deputy Commissioner, Bengaluru Rural District by the Official Memorandum dated 15-05-2004 and 11-09-2007 in Nos. ALN(De) SR: 53/1991-92 and ALN(De) SR: 275/1991-92 respect to Survey No. 37/7. The copy of the said Official Memorandum dated 15-05-2004 and 11-09-2007 could be evidenced from **Document No. 116 & 117.**
- viii) Official Memorandum dated 16-04-1992 vide No. ALN(DE)SR: 57/1991-92 with respect to Survey No. 37/4, measuring 12 acres. The copy of the Official Memorandum dated 16-04-1992 could be





evidenced from **Document No. 118**. The said conversion orders has been revalidated by the Deputy Commissioner, Bengaluru Rural District by the Official Memorandum dated 15-05-2004 in No. ALN(DE) SR: 57/1991-92 with respect to Survey No. 37/4. The copy of the said Official Memorandum dated 15-05-2004 could be evidenced from **Document No. 119**.

- ix) Official Memorandum dated 17-10-2016 vide No. ALN(DE)SR: 83/2015-16 with respect to Survey No. 13, measuring 3 acres 36 guntas, Survey No. 12/2, measuring 1 acre 23 guntas and Survey No. 7, measuring 5 guntas. The copy of the Official Memorandum dated 17-10-2016 could be evidenced from **Document No. 120**.
- x) Official Memorandum dated 17-10-2016 vide No. ALN(DE)SR: 84/2014-15 with respect to Survey No. 13, measuring 3 guntas and Survey No. 20, measuring 3 guntas. The copy of the Official Memorandum dated 17-10-2016 could be evidenced from **Document No. 121**.
- xii) Official Memorandum dated 15-04-2006 vide No. ALN(DEKA)SR: 106/2014-15 with respect to Survey No. 12/2, measuring 2 acres 13 guntas, Survey No. 14/1B, measuring 2 acres 3 guntas, Survey No. 15/1, measuring 3 acres 9 guntas and Survey No. 17, measuring 2 acres 11 guntas. The copy of the Official Memorandum dated 15-04-2006 could be evidenced from **Document No. 122**.
- xiii) Official Memorandum dated 15-04-2016 vide No. ALN(DEKA)SR: 107/2014-15 with respect to Survey No. 9/2, measuring 2 acres 6 guntas, Survey No. 10, measuring 3 acres 12 guntas, Survey No. 3/2, measuring 3 acres 8 guntas and Survey No. 8/2, measuring 1 acre 6 guntas. The copy of the Official Memorandum dated 15-04-2016 could be evidenced from **Document No. 123**.





- xiii) Official Memorandum dated 17-10-2016 vide No. ALN(DE)SR: 108/2014-15 with respect to Survey No. 8/2, measuring 1 acre 10 guntas. The copy of the Official Memorandum dated 17-10-2016 could be evidenced from **Document No. 124**.
- xiv) Official Memorandum dated 15-04-2016 vide No. ALN(DEKA)SR: 109/2014-15 with respect to Survey No. 11, measuring 3 acres 19 guntas. The copy of the Official Memorandum dated 15-04-2016 could be evidenced from **Document No. 125**.

The Town and Country Planning Joint Director and Member Secretary, Bengaluru International Airport Area Planning Authority, Devanahalli has permitted change of land use of the Composite Property and 2 acres 35 guntas of 'A' karab land from park use to residential use subject to the certain conditions as mentioned therein. The copy of the said Land Usage Certificate in No. BIAAPA/TP2/LU/04/2015-16/3516 issued by the Town and Country Planning Joint Director and Member Secretary, Bengaluru International Airport Area Planning Authority, Devanahalli could be evidenced from **Document No. 126**.

VIII.

Statutory Authority – Endorsements

The Thasildar, Devanahalli Taluk by the Endorsement dated 29-07-2015 has certified that the "RTC's for the period 1978-79 to 1982-83 with respect to Survey Nos. 3/2, 6, 7, 8/1, 8/2, 8/3, 9/1, 9/2, 9/3, 10, 11, 12/1, 12/2, 13, 14/1, 15/1, 16, 17, 19, 20, 25, 37/4 and 37/7" are in a dilapidated condition and hence the extract of the said RTC's for the period 1977-89 to 1982-83 are not available. The copy of the said Endorsement could be evidenced from **Document No. 127**.

The Thasildar, Devanahalli Taluk by the Endorsement dated 30-07-2015 has certified that the Mutation Register extract in serial Nos. 3/1986-87, 5/1974-75, 01/1986-87, 1/1995-96 and 5/1986-87 are not available. The copy of the said Endorsement dated 30-07-2015 could be evidenced from **Document No. 128**.





The Thasildar, Devanahalli Taluk by the Endorsement dated 11-03-2015 has certified that there is a tenancy application filed in Case No. LRF: 14/1979-80 (briefly explained paras supra) under Section 48A of the Karnataka Land Reforms Act, 1961 and there is no tenancy application filed or pending under Section 77A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 11. The copy of the said Endorsement could be evidenced from **Document No. 129**.

The Thasildar, Devanahalli Taluk by the Endorsement dated 03-03-2015 has certified that there are tenancy applications filed in Case Nos. LRF: 9/1979-80 and LRF 12/1979-80 (briefly explained paras supra) under Section 48A of the Karnataka Land Reforms Act, 1961 with respect to Survey Nos. 3/2, 9/2 and 10 and there is no tenancy application filed or pending under Section 77A of the Karnataka Land Reforms Act, 1961 with respect to Survey Nos. 3/2, 9/2 and 10. The copy of the said Endorsement could be evidenced from **Document No. 130**. In the aforementioned Endorsement, the Order passed in case number is wrongly mentioned as 7/1979-80 instead of 12/1979-80 with respect to Survey No. 10.

The Thasildar, Devanahalli Taluk by the Endorsement dated 03-03-2015 has certified that there is tenancy application filed in Case No. LRF: 9/1979-80 (briefly explained paras supra) under Section 48A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 8/2 and there is no tenancy application filed or pending under Section 48 A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 37/4. Further certified that there is no tenancy application filed or pending under Section 77A of the Karnataka Land Reforms Act, 1961 with respect to Survey Nos. 8/2 and 37/4. The copy of the said Endorsement could be evidenced from **Document No. 131**. The tenancy application filed in Case No. LRF: 4/1974-75 with respect to Survey No. 37/4 is reflected in the aforementioned Endorsement. On verification of the said Order, it is observed that it pertains to Survey No. 37/14 of Akkalenahalli-Mallenahalli Village and not to the Survey No. 37/4.

The Thasildar, Devanahalli Taluk by the Endorsement dated 03-03-2015 has certified that there are tenancy applications filed in Case No. LRF: 6/1979-80, LRF: 8/1979-80, LRF: 9/1979-80 and LRF: 10/1979-80 (briefly explained paras





supra) under Section 48A of the Karnataka Land Reforms Act, 1961 with respect to Survey Nos. 17, 14/1B, 12/2 and 15/1. It is further certified that there are no tenancy applications filed or pending under Section 77A of the Karnataka Land Reforms Act, 1961 with respect to Survey Nos. 17, 14/1B, 12/2 and 15/1. The copy of the said Endorsement could be evidenced from **Document No. 132**.

The Thasildar, Devanahalli Taluk by the Endorsements all dated 16-11-2021 has certified that there are tenancy applications filed or pending under Sections 48A and 77A of the Karnataka Land Reforms Act, 1961 with respect to (a) Survey No. 2P, measuring 5 acres 24 guntas, (b) Survey No. 6, measuring 5 acres 17 guntas, (c) Survey No. 7, measuring 5 acres 11 guntas, (d) Survey No. 8/1, measuring 2 acres 20 guntas, (e) Survey No. 8/3, measuring 35 guntas, (f) Survey No. 9/1, measuring 1 acre 36 guntas, (g) Survey No. 9/3, measuring 3 acres 16 guntas, (h) Survey No. 13/1, measuring 3 acres 36 guntas, (i) Survey No. 12/1, measuring 1 acre 36 guntas, (j) Survey No. 13/2, measuring 3 guntas, (k) Survey No. 16, measuring 1 acre 14 guntas, (l) Survey No. 19, measuring 37 guntas, (m) Survey No. 20, measuring 6 acres 14 guntas, (n) Survey No. 25, measuring 1 acre 23 guntas and (o) Survey No. 37P, measuring 12 acres. The copies of the said Endorsements could be evidenced from **Document Nos. 133 to 136**.

The Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura, by the Endorsement dated 04-03-2015 in No LRF (De) CR (E): 787/2014-15 has certified that there are no proceedings initiated under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to Survey Nos. 12/2, 14/1B, 15/1 and 17. The copy of the said Endorsement dated 04-03-2015 could be evidenced from **Document No. 137**.

The Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura, by the Endorsement dated 04-03-2015 in No LRF (De) CR (E): 788/2014-15 has certified that there are no proceedings initiated under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to Survey Nos. 9/2 and 10. The copy of the said Endorsement dated 04-03-2015 could be evidenced from **Document No. 138**.





The Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura, by the Endorsement dated 04-03-2015 in No LRF (De) CR (E): 789/2014-15 has certified that there are no proceedings initiated under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to Survey Nos. 8/2 and 37/4. The copy of the said Endorsement dated 04-03-2015 could be evidenced from **Document No. 139**.

The Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura by the Endorsements, all dated 11-03-2015 has certified that there are no proceedings initiated/pending under the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey Nos. 9/2, 10, 3/2, 11, 12/2, 14/1B, 15/1, 17, 8/2, and 37/4. The copies of the said Endorsements could be evidenced from **Document No. 140**. In the afore-mentioned Endorsement dated 11-03-2015, the Order passed in case number is wrongly mentioned as 4/1979-80 instead of 14/1979-80.

IX.

Statutory Authority – Endorsements – Land Acquisitions

The Public Information Officer and the Special Land Acquisition Officer, Office of the Special Land Acquisition, Karnataka Industrial Areas Development Board, Bengaluru by the Endorsement dated 08-07-2015 in No. Bengaluru/SLAO-2/951/2015-16 has in reply to the application filed by M/s. Tata Housing Development Company Limited seeking information regarding acquisition of land in Survey Nos. 30, 14/2, 28/1, 17/5, 15/1 and other survey numbers, totally measuring 202 acres 14 guntas, has enclosed the acquisition proceedings for high speed rail project for Bengaluru International Airport Area and has stated that an area 79091.25 square meters has been acquired in the survey numbers mentioned in the notifications. On perusal of the Public Notice dated 16-03-2011 in No. Bengaluru/SLAO-2/2981/2010-11 of the Karnataka Industrial Areas Development Board, Bengaluru, it is observed that an extent of 79091.25 square meters of land in Survey Nos. 37/4 and 37/7 and other survey numbers is notified for acquisition and the extent of land in each of the survey numbers is not mentioned. It is noted from the Sketch of the Subject Property, that it does not abut the airport approach road and there seems to be no acquisition of the





Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 141.**

The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore vide Endorsement No. KHB/LAQ(De)102/2016-17, dated 20-04-2016 has certified that the properties situated at Akklenahalli-Mallenahalli Village is not included in the acquisition proceedings. The copy of the said Endorsement could be evidenced from **Document No. 142.**

X.

Mortgages / Encumbrances

Smt. Prabhavathi alias M.R. Prabhavathy had mortgaged the property bearing Survey No. 37/7, measuring 12 acres by the Security Bond dated 22-10-2003 in favour of the Dhanalakshmi Bank Limited for the loan advanced an amount of Rs. 11,00,00,000/- to Sri. M.R. Jayaram and M/s. Valdel Retail Private Limited. The said Security Bond is registered vide Document No. 1858/ 2003-04 of Book I, Volume 2018, Pages 170 to 175, in the office of the Sub-Registrar, Devanahalli with respect to Survey No. 37/7, measuring 12 acres and a copy of the same could be evidenced from **Document No. 143.**

Upon repayment of the mortgage amount, the Dhanalakshmi Bank Limited has discharged the mortgage created on the land bearing Survey No. 37/7, measuring 12 acres by the Deed of Reconveyance dated 14-06-2012, executed in favour of Smt. Prabhavathy alias M.R. Prabhavathy Sri. M.R. Jayaram and M/s. Valdel Retail Private Limited, registered vide Document No. 1470/2012-13 of Book I, stored in C.D. No. 272, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 144.**

By the Memorandum of Deposit of Title Deeds dated 02-07-2005 Smt. M.R. Prabhavathy, Sri. M.R. Janakiram and Sri. M.R. Pattabhiram deposited all the original title deeds pertaining to the land bearing Survey No. 8/1, measuring 2 acres 20 guntas and another property in favour of UCO Bank to secure the credit facility sanctioned by the bank amounting to Rs. 1,50,00,000/-. The said Memorandum of Deposit of Title Deeds is registered vide Document No.





1594/2005-06 of Book I, stored in C.D. No. 53, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 145**.

Upon repayment of the mortgage amount, the Chief Manager, UCO Bank has discharged the mortgage by the Discharge Deed dated 03-12-2015 registered vide Document No. 8102/2015-16 of Book I, stored in C.D. No. 571, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 146**.

By the Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016, MSRR LLP along with the Confirming Parties had deposited all the original title deeds pertaining to the portion of the Composite Property, measuring 145.5 acres in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP amounting to Rs. 100 Crores as security deposit paid by Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP under the development of the portion of Composite Property, measuring 145.5 acres. The said Memorandum Recording Mortgage by way of Deposit of Title Deeds is registered vide Document No. 11361/2015-16 of Book I, stored in C.D. No. 583, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 147**.

Subsequently, MSRR LLP and the Confirming Parties by the Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 21-03-2019, registered vide Document No. DNH-1-12494/2018-19 of Book I, stored in C.D. No. DNHD 733 in the office of the Sub-Registrar, Devanahalli have created charge on 49 acres 08 guntas of the Composite Property in favour of Tata Housing Development Company Limited and One Bangalore and had deposited all the original title deeds pertaining to the said property. The copy of the Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 21-03-2019 could be evidenced from **Document No. 148**.

Consequent to surrender of 54 acres 6.5 guntas of the Composite Property under the Third Amendment to the Development Agreement dated 21/03/2022 by One Bangalore, and repayment of the security deposit of ₹ 40,62,18,750/- by MSRR





LLP to One Bangalore, by the Partial Release of Memorandum of Recording Mortgage by way of Deposit of Title Deeds dated 21-03-2022, Tata Housing Development Company Limited and One Bangalore have discharged the charge/mortgage on the said extent of 54 acres 6.5 guntas of the Composite Property. The said Partial Release of Memorandum of Recording Mortgage by way of Deposit of Title Deeds dated 21-03-2022 is registered vide Document No. DNH-1-12947/2021-22 of Book I, stored in C.D. No. DNHD1494 in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 149**.

XI.

Financial Statements

On perusal of the Balance Sheet of M.S. Ramaiah Realty LLP for the year ending 31-03-2019 and 31-03-2020, it is observed that for the year ending 31-03-2019 an amount of Rs. 42,09,60,397/- is shown as long-term loans and advances and for the year ending 31-03-2020 an amount of Rs. 60,98,80,646/- is shown as long-term loans and advances. The copies of the said Balance Sheets could be evidenced from **Document No. 150**.

The Search Report of M.S. Ramaiah Realty LLP dated 11-11-2021 conducted by NR Desai & Associates, Company Secretaries with regard to online search conducted on the web portal at MCA, states that on perusal of the same, there is no intimation of charges created on the Composite Property as on 09-11-2021. The copy of the said Search Report could be evidenced from **Document No. 151**.

XII.

Litigations

Shri. M.R. Raguram, son of Late M.S. Ramaiah had filed the suit in O.S. No. 1478/2006 on the file of the Hon'ble Senior Civil Judge, Devanahalli, seeking an order to declare and confirm that the Partition dated 18-11-2005 and 28-08-2006 executed between the aforesaid brothers and sisters as not binding on him. It is stated and admitted in the plaint that Shri. M.R. Raguram, owned and possessed 61 acres 11 guntas, that was allotted to his share under the Partition and his share of 61 acres 11 guntas was mentioned and described in the Suit





Schedule 'A' and sought for injunction against the Defendants from interfering with his peaceful possession and enjoyment of the Suit Schedule 'A' Properties. The two parcels of lands measuring 85 acres 19 guntas and 408 acres 06 guntas which was subject matter of Partition Deed dated 18-11-2005 were listed in the Suit Schedule 'B' and he sought for an injunction restraining the Defendants from alienating or encumbering the Suit Schedule 'B' Property. The said suit was dismissed by the Hon'ble Court by its order dated 19-08-2008. The copies of the Plaintiff, Amended Plaintiff and the Judgment passed in O.S. No. 1478/2006 could be evidenced from **Document No. 152**.

Aggrieved by the order passed by the Hon'ble Senior Civil Judge, Devanahalli Sri. M.R. Raghuram challenged the said order by preferring the R.F.A. No. 1314 of 2008 before the Hon'ble High Court of Karnataka, Bangalore. The Hon'ble Court quashed the order passed by the Lower Court in O.S. No. 1478/2006 and remanded the matter for fresh consideration by the Lower Court. The copies of the said Appeal and Judgment in R.F.A. No. 1314/2008 passed by the Hon'ble High Court of Karnataka, Bangalore could be evidenced from **Document No. 153**.

Sri. M.R. Raghuram had filed another suit in O.S. No. 507/ 2010 on the file of the Senior Civil Judge, Devanahalli seeking an order for partition of his 1/10th share in the balance 104 acres of land out of 666 acres of land. The copy of the Plaintiff and Order Sheets in O.S. No. 507 / 2010 could be evidenced from **Document No. 154**.

The compromise petitions were entered with few of the Defendants and the Plaintiff in O.S. Nos. 1478 / 2006 and 507 / 2010 wherein it was mutually agreed that the Plaintiff owns 61 acres and Defendants own their respective shares as per the Memorandum of Confirmation of Oral Family Arrangement-cum-Partition dated 18-11-2005 and sought for dismissal of the suit as against those Defendants Nos. 3, 4, 6 and 7 and each party agreed not to interfere with their respective portions. The other Defendants objected to the compromise and the Hon'ble Court had kept open the compromise petitions for consideration at the time of final disposal of the suit.





Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Kodandaram and Sri. M.R. Anandaram filed the Writ Petition in Nos. 17232-17235/2017 before the Hon'ble High Court of Karnataka, Bangalore against Sri. M.R. Raghuram, Sri. M.R. Jayaram, Sri. M.R. Sampangiramaiah, Sri. M.R. Janakiram, Smt. M.R. Prabhavathy and Smt. M.R. Padmavathy seeking an order to set aside the order passed in O.S. No. 1478 / 2006 on the file of the Senior Civil Judge and JMFC at Devanahalli. The Hon'ble High Court of Karnataka by its order dated 19-11-2018 held that Sri. M.R. Seetharam and others (i.e., petitioners) have not made out any ground to interfere with the impugned order dated 11-04-2017 and the Writ Petitions were dismissed. The copies of the said Orders could be evidenced from **Document No. 155.**

On an application made by the Defendant Nos. 1, 2, 5, 8 and 9 seeking dismissal of the suit in O.S. No. 1478/2006 on the ground of admission made by the Plaintiff with regard to the Partition Deed dated 18-11-2005, the Hon'ble Court by the Order dated 20-02-2020 has allowed the above application and the Memo filed by the Defendant Nos. 3, 4, 6 and 7 and the suit is dismissed. The copy of the Order Sheet in O.S. No. 1478/2006 on the file of the Senior Civil judge & JMFC at Devanahalli could be evidenced from **Document No. 156.**

Sri. M.R. Seetharam, Sri. Pattabhiram, Sri. M.R. Kodandaram and Sri. M.R. Anandaram filed the Writ Petition in Nos. 17228-17231 / 2017 before the Hon'ble High Court of Karnataka, Bangalore against Sri. M.R. Raghuram, Sri. M.R. Jayaram, Sri. M.R. Sampangiramaiah, Sri. M.R. Janakiram, Smt. M.R. Prabhavathy and Smt. M.R. Padmavathy seeking an order to set aside the Order dated 11-04-2017 passed in O.S. No. 507 / 2010 on the file of the Senior Civil Judge and JMFC at Devanahalli. The Hon'ble High Court of Karnataka by its order dated 19-11-2018 directed that the parties i.e., Sri. M.R. Seetharam and others (i.e., petitioners) to co-operate with the trial court for early disposal of the suit and the Writ Petitions were rejected. The copies of the said Orders could be evidenced from **Document No. 157.**

On an application made by Defendant Nos. 1, 2, 5, 8 and 9 seeking dismissal of the suit in O. S. No. 507/2010 on the ground of admission made by the Plaintiff





with regard to the Partition Deed dated 18-11-2005. The Hon'ble Court by the Order dated 20-02-2020 allowed the above application and the Memo filed by the Defendant Nos. 3, 4, 6 and 7 and the suit is dismissed. The copy of the Order Sheet in O.S. No. 507/2010 on the file of the Senior Civil Judge & JMPC at Devanahalli could be evidenced from **Document No. 158**.

Observations: It is represented that no appeal has been preferred against the dismissal of the suits in O. S. Nos. 1478/2006 and No. 507/2010 on the file of the Senior Civil Judge & JMPC at Devanahalli.

XIII.

Relinquishment Deed/s

The portion of the Composite Property, forming part of the road measuring 26291.94 square meters forming part of the development in the Composite Property is released to the Panchayath Development Officer, Anneshwara Village Panchayath, Devanahalli Taluk by the Relinquishment Deed dated 24-01-2022 registered vide Document No. 9757/2021-22 of Book I, stored in C.D. No. 1450, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 159**.

The portion of the Composite Property forming part of the road, measuring 6443.57 square meters forming part of the development in the Composite Property is released to the Panchayath Development Officer, Anneshwara Village Panchayath, Devanahalli Taluk by the Relinquishment Deed dated 24-01-2022 registered vide Document No. 9758/2021-22 of Book I, stored in CD No. 1450, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 160**.

XIV.

Property Taxes and Khatha

The Subject Property is assessed to taxes by the Development Officer, Anneshwara Village Panchayath, Devanahalli Taluk and name of MSRR LLP is registered as the owner of the Subject Property (in the E-Katha (Form 11B). The copy of the said E-Katha Certificate issued by the Development Officer,





Anneshwara Village Panchayath, Devanahalli Taluk could be evidenced from **Document No. 161.**

The property taxes with respect to the Subject Property is paid in the name of MSRR LLP for the period 2016-17 to 2018-19 and 2022-23 to the Anneshwara Village Panchayath. The copy of the Tax Paid Receipt could be evidenced from **Document No. 162.**

XV.

Encumbrance Certificates & Search Reports

On perusal of the Encumbrance Certificate produced for the period 01-04-1950 to 31-03-1960 of Akkalenahalli-Mallenahalli Village, it is observed that there is an entry being execution of the Sale Deed dated 26-04-1951 by Sri. Ananth Rao and his children in favour of Sri. M.S Ramaiah. The copy of the said Encumbrance Certificate could be evidenced from **Document No. 163.**

The Encumbrance Certificates with respect to each of the Land Parcels for the respective periods are furnished and the details of the entries made therein during the period are as mentioned herebelow:

The below mentioned Encumbrance Certificates for the Land Parcel - 1 are verified:

Survey No. 2:			
Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-03-2004	23823/21-22	Nil
01-04-2004	31-01-2022	2884/21-22	(1) Partition Deed dated 18-11-2005 entered between Sri. M.R. Jayaram and others. (2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited. (3) Cancellation Deed dated 05-05-2015 entered between Sri. M.R. Anandaram and others with M/s. B.Raheja Properties





			Private Limited (formerly known as Pingyao Developers & Traders Private Limited).
01-04-2015	31-03-2016	5226/2022-23	<p>(4) Agreement of Limited Liability Partnership of M.S. Ramaiah Realty LLP dated 22-02-2016 entered between Sri. M.R. Seetharam and others.</p> <p>(1) Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016 executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP and</p> <p>(2) Development Agreement dated 22-02-2016 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p>

Survey No. 6:

Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-03-2004	23825/21-22	Nil
01-04-2004	09-06-2022	6591/2022-23	<p>(1) Memorandum of Confirmation of Oral Family Arrangement -cum-Partition dated 18-11-2005 executed between Sri. M.R. Jayaram and others.</p> <p>(2) Development Agreement dated 22-03-2007 entered between Sri. M.R. Seetharam and others with Pingyao Developers & Traders Private Limited.</p> <p>(3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingyao Developers & Traders Private Limited).</p> <p>(4) Development Agreement dated 22-02-2016 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(5) Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016 executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP.</p> <p>(6) Agreement of Limited Liability Partnership of M.S. Ramaiah Realty LLP entered between Sri. M.R. Seetharam and others.</p>





			(7) Development Agreement dated 21-03-2022 entered between M/s. M.S. Ramaiah Realty LLP and M/s. Birla Arnaa LLP.
Survey No. 7:			
Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-03-2004	23826/21-22	Nil
01-04-2004	31-01-2022	2887/21-22	<p>(1) Partition Deed dated 18-11-2005 entered between Sri. M.R. Jayaram and others.</p> <p>(2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited.</p> <p>(3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. E. Raheja Properties Private Limited (formerly known as Pingya Developers & Traders Private Limited).</p> <p>(4) Development Agreement dated 22-02-2016 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(5) Agreement of Limited Liability Partnership of MS Ramaiah Realty LLP dated 22-02-2016 entered between Sri. M.R. Seetharam and others.</p> <p>(6) Amendment to Development Agreement dated 21-03-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p>
01-04-2015	31-03-2016	6588/2022-23	Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016 executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP
01-04-2016	31-03-2022	5241/2022-23	<p>(1) Second Amendment to Development Agreement dated 23-04-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(2) Relinquishment Deed dated 24-01-2022 executed by M.S. Ramaiah Realty LLP in favour of the Anneshwara Village Panchayath.</p>
Survey No. 8/1:			





Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-03-2004	23827/21-22	Nil
01-04-2004	31-01-2022	2882/21-22	<p>(1) Partition Deed dated 18-11-2005 entered between Sri. M.R. Jayaram and others.</p> <p>(2) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/a. B. Raheja Properties Private Limited (formerly known as Pingyaos Developers & Traders Private Limited).</p> <p>(3) Development Agreement dated 22-02-2016 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(4) Agreement of Limited Liability Partnership of MS Ramaiah Realty LLP dated 22-02-2016 entered between Sri. M.R. Seetharam and others.</p> <p>(5) Amendment to Development Agreement dated 21-03-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p>
01-04-2005	31-03-2016	5245/2022-23	<p>(1) Memorandum of Deposit of Title Deeds dated 02-07-2005 executed by Smt. M.R. Prabhavathy, Sri. M.R. Janakiraman and Sri. M.R. Pattabhiram in favour of UCO Bank.</p> <p>(2) Discharge Deed executed by UCO Bank in favour of Smt. M.R. Prabhavathy and others.</p> <p>(3) Development Agreement dated 22-03-2007 entered between Sri. M.R. Seetharam and others with Pingyaos Developers & Traders Private Limited.</p> <p>(4) Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016 executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP.</p>
Survey No. 8/3:			
Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-03-2004	23829/21-22	Nil





01-04-2004	31-01-2022	2890/21-22	<ul style="list-style-type: none"> (1) Partition Deed dated 18-11-2005 entered between Sri. M.R. Jayaram and others. (2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited. (3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingya Developers & Traders Private Limited). (4) Development Agreement dated 22-02-2016 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP. (5) Agreement of Limited Liability Partnership of MS Ramaiah Realty LLP dated 22-02-2016 entered between Sri. M.R. Seetharam and others.
01-01-2016	31-03-2016	5228/2022-23	Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016 executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP.
01-04-2006	31-03-2007	6589/2022-23	Development Agreement dated 22-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited.
Survey No. 9/1:			
Period	S. A. No.	Details of Entries	
From	To		
01-04-1960	31-03-2004	23830/21-22	0Nil
01-04-2004	31-01-2022	2891/21-22	<ul style="list-style-type: none"> (1) Partition Deed dated 18-11-2005 entered between Sri. M.R. Jayaram and others. (2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited. (3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingya Developers & Traders Private Limited).





			<p>(4) Development Agreement dated 22-02-2016 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(5) Agreement of Limited Liability Partnership of MS Ramaiah Realty LLP dated 22-02-2016 entered between Sri. M.R. Seetharam and others.</p>
01-01-2016	26-05-2022	7268/2022-23	Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016 executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP.
Survey No. 9/3:			
Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-03-2004	23832/21-22	Nil
01-04-2004	31-01-2022	2893/21-22	<p>(1) Memorandum of Confirmation of Oral Family Arrangement -cum-Partition dated 18-11-2005 entered between Sri. M.R. Jayaram, son of late M.S. Ramaiah and others.</p> <p>(2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited.</p> <p>(3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingya Developers & Traders Private Limited).</p> <p>(4) Development Agreement dated 22-02-2016 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(5) Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016 executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP.</p> <p>(6) Agreement of Limited Liability Partnership of MS Ramaiah Realty LLP dated 22-02-2016 entered between Sri. M.R. Seetharam and others.</p>
Survey No. 12/1:			





Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-03-2004	23835/21-22	Nil
01-04-2004	31-01-2022	2896/21-22	<p>(1) Memorandum of Confirmation of Oral Family Arrangement -cum-Partition dated 18-11-2005 executed between Sri. M.R. Jayaram and others.</p> <p>(2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others.</p> <p>(3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingya Developers & Traders Private Limited).</p> <p>(4) Development Agreement dated 22-02-2016 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(5) Agreement of Limited Liability Partnership of MS Ramaiah Realty LLP dated 22-02-2016 entered between Sri. M.R. Seetharam and others.</p>
01-01-2016	31-03-2016	5231/2022-23	Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016 executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP.

Survey No. 16:

Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-03-2004	23838/21-22	Nil
01-04-2004	31-01-2022	2903/21-22	<p>(1) Memorandum of Confirmation of Oral Family Arrangement -cum-Partition dated 18-11-2005 executed between Sri. M.R. Jayaram and others.</p> <p>(2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited.</p> <p>(3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others M/s. B. Raheja Properties Private</p>





			<p>Limited (formerly known as Pingyaos Developers & Traders Private Limited).</p> <p>(4) Development Agreement dated 22-02-2016 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(5) Agreement of Limited Liability Partnership of M.S. Ramaiah Realty LLP dated 22-02-2016 entered between Sri. M.R. Seetharam and others.</p>
01-01-2016	31-03-2016	5234/2022-23	Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016 executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP.
Survey No. 19:			
Period	From	To	S. A. No.
01-04-1960	31-03-2004	23840/21-22	Details of Entries Nil
01-04-2004	31-01-2022	2905/21-22	<p>(1) Memorandum of Confirmation of Oral Family Arrangement-cum-Partition dated 18-11-2005 executed between Sri. M.R. Jayaram and others.</p> <p>(2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingyaos Developers & Traders Private Limited.</p> <p>(3) Deed of Cancellation dated 08-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingyaos Developers & Traders Private Limited).</p> <p>(4) Development Agreement dated 22-02-2016 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(5) Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016 executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP.</p>
01-04-2015	31-03-2016	5235/2022-23	Agreement of Limited Liability Partnership of M.S. Ramaiah Realty LLP dated 22-02-2016 entered between Sri. M.R. Seetharam and others.





Survey No. 20:

Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-03-2004	23841/21-22	Nil
01-04-2004	01-02-2022	2906/21-22	<p>(1) Memorandum of Confirmation of Oral Family Arrangement-cum-Partition dated 18-11-2005 executed between Sri. M.R. Jayaram and others.</p> <p>(2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited.</p> <p>(3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam, Sri. M.R. Kodandaram and others with M/s. B. Rabeja Properties Private Limited (formerly known as Pingya Developers & Traders Private Limited).</p> <p>(4) Agreement of Limited Liability Partnership of M.S. Ramaiah Realty LLP dated 22-02-2016 entered between Sri. M.R. Seetharam and others.</p> <p>(5) Deposit of Title Deeds dated 21-03-2019 executed by M.S. Ramaiah Realty LLP in favour of TATA Housing Development Company Limited.</p> <p>(6) Amendment to Development Agreement dated 21-03-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(7) Second Amendment to Development Agreement dated 23-04-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p>
01-04-2015	31-03-2016	5236/2022-23	<p>(1) Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016 executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP.</p> <p>(2) Development Agreement dated 22-02-2016 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p>

Survey No. 25:

Period	S. A. No.	Details of Entries





From	To		
01-04-1960	31-03-2004	23842/21-22	Nil
01-04-2004	01-02-2022	6290/21-22	<p>(1) Memorandum of Confirmation of Oral Family Arrangement-cum-Partition dated 18-11-2005 executed between Sri. M.R. Jayaram and others.</p> <p>(2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingyao Developers & Traders Private Limited.</p> <p>(3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingyao Developers & Traders Private Limited).</p> <p>(4) Development Agreement dated 22-02-2016 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(5) Agreement of Limited Liability Partnership of MS Ramaiah Realty LLP dated 22-02-2016 entered between Sri. M.R. Seetharam and others.</p>
01-01-2016	31-03-2022	5238/2022-23	<p>(1) Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016 executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP.</p> <p>(2) Relinquishment Deed dated 24-01-2022 executed by M.S. Ramaiah Realty LLP in favour of the Anneshwara Village Panchayath.</p>

The above mentioned Encumbrance Certificates with respect to the Land Parcel - 1 could be evidenced from **Document No. 164 to 175.**

The below mentioned Encumbrance Certificates for the Land Parcel - 2 are verified:

Survey No. 37/4:		
Period	S. A. No.	Details of Entries





Jayanth Pattanshetti Associates L.L.P.
ADVOCATES

Continuation Sheet

No. 66

From	To	S. A. No.	Details of Entries
Period			
From	To		
01-04-1960	31-03-2004	23843/21-22	<p>Partition Deed dated 01-07-1974 entered between Sri. M.R. Jayaram and others.</p>
01-04-2004	01-02-2022	2908/21-22	<p>(1) Memorandum of Confirmation of Oral Family Arrangement -cum-Partition dated 18-11-2005 executed between Sri. M.R. Jayaram and others.</p> <p>(2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingyan Developers & Traders Private Limited.</p> <p>(3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingyan Developers & Traders Private Limited).</p> <p>(4) Development Agreement dated 22-02-2016 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(5) Agreement of Limited Liability Partnership of MS Ramaiah Realty LLP dated 22-02-2016 entered between Sri. M.R. Seetharam and others.</p>
01-01-2016	31-03-2022	5239/2022-23	<p>(1) Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016 executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP.</p> <p>(2) Relinquishment Deed dated 24-01-2022 executed by M.S. Ramaiah Realty LLP in favour of the Anneshwara Village Panchayath.</p> <p>(3) Relinquishment Deed dated 24-01-2022 executed by M.S. Ramaiah Realty LLP in favour of the Anneshwara Village Panchayath.</p>
Survey No. 37/7:			
Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-03-2004	23844/21-22	<p>(1) Partition Deed dated 01-07-1974 entered between Sri. M.R. Jayaram and others.</p> <p>(2) Security Bond dated 22-10-2003 executed by Smt. M.R. Prabhavathy.</p>





01-04-2004	01-02-2022	2909/21-22	<ul style="list-style-type: none"> (1) Memorandum of Confirmation of Oral Family Arrangement -cum-Partition dated 18-11-2005 executed between Sri. M.R. Jayaram and others. (2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited. (3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingya Developers & Traders Private Limited). (4) Development Agreement dated 22-02-2016 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP. (5) Agreement of Limited Liability Partnership of M.S. Ramaiah Realty LLP dated 22-02-2016 entered between Sri. M.R. Seetharam and others.
01-04-2012	31-03-2022	5243/2022-23	<ul style="list-style-type: none"> (1) Deed of Reconveyance dated 14-06-2012 executed by the Chinnalakshmi Bank Limited in favour of Smt. Prabhavathi alias M.R. Prabhavathy and others. (2) Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016 executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP. (3) Relinquishment Deed dated 24-01-2022 executed by M.S. Ramaiah Realty LLP in favour of the Anneshwara Village Panchayath. (4) Relinquishment Deed dated 24-01-2022 executed by M.S. Ramaiah Realty LLP in favour of the Anneshwara Village Panchayath.

The above mentioned Encumbrance Certificates with respect to the Land Parcel – 2 could be evidenced from **Document No. 176 to 177.**

The below mentioned Encumbrance Certificates for the Land Parcel – 3 are verified:

Survey No. 3/2





Jayanth Pattanashetti Associates L.L.P.
ADVOCATES

Continuation Sheet

No. 68

Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-03-2004	23824/21-22	<ul style="list-style-type: none"> (1) Sale Deed dated 17-03-1966 executed by Sri. Papaiah in favour of Smt. Lakshmanamma. (2) Sale Deed dated 21-11-1966 executed by Sri. Papaiah. (3) Sale Deed dated 03-06-1972 executed by Sri. Chikkappaiah in favour of Sri. Balaramaiah. (4) Sale Deed dated 30-04-1973 executed in favour of Smt. Parvathamma. (5) Sale Deed dated 12-07-1974 by Sri. Chikkappaiah in favour of Sri. Narayananappa. (6) Sale Deed dated 12-07-1974 executed by Sri. Chikkappaiah in favour of Sri. Narayananappa.
01-04-2004	31-01-2022	2885/21-22	<ul style="list-style-type: none"> (1) Gift Deed dated 21-10-2005 executed by Sri. M.R. Ramaiah, son of Late Rangaswamappa in favour of Sri. M.R. Kodandaram. (2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited. (3) Development Agreement dated 23-04-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.
01-04-2015	31-03-2022	5240/2022-23	<ul style="list-style-type: none"> (1) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingya Developers & Traders Private Limited). (2) Amendment to Development Agreement dated 21-03-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP and (3) Relinquishment Deed dated 24-01-2022 executed by M.S. Ramaiah Realty LLP in favour of the Anneshwara Village Panchayath.
Survey No. 8/2:			
Period	S. A. No.	Details of Entries	





Jayanth Pattanashetti Associates L.L.P.
ADVOCATES

Continuation Sheet

No. 69

From	To		
01-04-1960	31-03-2004	23828/21-22	<p>(1) Sale Deed dated 04-09-1974 executed by Sri. Rangappa in favour of Sri. Narayananappa.</p> <p>(2) Sale Deed dated 14-06-1976 executed by Sri. K. Narayananappa in favour of Sri. Narayananappa.</p>
01-04-2004	31-01-2022	2889/21-22	<p>(1) Gift Deed dated 21-10-2005 executed by Sri. M.R. Ramaiah in favour of Sri. M.R. Kodandaram.</p> <p>(2) Gift Deed dated 21-10-2005 executed by Sri. M.R. Ramaiah in favour of Sri. M.R. Parthabhiram.</p> <p>(3) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited.</p> <p>(4) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingya Developers & Traders Private Limited)</p> <p>(5) Second Amendment to Development Agreement dated 23-04-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p>
01-01-2019	31-03-2019	5227/2022-23	Amendment to Development Agreement dated 21-03-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.
Survey No. 9/2:			
Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-03-2004	23831/21-22	<p>(1) Sale Deed dated 02-11-1971 executed by Sri. Thimmarayappa in favour of Sri. Venkatappa.</p> <p>(2) Sale Deed dated 19-05-1973 executed by Sri. Venkatappa in favour of Sri. Chikkapillappa.</p> <p>(3) Sale Deed dated 16-09-1974 executed by Sri. Chikkapillappa in favour of Sri. K. Narayananappa.</p>





01-04-2004	31-01-2022	2892/21-22	<ul style="list-style-type: none"> (1) Gift Deed dated 21-10-2005 executed by Sri. M.R. Ramaiah in favour of Sri. M.R. Kodandaram. (2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited. (3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingya Developers & Traders Private Limited). (4) Deposit of Title Deeds dated 21-03-2019 executed by M.S. Ramaiah Realty LLP in favour of TATA Housing Development Company Limited. (5) Amendment to Development Agreement dated 21-03-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP. (6) Second Amendment to Development Agreement dated 23-04-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.
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Survey No. 12/2:

Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-03-2004	23836/21-22	Sale Deed dated 06-08-1974 executed by Sri. Thimmarayappa in favour of Sri. R. Hanumanthaappa
01-04-2004	01-02-2022	2897/21-22	<ul style="list-style-type: none"> (1) Gift Deed dated 21-10-2005 executed by Sri. M.R. Ramaiah in favour of Sri. M.R. Anandaram. (2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited. (3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingya Developers & Traders Private Limited). (4) Deposit of Title Deeds dated 21-3-2019 executed by M.S. Ramaiah Realty LLP in favour of TATA Housing Development Company Limited.





			<p>(5) Amendment to Development Agreement dated 21-03-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(6) Second Amendment to Development Agreement dated 23-04-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p>
01-04-2005	31-03-2006	5233/2022-23	<p>(1) Gift Deed dated 21-10-2005 executed by Sri. M.R. Ramaiah in favour of Sri. M.R. Anandaram.</p> <p>(2) Gift Deed dated 21-10-2005 executed by Sri. M.R. Ramaiah in favour of Sri. M.R. Kodandaram.</p>

Survey No. 12/3:

Period		S. A. No.	Details of Entries
From	To		
01-04-2015	09-06-2022	6592/2022-23	Development Agreement dated 21-03-2022 entered between M/s. M.S. Ramaiah Realty LLP and M/s. Eirla Arama LLP.

Survey No. 13:

Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-03-2004	23837/21-22	Sale Deed dated 21-01-1972 executed by Smt. Sonnamma in favour of Sri. Rangaswamy.
01-04-2004	31-01-2022	2898/21-22	<p>(1) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited.</p> <p>(2) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingya Developers & Traders Private Limited).</p> <p>(3) Development Agreement dated 22-02-2016 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(4) Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 22-02-2016 executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development</p>





			<p>Company Limited and One Bangalore Luxury Projects LLP.</p> <p>(5) Agreement of Limited Liability Partnership of M.S Ramaiah Realty LLP dated 22-02-2016 entered between Sri. M.R. Seetharam and others.</p> <p>(6) Deposit of Title Deeds dated 21-3-2019 executed by M.S. Ramaiah Realty LLP in favour of TATA Housing Development Company Limited.</p> <p>(7) Amendment to Development Agreement dated 21-03-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(8) Second Amendment to Development Agreement dated 23-04-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p>
01-04-2005	31-03-2006	5233/2022-23	<p>(1) Gift Deed dated 21-10-2005 executed by Sri. M.R. Ramaiah in favour of Sri. M.R. Anandaram.</p> <p>(2) Gift Deed dated 21-10-2005 executed by Sri. M.R. Ramaiah in favour of Sri. M.R. Kodandaram.</p>
Survey No. 13/1:			
From	To	S. A. No.	Details of Entries
01-04-2015	31-01-2022	2899/21-22	<p>(1) Deposit of Title Deeds dated 21-03-2019 executed by M.S. Ramaiah Realty LLP in favour of TATA Housing Development Company Limited.</p> <p>(2) Amendment to Development Agreement dated 21-03-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(3) Second Amendment to Development Agreement dated 23-04-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p>
Survey No. 13/2:			
From	To	S. A. No.	Details of Entries
01-04-2015	31-01-2022	2900/21-22	(1) Deposit of Title Deeds dated 21-03-2019 executed by M.S. Ramaiah Realty LLP in





			<p>favour of TATA Housing Development Company Limited.</p> <p>(2) Amendment to Development Agreement dated 21-03-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(3) Second Amendment to Development Agreement dated 23-04-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p>
Survey No. 14/1B (old No. 14/1, much earlier bearing Survey No. 14):			
Period	From	To	S. A. No.
01-04-1960	31-03-1988	23846/21-22	<p>(1) Sale Deed dated 21-01-1972 executed by Smt. Somamma in favour of Sri. Rangaswamy.</p> <p>(2) Sale Deed dated 06-08-1974 executed by Sri. Rangaswamy in favour of Sri. Thimmarayappa.</p> <p>(3) Sale Deed dated 06-08-1974 executed by Sri. Rangasamy in favour of Sri. R. Hanumanthappa.</p>
01-04-1988	31-03-2004	23845/21-22	Nil
01-04-2004	31-01-2022	2901/21-22	<p>(1) Deposit of Title Deeds dated 21-3-2019 executed by M.S. Ramaiah Realty LLP in favour of TATA Housing Development Company Limited.</p> <p>(2) Amendment to Development Agreement dated 21-03-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(3) Second Amendment to Development Agreement dated 23-04-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p>
01-04-2005	31-03-2016	5244/2022-23	<p>(1) Deed of Gift dated 10-10-2005 executed by Sri. M.R. Ramaiah in favour of Sri. M.R. Anandaram.</p> <p>(2) Development Agreement dated 22-03-2007 entered between Sri. M.R. Seetharam and others with Pingyao Developers & Traders Private Limited.</p> <p>(3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as</p>





			Pingya Developers & Traders Private Limited).
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The above mentioned Encumbrance Certificates with respect to the Land Parcel - 3 could be evidenced from **Document No. 178 to 186.**

The below mentioned Encumbrance Certificates for the Land Parcel - 4 are verified:

Survey No. 10:			
Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-03-2004	23833/21-22	Nil
01-04-2004	31-01-2022	2894/21-22	<p>(1) GIR Deed dated 21-10-2005 by M.R. Gowramma in favour of Sri. M.R. Kodandaram.</p> <p>(2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited.</p> <p>(3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingya Developers & Traders Private Limited).</p> <p>(4) Deposit of Title Deeds dated 21-3-2019 executed by M.S. Ramaiah Realty LLP in favour of TATA Housing Development Company Limited.</p> <p>(5) Amendment to Development Agreement dated 21-03-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(6) Second Amendment to Development Agreement dated 23-04-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p>

Survey No. 11:		
Period	S. A. No.	Details of Entries





From	To		
01-04-1960	31-03-2004	23834/21-22	<ul style="list-style-type: none"> (1) Sale Deed dated 29-07-1967 executed by Sri. Nagappa in favour of Sri. T. Narayananappa. (2) Release Deed dated 21-02-1972 executed by Sri. T. Narayananappa in favour of Sri. Nagappa. (3) Sale Deed dated 21-02-1972 executed by Sri. Nagappa and Munishami in favour of Sri. A. Rangaswamy. (4) Sale Deed dated 09-03-1973 executed by Sri. Nagappa and Munishamappa in favour of Sri. A. Rangaswamy. (5) Sale Deed dated 01-06-1974 executed by Sri. Rangaswamy and Sri. Muniraju in favour of Sri. Narayananappa.
01-04-2004	31-01-2022	2895/21-22	<ul style="list-style-type: none"> (1) Gift Deed dated 21-10-2005 executed by Sri. M.R. Gowramma in favour of M.R. Anadaram. (2) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingya Developers & Traders Private Limited. (3) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingya Developers & Traders Private Limited). (4) Deposit of Title Deeds dated 21-3-2019 executed by M.S. Ramaiah Realty LLP in favour of TATA Housing Development Company Limited. (5) Amendment to Development Agreement dated 21-03-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP. (6) Second Amendment to Development Agreement dated 23-04-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.
01-04-2005	31-03-2006	5230/2022-23	Gift Deed dated 10-10-2005 executed by Smt. M.R. Gowramma in favour of Sri. M.R. Kodandaram.
Survey No. 15/1:			
Period		S. A. No.	Details of Entries
From	To		





01-04-1960	31-03-2004	23822/21-22	Sale Deed dated 20-11-1974 executed by Sri. Mayanna in favour of Sri. Hanumanthappa
01-04-2004	31-01-2022	2902/21-22	<p>(1) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingyaos Developers & Traders Private Limited).</p> <p>(2) Deposit of Title Deeds dated 21-3-2019 executed by M.S. Ramaiah Realty LLP in favour of TATA Housing Development Company Limited.</p> <p>(3) Amendment to Development Agreement dated 21-03-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p> <p>(4) Second Amendment to Development Agreement dated 23-04-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p>
01-04-2005	31-03-2007	5235/2022-23	<p>(1) Gift Deed dated 10-10-2005 executed by Smt. M.R. Gowramma in favour of Sri. M.R. Anandaram.</p> <p>(2) Development Agreement dated 22-03-2007 entered between Sri. M.R. Seetharam and others with Pingyaos Developers & Traders Private Limited.</p>
Survey No. 17:			
From	To	S. A. No.	Details of Entries
01-04-1960	31-03-2004	23839/21-22	Sale Deed dated 19-08-1974 executed by Sri. Ramaiah in favour of Sri. Narayanaappa.
01-04-2004	31-01-2022	2904/21-22	<p>(1) Development Agreement dated 26-03-2007 entered between Sri. M.R. Seetharam and others with Pingyaos Developers & Traders Private Limited.</p> <p>(2) Deed of Cancellation dated 05-05-2015 entered between Sri. M.R. Seetharam, Sri. M.R. Anandaram and others with M/s. B. Raheja Properties Private Limited (formerly known as Pingyaos Developers & Traders Private Limited).</p> <p>(3) Second Amendment to Development Agreement dated 23-04-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.</p>





01-04-2004	31-03-2006	6590/2022-23	Gift Deed dated 10-10-2005 executed by Smt. M.R. Gowramma in favour of Sri. M.R. Anandaram.
01-04-2015	31-03-2019	5242/2022-23	Amendment to Development Agreement dated 21-03-2019 entered between M.S. Ramaiah Realty LLP and One Bangalore Luxury Projects LLP.

The above mentioned Encumbrance Certificates with respect to the Land Parcel - 4 could be evidenced from **Document No. 187 to 190**.

During the period mentioned hereabove, there are no entries reflected for having encumbered the Subject Property. It is advised to obtain updated encumbrance certificates. The copies of the said Encumbrance Certificates could be evidenced from **Document No. 191**.

XVI.

Public Notice

The Public Notice was published in Kannada daily newspaper "Vijaya Karnataka" and English daily newspaper "Deccan Herald" on 31-08-2021, calling for objections/claims, if any from any person/s with respect to the Subject Property and the proposed development. Pursuant to the said Public Notice no objections/ claims from third persons have been received as on date. The copies of the said Public Notices could be evidenced from **Document No. 192**.

XVII.

Opinion

1. On perusal of the above documents and subject to observations made above, I am of the opinion that MS Ramaiah Realty LLP, a limited liability partnership firm having Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Kodandaram, Sri. M.R. Anandaram, Sri. M.S. Raksha Ramaiah, Sri. M.S. Sundaram and Sri. M.A. Navakotiram as its Partners, is the absolute owner in possession of the residentially converted lands measuring 52 acres





0.2 guntas comprised in Survey Nos. 2, 3/2, 6, 7, 8/1, 8/2, 8/3, 9/1, 9/2, 9/3, 10, 11, 12/1, 12/2, 12/3, 13/1, 13/2, 14/1B, 15/1, 16, 17, 19, 20/1, 20/2, 25, 37/4, and 37/7, all situated at Alkalenahalli-Mallenahalli Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District.

2. In terms of the Development Agreement dated 21-03-2022 and the General Power of Attorney dated 21-03-2022 executed between MS Ramaiah Realty LLP and Birla Arnaa LLP, Birla Arna LLP is entitled to develop the Subject Property and is entitled to 89.4% of the saleable area in the Subject Property and MS Ramaiah Realty LLP is entitled to 10.6% of the saleable area in the Subject Property.



Vinay K.S.
Vinay K.S.
Advocate



Annexure- 'A'

Standard Exceptions to the Title Search

- i) Defects, liens, encumbrances, adverse claims or other matters, if any, created subsequent to the effective date of this Title Report.
- ii) Any Testamentary dispositions made that are not disclosed or brought to our notice.
- iii) Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- iv) Rights or claims of a person not shown by the public records.
- v) Any easements, lien or a right to lien not shown in the public records or that may be ascertained by person in possession of the land.
- vi) Taxes or assessments or deficit stamp duty/registration charges which are not shown as existing liens in the public records.
- vii) All corporate matters.
- viii) Any suits that are filed claiming rights, partition or attachments, if any, that are not disclosed by verification of the documents furnished for scrutiny.





Annexure - 'B'

This title search report is prepared based on examination of the photocopies of the title deeds, revenue records, survey records and search reports furnished to us that are described herebelow:

Doc. No.	Date of Execution / Issue	Description of the Documents
1.	26-04-1951	Sale Deed executed by Sri. Anantha Rama, son of Sri. Navarathna Krishna Ramacharya and others, in favour of Sri. M.S. Ramaiah, son of Sri. Maistry Sampangappa, registered vide Document No. 209/1951-52 of Book I, Volume 596, Pages 225 to 228, in the office of the Sub-Registrar, Devanahalli.
2.	01-04-1970	Partition Deed executed between Sri. M.S. Ramaiah, son of Late Maistry Sampangappa and his family members.
3.	-	Order passed in Case No. 20/59-60 by the Special Deputy Commissioner for Abolition of Inams, Bangalore.
4.	04-04-1963	Endorsement issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore Circle confirming occupancy rights to Sri. M.S. Ramaiah with respect to Survey No. 20.
5.	23-05-1974	Appeal passed in No. 75/74 (IAB) by the Karnataka Revenue Appellate Tribunal, Bangalore.
6.	08-09-1976	Order passed in Writ Petition No. 1044/1975 by the Hon'ble High Court of Karnataka at Bengaluru.
7.	01-09-1974	Endorsement issued by the Special Deputy Commissioner for Abolition of Inams confirming occupancy rights to Sri. M.S. Ramaiah with respect to Survey No.37, measuring 375 acres 4 guntas.
8.	23-09-2009	Register VIII issued by the Thasildar, Devanahalli Taluk with respect to Survey No. 37.
9.	29-06-1974	Partition Deed entered between Sri. M.S. Ramaiah and his children registered vide Document No. 1354/1974-75 of Book





Doc. No.	Date of Execution / Issue	Description of the Documents
		I, Volume 1137, Pages 104 to 119, in the office of the Sub-Registrar, Devanahalli.
10.	27-11-1979	Orders passed in Case No. LRF 9/1979-80 by the Land Tribunal, Devanahalli Taluk registering Smt. Ramakka, wife of Sri. Narasimhaiah as an occupant of Survey Nos. 3/2, 8/2, 9/2 and 14/1 (P).
11.	27-11-1979	Orders passed in Case No. LRF 8/1979-80 by the Land Tribunal, Devanahalli Taluk registering Smt. Ramakka, wife of Sri. Narasimhaiah as an occupant of Survey Nos. 12/2, 13 & 14/1 (P).
12.	15-04-2005	Form 10 issued by the Thasildar, Devanahalli Taluk conferring occupancy rights to Smt. Ramakka, wife of Sri. Narasimhaiah with respect to Survey Nos. 3/2, 8/2, 9/2, 12/2, 13 and 14/1.
13.	10-10-2005	Deed of Gift executed by Sri. M.R. Ramaiah, son of Rangaswamappa in favour of Sri. M.R. Kodandaram, son of Late M.S. Ramaiah, registered vide Document No. 3469/2005-06 of Book I, stored in C.D. No. 64, in the office of the Sub-Registrar, Devanahalli.
14.	10-10-2005	Deed of Gift executed by Sri. M.R. Ramaiah, son of Rangaswamappa in favour of Sri. M.R. Anandaram, son of Late M.S. Ramaiah, registered vide Document No. 3470/2005-06 of Book I, stored in C.D. No. 64, in the office of the Sub-Registrar, Devanahalli.
15.	10-10-2005	Deed of Gift executed by Sri. M.R. Ramaiah, son of Rangaswamappa in favour of Sri. M.R. Pattabhiram, son of Late M.S. Ramaiah, registered vide Document No. 3465/2005-06 of Book I, stored in C.D. No. 64 in the office of the Sub-Registrar, Devanahalli.
16.	06-12-1979	Orders passed in Case No. LRF 12/1979-80 by the Land Tribunal, Devanahalli Taluk registering Smt. Ramakka, wife of Sri. Narasimhaiah as an occupant of Survey No. 10.
17.	06-12-1979	Orders passed in Case No. LRF 14/1979-80 by the Land Tribunal, Devanahalli Taluk registering Smt. Ramakka, wife of Sri. Narasimhaiah as an occupant of Survey No. 11.





Doc. No.	Date of Execution / Issue	Description of the Documents
18.	22-11-1979	Orders passed in Case No. LRF 6/1979-80 by the Land Tribunal, Devanahalli Taluk registering Smt. Ramakka, wife of Sri. Narasimhaiah as an occupant of Survey No. 15/1.
19.	22-11-1979	Orders passed in Case No. LRF 10/1979-80 by the Land Tribunal, Devanahalli Taluk registering Smt. Ramakka, wife of Sri. Narasimhaiah as an occupant of Survey No. 17.
20.	15-04-2005	Form 10 issued by the Thasildar, Devanahalli Taluk conferring occupancy rights to Smt. Ramakka, wife of Sri. Narasimhaiah with respect to Survey Nos. 10, 11, 15/1 and 17.
21.	10-10-2005	Deed of Gift executed by Smt. M.R. Gowramma, wife of Late M.S. Ramaiah in favour of Sri. M.R. Kodandaram, son of Late M.S. Ramaiah, registered vide Document No. 3467/2005-06 of Book I, stored in C.D. No. 64 in the office of the Sub-Registrar, Devanahalli.
22.	10-10-2005	Deed of Gift executed by Smt. M.R. Gowramma, wife of Late M.S. Ramaiah in favour of Sri. M.R. Anandaram, son of Late M.S. Ramaiah, registered vide Document No. 3468/2005-06 of Book I, stored in C.D. No. 64 in the office of the Sub-Registrar, Devanahalli.
23.	18-11-2005	Memorandum of Confirmation of Oral Family Arrangement - cum-Partition executed between Sri. M.R. Jayaram, son of late M.S. Ramaiah and others, registered vide Document No. 4097/2005-06 of Book I, stored in C. D. No. 68, in the office of the Sub-Registrar, Devanahalli.
24.	-	Family Tree of Sri. Rangaswamy issued by the Village Accountant, Devanahalli Taluk.
25.	-	Family Tree of Sri. Narasimhaiah issued by the Village Accountant, Devanahalli Taluk.
26.	29-06-2007	Family Tree of Late M.S. Ramaiah issued by the Village Accountant, Kannamangala Panchayath, Devanahalli Taluk.
27.	13-02-2014	Notarized Family Affidavit of Sri. M.R. Jayaram.
28.	30-01-1989	Death Certificate of Smt. Venkatamma, wife of Sri. M.S. Ramaiah, issued by the Commissioner, Corporation of Bangalore.





Doc. No.	Date of Execution / Issue	Description of the Documents
29.	18-02-1998	Death Certificate of Sri. M.S. Ramaiah issued by the Bangalore Mahanagara Palike, Malleshwaram, Bangalore.
30.	13-10-2008	Death Certificate of Smt. Gowramma, wife of Sri. M.S. Ramaiah issued by the Bangalore Mahanagara Palike, Bangalore.
31.	16-09-2004	Death Certificate of Smt. Ramakka, wife of Sri. Rangaswamy issued by the Bangalore Mahanagara Palike, Bangalore.
32.	29-09-2004	Death Certificate of Smt. Ramakka, wife of Sri. Narasimhaiah issued by the Bangalore Mahanagara Palike, Bangalore.
33.	21-09-2015	Certificate of Incorporation of M S Ramaiah Realty LLP issued by the Registrar, Karnataka.
34.	23-09-2015	Limited Liability Partnership Agreement M S Ramaiah Realty LLP entered between Sri. M.R. Seetharam, Sri. M.S. Raksha Ramaiah, Sri. M.S. Sundaram, Smt. Shruthy Seetharam, Smt. Meghana Krishna and Sri. M.R. Pattabhiram.
35.	20-11-2015	Agreement of Limited Liability Partnership of MS Ramaiah Realty LLP entered between Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Kodandaram, Sri. M.R. Anandaram, Smt. Shruthy Seetharam, Smt. Bangalore Thyagaraja Meena, Smt. Kamala Anandaram, Sri. M S. Raksha Ramaiah, Smt. Meghna Raksha Ramaiah, Sri. M.S. Sunder Ram and Sri. M. A. Navakotiram, registered vide Document No. 11356/2015-16 of Book I, stored in C.D. No. 583, in the office of the Sub-Registrar, Devanahalli.
36.	18-04-2016	Agreement of Reconstitution of Limited Liability Partnership of MS Ramaiah Realty LLP entered between Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Kodandaram, Sri. M.R. Anandaram, Sri. M S. Raksha Ramaiah, Sri. M.S. Sunder Ram, Sri. M. A. Navakotiram.
37.	09-08-2016	Second Supplementary Agreement of MS Ramaiah Realty LLP entered between Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Kodandaram, Sri. M.R. Anandaram, Sri. M S. Raksha Ramaiah, Sri. M.S. Sunder Ram, Sri. M. A. Navakotiram.





Doc. No.	Date of Execution / Issue	Description of the Documents
38.	30-10-2018	Third Supplementary Agreement of MS Ramaiah Realty LLP entered between Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Kodandaram, Sri. M.R. Anandaram, Sri. M.S. Raksha Ramaiah, Sri. M.S. Sunder Ram, Sri. M. A. Navakotiram.
39.	22-03-2007	Development Agreement entered between Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Kodandaram, Sri. M.R. Anandaram with Pingyao Developers & Traders Private Limited, registered vide Document No. 9727/2006-07 of Book I, stored in C.D. No. 125, in the office of the Sub-Registrar, Devanahalli.
40.	22-03-2007	General Power of Attorney executed by Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Kodandaram, Sri. M.R. Anandaram in favour of Pingyao Developers & Traders Private Limited, registered vide Document No. 492/2006-07 of Book IV, stored in C.D. No. 125, in the office of the Sub-Registrar, Devanahalli.
41.	22-03-2007	General Power of Attorney executed by Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Kodandaram, Sri. M.R. Anandaram in favour of Sri. Vijaya Raheja, Sri. Deepak Raheja, Sri. Avani Raheja, Sri. Aditya Raheja and Pingyao Developers & Traders Private Limited, registered vide Document No. 491/2006-07 of Book IV, stored in C.D. No. 125, in the office of the Sub-Registrar, Devanahalli.
42.	20-09-2010	Deed of Rectification executed by Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Kodandaram, Sri. M.R. Anandaram in favour of M/s. B. Raheja Properties Private Limited (formerly known as Pingyao Developers & Traders Private Limited), registered vide Document No. 2611/2010-11 of Book I, stored in C.D. No. 202, in the office of the Sub-Registrar, Devanahalli.
43.	05-05-2015	Deed of Cancellation entered between Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Kodandaram and Sri. M.R. Anandaram with M/s. B. Raheja Properties Private Limited (formerly known as Pingyao Developers & Traders Private Limited), registered vide Document No. 967/2015-16 of Book I, stored in C.D. No. 541, in the office of the Sub-Registrar, Devanahalli.





Doc. No.	Date of Execution / Issue	Description of the Documents
44.	05-05-2015	Deed of Revocation / Cancellation of Power of Attorney executed by Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Kodandaram and Sri. M.R. Anandaram in favour of M/s. B. Raheja Properties Private Limited (formerly known as Pingyao Developers & Traders Private Limited) and Sri. Deepak Raheja, registered vide Document No. 128/2015-16 of Book IV, stored in C.D. No. 541, in the office of Sub-Registrar, Devanahalli.
45.	22-02-2016	Development Agreement entered between M.S. Ramaiah Realty LLP, represented by its Designated Partner, Sri. M.R. Seetharam with One Bangalore Luxury Projects LLP, registered vide Document No. 11358/2015-16 of Book I, stored in C.D. No. 583, in the office of the Sub-Registrar, Devanahalli.
46.	22-02-2016	Power of Attorney executed by M.S. Ramaiah Realty LLP, represented by its Designated Partner, Sri. M.R. Seetharam and Confirming Parties in favour of One Bangalore Luxury Projects LLP, registered vide Document No. 1032/2015-16 of Book IV, stored in C.D. No. 583, in the office of the Sub-Registrar, Devanahalli.
47.	21-03-2019	Amendment to Development Agreement entered between M.S. Ramaiah Realty LLP, represented by its Designated Partner, Sri. M.R. Seetharam along with Confirming Parties with One Bangalore Luxury Projects LLP, represented by its Designated Partner, Sri. Bhavesh Madeka, registered vide Document No. 12493/2018-19 of Book I, stored in C.D. No. 733, in the office of the Sub-Registrar, Devanahalli.
48.	21-03-2019	General Power of Attorney executed by M.S. Ramaiah Realty LLP, represented by its Designated Partner, Sri. M.R. Seetharam and Confirming Parties in favour of One Bangalore Luxury Projects LLP, registered vide Document No. 995/2018-19 of Book IV, stored in C.D. No. 733, in the office of the Sub-Registrar, Devanahalli.
49.	23-04-2019	Second Amendment to Development Agreement entered between M.S. Ramaiah Realty LLP, represented by its Designated Partner, Sri. M.R. Seetharam along with Confirming Parties with One Bangalore Luxury Projects LLP, represented by its Designated Partner, Sri. Bhavesh Madeka,





Doc. No.	Date of Execution / Issue	Description of the Documents
		registered vide Document No.630/2019-20 of Book I, stored in C.D. No. 755, in the office of the Sub-Registrar, Devanahalli.
50.	26-10-2015	Power of Attorney executed by Sri. M.R. Seetharam (HUF), represented by its Kartha, Sri. M.R. Seetharam, Sri. M.S. Raksha Ramaiah, son of Sri. M.R. Seetharam, Sri. M.S. Sunder Ram in favour of Sri. M.R. Seetharam, son of Late M.S. Ramaiah, registered vide Document No. 157/2015-16 of Book IV, stored in C.D. No. 157, in the office of the Sub-Registrar, Rajajinagar (Yeshwanthapur), Bengaluru.
51.	26-10-2015	Power of Attorney executed by Sri. M.R. Kodandaram (HUF), represented by its Kartha, Sri. M.R. Kodandaram in favour of Sri. M.R. Kodandaram, registered vide Document No. 301/2015-16 of Book IV, stored in C.D. No. 287, in the office of the Sub-Registrar, Rajajinagar, Bengaluru.
52.	26-10-2015	Power of Attorney executed by Sri. M.R. Anandaram (HUF), represented by its Kartha, Sri. M.R. Anandaram, Sri. M. A. Navakotiram, son of Sri. M.R. Anandaram in favour of Sri. M.R. Anandaram, registered vide Document No. 302/2015-16 of Book IV, stored in C.D. No. 287, in the office of the Sub-Registrar, Rajajinagar, Bengaluru.
53.	26-10-2015	Power of Attorney executed by Sri. M.R. Pattabhiram (HUF), represented by its Kartha, Sri. M.R. Pattabhiram in favour of Sri. M.R. Pattabhiram, registered vide Document No. 300/2015-16 of Book IV, stored in C.D. No. 287, in the office of the Sub-Registrar, Rajajinagar, Bengaluru.
54.	21-03-2019	Deed of Grant of Easementary Right of way entered between M S R Holdings Limited, One Bangalore Luxury Projects LLP, MS Ramaiah Realty LLP and TATA Housing Development Company Limited, registered vide Document No. 996/2018-19 of Book IV, stored in C.D. No. 733, in the office of the Sub-Registrar, Devanahalli.
55.	29-05-2014	General Power of Attorney executed by Smt. Lakshmamma, daughter of Late Rangaswamy in favour of Sri. M.R. Ramaiah, registered vide Document No. 28/2014-15 of Book IV, stored in C.D. No. 102, in the office of the Sub-Registrar, Rajajinagar (Yeshwanthapur), Bengaluru.
56.	21-03-2022	Third Amendment to the Development Agreement executed between M/s. M.S. Ramaiah Realty LLP and One Bangalore





Doc. No.	Date of Execution / Issue	Description of the Documents
		Luxury Projects LLP registered vide Document No. DNH-1-12941/2021-22 of Book I, stored in C.D. No. DNHD1494 in the office of the Sub-Registrar, Devanahalli.
57.	21-03-2022	Development Agreement entered between M/s. M.S. Ramaiah Realty LLP and M/s Birla Arnaa LLP, registered vide Document No. 1642/2022-23 of Book I, stored in CD No. 1531, in the office of the Sub-Registrar, Devanahalli.
58.	21-03-2022	General Power of Attorney executed by M/s. M.S. Ramaiah Realty LLP, represented by its Designated Partner, Sri. M.R. Seetharam in favour of M/s Birla Arnaa LLP, represented by its Authorized Signatory, Sri. K.T. Jithendran, registered vide Document No. 112/2022-23 of Book IV, stored in CD No. 1531, in the office of the Sub-Registrar, Devanahalli.
59.	-	Mutation Register extract in serial No. 7/2004-05.
60.	16-03-2015	Mutation Register extract in serial No. 9/2004-05 issued by the Revenue Inspector, Kasaba Hobli, Devanahalli Taluk.
61.	09-02-2016	Mutation Register extract in serial No. 10/2004-05 issued by the Village Accountant, Devanahalli Taluk.
62.	16-03-2015	Mutation Register extract in serial No. 11/2004-05 issued by the Revenue Inspector, Kasaba Hobli, Devanahalli Taluk.
63.	25-07-2015	Mutation Register extract in serial No. 16/2005-06 issued by the Village Accountant, Devanahalli Taluk.
64.	30-12-2005	Mutation Register extract in serial No. 18/2005-06 issued by the Village Accountant, Devanahalli Taluk.
65.	16-03-2015	Mutation Register extract in serial No. 19/2005-06 issued by the Revenue Inspector, Kasaba Hobli, Devanahalli Taluk.
66.	25-07-2015	Mutation Register extract in serial No. 20/2005-06 issued by the Revenue Inspector, Kasaba Hobli, Devanahalli Taluk.
67.	16-01-2016	Mutation Register extract in serial No. 21/2005-06 issued by the Village Accountant, Devanahalli Taluk.
68.	16-01-2016	Mutation Register extract in serial No. 23/2005-06 issued by the Village Accountant, Devanahalli Taluk.





Doc. No.	Date of Execution / Issue	Description of the Documents
69.	16-01-2016	Mutation Register extract in serial No. 26/2005-06 issued by the Village Accountant, Devanahalli Taluk.
70.	-	Mutation Register extract in serial No. T5/2015-16
71.	18-10-2021	Mutation Register extract in serial No. T9/2015-16 issued by the Village Accountant, Devanahalli Taluk.
72.	-	Mutation Register extract in serial No. T2/2016-17.
73.	-	RTC's for the period 1968-69 to 1971-72, 1973-74 to 1977-78, 1983-84 to 2014-15 and 2017-18 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 2.
74.	-	RTC's for the period 1968-69 to 1971-72, 1973-74 to 1977-78, 1983-84 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 6
75.	-	RTC's for the period 1968-69 to 1971-72, 1973-74 to 1977-78 and 1983-84 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 7.
76.	-	RTC's for the period 1968-69 to 1971-72, 1973-74 to 1977-78 and 1983-84 to 2020-21 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 8/1.
77.	-	RTC's for the period 1968-69 to 1977-78 and 1983-84 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 8/3.
78.	-	RTC's for the period 1968-69 to 1971-72, 1973-74 to 1977-78 and 1983-84 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 9/1.
79.	-	RTC's for the period 1968-69 to 1971-72, 1973-74 to 1977-78 and 1983-84 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 9/3.
80.	-	RTC's for the period 1968-69 to 1971-72, 1973-74 to 1977-78, 1983-84 to 2001-02 and 2005-06 to 2021-22 issued by the





Doc. No.	Date of Execution / Issue	Description of the Documents
		Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 12/1.
81.	-	RTC's for the period 1968-69 to 1971-72, 1973-74 to 1977-78, 1983-84 to 2003-04, 2005-06 to 2006-07, 2008-09 to 2011-12, 2013-14 to 2020-21 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 16.
82.	-	RTC's for the period 1968-69 to 1971-72, 1973-74 to 1977-78, and 1983-84 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 19.
83.	-	RTC's for the period 1968-69 to 1971-72, 1983-84 to 2002-03, 2005-06 to 2014-15 and 2017-18 to 2020-21 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 20.
84.	-	RTC's for the period 1968-69 to 1971-72, 1973-74 to 1977-78, 1983-84 to 2014-15 and 2017-18 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 25.
85.	-	For the period 1968-69 to 1971-72, 1974-75 to 1976-77, 1983-84 to 2018-19 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 37/4.
86.	-	For the period 1968-69 to 1971-72, 1974-75 to 1976-77, 1983-84 to 2004-05 and 2006-07 to 2018-19 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 37/7.
87.	-	RTC's for the period 1968-69 to 1977-78 and 1983-84 to 2014-15 and 2016-17 to 2019-20 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 3/2.
88.	-	RTC's for the period 1968-69 to 1977-78, 1983-84 to 2005-06, 2007-08 to 2012-13 and 2014-15 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 8/2.





Doc. No.	Date of Execution / Issue	Description of the Documents
89.	-	RTC's for the period 1973-74 to 1977-78 and 1983-84 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 9/2.
90.	-	RTC's for the period 1973-74 to 1976-77 and 1983-84 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 12/2.
91.	-	RTC's for the period 2016-17 to 2019-20 with respect to Survey No. 12/3.
92.	-	RTC's for the period 1968-69 to 1977-78, 1983-84 to 2001-02, 2003-04 to 2012-13 and 2014-15 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 13.
93.	-	RTC's for the period 2015-16 to 2021-22 issued by the Village Accountant, Devanahalli Taluk with respect to Survey No. 13/1.
94.	-	RTC's for the period 2017-18 to 2020-21 issued by the Village Accountant, Devanahalli Taluk with respect to Survey No. 13/2.
95.	-	RTC's for the period 1968-69 to 1971-72, 1973-74 to 1977-78 and 1983-84 to 1987-88 issued by the Thasildar, Devanahalli Taluk with respect to Survey No. 14/1.
96.	-	RTC's for the period 1988-89 to 2015-16 and 2017-18 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 14/1B.
97.	-	RTC's for the period 1968-69 to 1977-78, 1983-84 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 10.
98.	-	RTC's for the period 1968-69 to 1977-78, 1983-84 to 1986-87 and 1988-89 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 11.
99.	-	RTC's for the period 1968-69 to 1976-77 and 1983-84 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 15/1.





Doc. No.	Date of Execution / Issue	Description of the Documents
100.	-	RTC's for the period 1968-69 to 1977-78, 1983-84 to 2021-22 issued by the Thasildar / Village Accountant, Devanahalli Taluk with respect to Survey No. 17.
101.	-	<p>Akarband issued by the Superintendent, Devanahalli Taluk with respect to Survey No. 2.</p> <p>Akarband issued by the Superintendent, Devanahalli Taluk with respect to Survey Nos. 3/2, 9/2 and 10.</p> <p>Akarband issued by the Superintendent, Devanahalli Taluk with respect to Survey No. 6.</p> <p>Akarband issued by the Superintendent, Devanahalli Taluk with respect to Survey No. 8/2.</p> <p>Akarband issued by the Superintendent, Devanahalli Taluk with respect to Survey No. 9/3.</p> <p>Akarband issued by the Superintendent, Devanahalli Taluk with respect to Survey Nos. 11 and 13.</p> <p>Akarband issued by the Superintendent, Devanahalli Taluk with respect to Survey No. 12/1.</p> <p>Akarband issued by the Superintendent, Devanahalli Taluk with respect to Survey Nos. 12/2 and 14/1B.</p> <p>Akarband issued by the Superintendent, Devanahalli Taluk with respect to Survey No. 19.</p> <p>Akarband issued by the Superintendent, Devanahalli Taluk with respect to Survey No. 20.</p> <p>Akarband issued by the Superintendent, Devanahalli Taluk with respect to Survey No. 25.</p> <p>Akarband issued by the Superintendent, Devanahalli Taluk with respect to Survey No. 37.</p>
102.	-	Hissa Tippanny and R. R. Pakka Book (Balabhadra Nakalu) with respect to Survey No. 3/2.
	-	Hissa Tippanny and R. R. Pakka Book (Balabhadra Nakalu) issued by the Superintendent, Devanahalli Taluk with respect to Survey Nos. 8/1, 8/2 and 8/3.





Doc. No.	Date of Execution / Issue	Description of the Documents
	-	Hissa Tippany and R. R. Pakka Book (Balabhagada Nakalu) issued by the Superintendent, Devanahalli Taluk with respect to Survey Nos. 9/1, 9/2 and 9/3.
	-	Hissa Tippany and R. R. Pakka Book (Balabhagada Nakalu) issued by the Superintendent, Devanahalli Taluk with respect to Survey Nos. 12/1 and 12/2.
	-	Hissa Tippany and R. R. Pakka Book (Balabhagada Nakalu) issued by the Superintendent, Office of the Assistant Director of Land Records, Devanahalli Taluk with respect to Survey Nos. 13/1 and 13/2.
	-	Hissa Tippany and R. R. Pakka Book (Balabhagada Nakalu) issued by the Superintendent, Devanahalli Taluk with respect to Survey Nos. 14/1, 14/1A and 14/1B.
	-	Hissa Tippany and R. R. Pakka Book (Balabhagada Nakalu) issued by the Superintendent, Devanahalli Taluk with respect to Survey No. 15/1.
103.	-	Tippany (13 Nos.) issued by the Superintendent, Devanahalli Taluk with respect to Survey Nos. 2, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 19, 20, 25 & 37.
	-	Tippany (2 Nos.) issued by the Assistant Superintendent, Land Records, Doddaballapur Sub-Division, Bengaluru with respect to Survey Nos. 10 and 11.
104.	-	Atlas (4 Nos.) issued by the Superintendent, Devanahalli Taluk with respect to Survey Nos. 8/1, 8/2, 8/3, 9/1, 9/2, 9/3, 14/1, 14/1B.
105.	-	Village Map of Akkalenahalli-Mallenahalli.
106.	19-07-2004	Official Memorandum in No. ALN(De) SR: 28/2004-05 issued by the Deputy Commissioner, Bengaluru Rural District with respect to Survey No. 7.
107.	11-09-2007	Official Memorandum in No. ALN(De) SR: 28/2004-05 issued by the Deputy Commissioner, Bangalore Rural District with respect to Survey No. 7 for revalidating the conversion orders.





Doc. No.	Date of Execution / Issue	Description of the Documents
108.	19-07-2004	Official Memorandum in No. ALN(De) SR: 29/2004-05 issued by the Deputy Commissioner, Bengaluru Rural District with respect to Survey Nos. 8/1, 8/3, 9/1 and 9/3.
109.	11-09-2007	Official Memorandum in No. ALN(De) SR: 29/2004-05 issued by the Deputy Commissioner, Bangalore Rural District with respect to Survey Nos. 8/1, 8/3, 9/1 and 9/3 for revalidating the conversion order.
110.	19-07-2004	Official Memorandum in No. ALN(De) SR: 30/2004-05 issued by the Deputy Commissioner, Bengaluru Rural District with respect to Survey Nos. 6 and 12/1.
111.	19-07-2004	Official Memorandum in No. ALN(De) SR: 33/2004-05 issued by the Deputy Commissioner, Bengaluru Rural District with respect to Survey No. 2.
112.	19-07-2004	Official Memorandum in No. ALN(De) SR: 34/2004-05 issued by the Deputy Commissioner, Bengaluru Rural District with respect to Survey No. 19 & 25.
113.	12-09-2007	Official Memorandum in No. ALN(De) SR: 34/2004-05 issued by the Deputy Commissioner, Bangalore Rural District with respect to Survey No. 19 & 25 for revalidating the conversion order.
114.	19-07-2004	Official Memorandum in No. ALN(De) SR: 40/2004-05 issued by the Deputy Commissioner, Bengaluru Rural District with respect to Survey Nos. 16 and 20.
115.	16-04-1992	Official Memorandum in No. ALN SR (De): 53/1991-92 issued by the Deputy Commissioner, Bengaluru Rural District with respect to Survey No. 37/7.
116.	15-05-2004	Official Memoranda in Nos. ALN(De) SR: 53/1991-92 and ALN(De) SR: 275/1991-92 issued by the Deputy Commissioner, Bangalore Rural District with respect to Survey No. 37/7 for revalidating the conversion order.
117.	11-09-2007	Official Memoranda in Nos. ALN(De) SR: 53/1991-92 and ALN(De) SR: 275/1991-92 issued by the Deputy Commissioner, Bangalore Rural District with respect to Survey No. 37/7 for revalidating the conversion order.





Doc. No.	Date of Execution / Issue	Description of the Documents
118.	16-04-1992	Official Memorandum in No. ALN SR (De): 57/1991-92 issued by the Deputy Commissioner, Bengaluru Rural District with respect to Survey No. 37/4.
119.	15-05-2004	Official Memoranda in Nos. ALN(De) SR: 57/1991-92 and ALN(De) SR: 274/1991-92 issued by the Deputy Commissioner, Bangalore Rural District with respect to Survey No. 37/4 for revalidating the conversion order.
120.	17-10-2016	Official Memorandum in No. ALN (De) SR: 83/2015-16 issued by the Deputy Commissioner, Bengaluru Rural District with respect to Survey Nos. 13, 12/2 and 7.
121.	17-10-2016	Official Memorandum in No. ALN (De) SR: 84/2014-15 issued by the Deputy Commissioner, Bengaluru Rural District with respect to Survey Nos. 13 and 20.
122.	15-04-2016	Official Memorandum in No. ALN (De Ka) SR: 106/2014-15 issued by the Deputy Commissioner, Bengaluru Rural District with respect to Survey Nos. 12/2, 14/1B, 15/1 and 17.
123.	15-04-2016	Official Memorandum in No. ALN (De Ka) SR: 107/2014-15 issued by the Deputy Commissioner, Bengaluru Rural District with respect to Survey Nos. 9/2, 10, 3/2 and 8/2.
124.	17-10-2016	Official Memorandum in No. ALN (De) SR: 108/2014-15 issued by the Deputy Commissioner, Bengaluru Rural District with respect to Survey No. 8/2.
125.	15-04-2016	Official Memorandum in No. ALN (De Ka) SR: 109/2014-15 issued by the Deputy Commissioner, Bengaluru Rural District with respect to Survey No. 11.
126.	15-12-2015	Land Usage Certificate in No. BIAAPA/TP2/LU/04/2015-16/3516 issued by the Town and Country Planning Joint Director and Member Secretary, Bengaluru International Airport Area Planning Authority, Devanahalli.
127.	29-07-2015	Endorsement in No. RKCR: 1594/2015-16 issued by the Thasildar, Devanahalli Taluk.
128.	30-07-2015	Endorsement in No. RK CR: 1594/2015-16 issued by the Thasildar, Devanahalli Taluk.





Doc. No.	Date of Execution / Issue	Description of the Documents
129.	11-03-2015	Endorsement in No. LRF 7 & 7ACR 1380/2014-15 issued by the Thasildar, Devanahalli Taluk with respect to Survey No. 11.
130.	03-03-2015	Endorsement in No. LRF 7& 7ACR: 1376/2014-15 issued by the Thasildar, Devanahalli Taluk with respect to Survey Nos. 3/2, 9/2 and 10.
131.	03-03-2005	Endorsement in No. LRF 7& 7ACR: 1377/2014-15 issued by the Thasildar, Devanahalli Taluk with respect to Survey Nos. 8/2 and 37/4.
132.	03-03-2015	Endorsement in No. LRF 7& 7ACR: 1378/2014-15 issued by the Thasildar, Devanahalli Taluk with respect to Survey Nos. 12/2, 14/1B, 15/1 and 17.
133.	16-11-2021	Endorsement bearing e-No. RD0038366173563 issued by the Thasildar, Devanahalli Taluk with respect to Survey Nos. 2P, 6, 7P, 8/1, 8/3, 9/1, 9/3, 13/1 and 20P.
134.	16-11-2021	Endorsement bearing e-No. RD0038366173566 issued by the Thasildar, Devanahalli Taluk with respect to Survey Nos. 2P, 7P and 37P.
135.	16-11-2021	Endorsement bearing e-No. RD0038366173564 issued by the Thasildar, Devanahalli Taluk with respect to Survey Nos. 12/1, 13/2, 16, 19, 20P and 25.
136.	16-11-2021	Endorsement bearing e-No. RD0038366173562 issued by the Thasildar, Devanahalli Taluk with respect to Survey No. 37P.
137.	04-03-2015	Endorsement in No. LRF (De) CR (E): 787/2014-15 issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura with respect to Survey Nos. 12/2, 14/1B, 15/1 and 17.
138.	04-03-2015	Endorsement in No. LRF (De) CR (E): 788/2014-15 issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura with respect to Survey Nos. 9/2 and 10.
139.	04-03-2015	Endorsement in No. LRF (De) CR (E): 789/2014-15 issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura with respect to Survey Nos. 8/2 and 37/4.





Doc. No.	Date of Execution / Issue	Description of the Documents
140.	11-03-2015	Endorsement (3 Nos.) in No. PTCL (De) CR (E): .../2014-15 issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura with respect to Survey Nos. /2, 10, 3/2, 11, 12/2, 14/1B, 15/1, 17, 8/2, and 37/4.
141.	08-07-2015	Endorsement in No. Bengaluru/SLAO-2/951/2015-16 issued by the Public Information Officer and Special Land Acquisition Officer, Office of the Special Land Acquisition, Karnataka Industrial Areas Development Board, Bengaluru with respect to Survey No. 15/1 and other survey numbers.
142.	20-04-2016	Endorsement in No. KHB/LAQ(De)102/2016-17 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
143.	22-10-2003	Security Bond executed by Smt. Prabhavathi alias M.R. Prabhavathy, Sri. M.R. Jayaram and M/s. Valdel Retail Private Limited in favour of the Dhanalakshmi Bank Limited, registered vide Document No. 1858/ 2003-04 of Book 1, Volume 2018, Pages 170 to 175, in the office of the Sub-Registrar, Devanahalli.
144.	14-06-2012	Deed of Reconveyance executed by the Dhanalakshmi Bank Limited in favour of Smt. Prabhavathi alias M.R. Prabhavathy and others, registered vide Document No. 1470/2012-13 of Book 1, stored in C.D. No. 272, in the office of the Sub-Registrar, Devanahalli.
145.	02-07-2005	Memorandum of Deposit of Title Deeds executed by Smt. M.R. Prabhavathy, Sri. M.R. Janakiram and Sri. M.R. Pattabhiram in favour of UCO Bank, registered vide Document No. 1594/2005-06 of Book 1, stored in C.D. No. 53, in the office of the Sub-Registrar, Devanahalli.
146.	03-12-2015	Discharge Deed executed by UCO Bank in favour of Smt. M.R. Prabhavathy, Sri. M.R. Janakiram and Sri. M.R. Pattabhiram, all represented by their General Power of Attorney Holder, Sri. N. Venkatesh, registered vide Document No. 8102/2015-16 of Book 1, stored in C.D. No. 571, in the office of the Sub-Registrar, Devanahalli.
147.	22-02-2016	Memorandum Recording Mortgage by way of Deposit of Title Deeds executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore





Doc. No.	Date of Execution / Issue	Description of the Documents
		Luxury Projects LLP, registered vide Document No. 11361/2015-16 of Book I, stored in C.D. No. 583, in the office of the Sub-Registrar, Devanahalli.
148.	21-03-2019	Memorandum Recording Mortgage by way of Deposit of Title Deeds dated 21-03-2019, executed by M.S. Ramaiah Realty LLP in favour of Tata Housing Development Company Limited and One Bangalore Luxury Projects LLP registered vide Document No. DNH-1-12494/2018-19 of Book I, stored in C.D. No. DNHD 733 in the office of the Sub-Registrar, Devanahalli
149.	21-03-2019	Partial Release of Memorandum of Recording Mortgage by way of Deposit of Title Deeds dated 21-03-2022 executed by Tata Housing Development Company Limited and One Bangalore Luxury Project LLP in favour of M.S. Ramaiah Realty LLP registered vide Document No. DNH-1-12947/2021-22 of Book I, stored in C.D. No. DNHD1494 in the office of the Sub-Registrar, Devanahalli.
150.	-	Balance Sheet of M.S. Ramaiah Realty LLP for the year ending 31-03-2019 and 31-03-2020.
151.	11-11-2021	Search Report of M.S. Ramaiah Realty LLP conducted by NR Desai & Associates, Company Secretaries.
152.	-	Plaint, Amended Plaintiff and Judgment passed in O. S. No. 1478/2006 on the file of the Civil Judge (Senior Division), Devanahalli
153.	-	Copy of Appeal and Judgment in R. F. A. No. 1314/2008 passed by the Hon'ble High Court of Karnataka, Bangalore.
154.	-	Plaint, Impleading Application and Order Sheet in O. S. No. 507/2010 on the file of the Senior Civil Judge at Devanahalli.
155.	19-11-2018	Order passed by the Hon'ble High Court of Karnataka, Bangalore in Writ Petition Nos. 17232-17235/2017.
156.	20-02-2020	Order and Order Sheet in O. S. 1478/2006 on the file of the Senior Civil Judge & JMFC at Devanahalli.
157.	19-11-2018	Order passed by the Hon'ble High Court of Karnataka, Bangalore in Writ Petition Nos. 17228-17231/2017.





Doc. No.	Date of Execution / Issue	Description of the Documents
158.	20-02-2020	Order and Order Sheet in O.S. No. 507/2010 on the file of the Senior Civil Judge & JMFC at Devanahalli.
159.	24-01-2022	Relinquishment Deed executed by M/s M.S. Ramaiah Realty LLP represented by its Directors, Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Anandaram and Sri. M.R. Kodandaram in favour of the Panchayath Development Officer, Anneshwara Village Panchayath, Devanahalli Taluk, registered vide Document No. 9757/2021-22 of Book I, stored in CD No. 1450, in the office of the Sub-Registrar, Devanahalli.
160.	24-01-2022	Relinquishment Deed executed by M/s MS Ramaiah Realty LLP, represented by its Directors, Sri. M.R. Seetharam, Sri. M.R. Pattabhiram, Sri. M.R. Anandaram and Sri. M.R. Kodandaram in favour of the Panchayath Development Officer, Anneshwara Village Panchayath, Devanahalli Taluk, registered vide Document No. 9758/2021-22 of Book I, stored in CD No. 1450, in the office of the Sub-Registrar, Devanahalli.
161.	17-06-2022	E-khatha in Form 11B issued by the Development Officer, Anneshwara Village Panchayath, Devanahalli Taluk, with respect to property bearing No. 150300201900320102.
162.	28-01-2019	Tax paid receipt for the period 2016-17 to 2018-19 and 2022-23 issued by the Anneshwara Village Panchayath, Devanahalli Taluk.
163.	28-10-2008	Encumbrance Certificate in S.A No.9927/2008-09 for the period of 01-04-1950 to 31-03-1960 issued by the Sub-Registrar, Devanahalli.
164.	-	Encumbrance Certificate in S.A. No. 23823/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 2. Encumbrance Certificate in S.A. No. 2884/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 2. Encumbrance Certificate in S.A. No. 5226/2022-23 for the period 01-04-2015 to 31-03-2016 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 2.





Doc. No.	Date of Execution / Issue	Description of the Documents
165.	-	<p>Encumbrance Certificate in S.A. No. 23825/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 6.</p> <p>Encumbrance Certificate in S.A. No. 6591/2022-23 for the period 01-04-2004 to 09-06-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 6.</p>
166.	-	<p>Encumbrance Certificate in S.A. No. 23826/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 7.</p> <p>Encumbrance Certificate in S.A. No. 2887/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 7.</p> <p>Encumbrance Certificate in S.A. No. 6588/2022-23 for the period 01-04-2015 to 31-03-2016 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 7.</p> <p>Encumbrance Certificate in S.A. No. 5241/2022-23 for the period 01-04-2016 to 31-03-2022 issued by the Sub-Registrar, Devanahalli. With respect to Survey No. 7.</p>
167.	-	<p>Encumbrance Certificate in S.A. No. 23827/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 8/1.</p> <p>Encumbrance Certificate in S.A. No. 2882/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 8/1.</p> <p>Encumbrance Certificate in S.A. No. 5245/2022-23 for the period 01-04-2005 to 31-03-2016 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 8/1.</p>
168.	-	<p>Encumbrance Certificate in S.A. No. 23829/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 8/3.</p> <p>Encumbrance Certificate in S.A. No. 2890/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 8/3.</p> <p>Encumbrance Certificate in S.A. No. 5228/2022-23 for the period 01-01-2016 to 31-03-2016 issued by the Sub-Registrar, Devanahalli with respect to Survey No.8/3.</p>





Jayanth Pattanahalli Associates L.L.P.
ADVOCATES

Continuation Sheet

No. 100

Doc. No.	Date of Execution / Issue	Description of the Documents
		Encumbrance Certificate in S.A. No. 6589/2022-23 for the period 01-04-2006 to 31-03-2007 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 8/3.
169.	-	<p>Encumbrance Certificate in S.A. No. 23830/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 9/1.</p> <p>Encumbrance Certificate in S.A. No. 2891/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 9/1.</p> <p>Encumbrance Certificate in S.A. No. 7268/2022-23 for the period 01-01-2016 to 26-05-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 9/1.</p>
170.	-	<p>Encumbrance Certificate in S.A. No. 23832/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 9/3.</p> <p>Encumbrance Certificate in S.A. No. 2893/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 9/3.</p>
171.	-	<p>Encumbrance Certificate in S.A. No. 23835/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 12/1 (old No. 12).</p> <p>Encumbrance Certificate in S.A. No. 2896/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 12/1 (old No. 12).</p> <p>Encumbrance Certificate in S.A. No. 5231/2022-23 for the period 01-01-2016 to 31-03-2016 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 12/1 (old No. 12).</p>
172.	-	<p>Encumbrance Certificate in S.A. No. 23838/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 16.</p> <p>Encumbrance Certificate in S.A. No. 2903/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 16.</p>





Doc. No.	Date of Execution / Issue	Description of the Documents
		Encumbrance Certificate in S.A. No. 5234/2022-23 for the period 01-01-2016 to 31-03-2016 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 16.
173.	-	<p>Encumbrance Certificate in S.A. No. 23840/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 19.</p> <p>Encumbrance Certificate in S.A. No. 2905/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 19.</p> <p>Encumbrance Certificate in S.A. No. 5235/2022-23 for the period 01-04-2015 to 31-03-2016 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 19.</p>
174.	-	<p>Encumbrance Certificate in S.A. No. 23841/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 20.</p> <p>Encumbrance Certificate in S.A. No. 2906/2021-22 for the period 01-04-2004 to 01-02-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 20.</p> <p>Encumbrance Certificate in S.A. No. 5236/2022-23 for the period 01-04-2015 to 31-03-2016 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 20.</p>
175.	-	<p>Encumbrance Certificate in S.A. No. 23842/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 25.</p> <p>Encumbrance Certificate in S.A. No. 6290/2021-22 for the period 01-04-2004 to 01-02-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 25.</p> <p>Encumbrance Certificate in S.A. No. 5238/2022-23 for the period 01-01-2016 to 31-03-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 25.</p>
176.	-	<p>Encumbrance Certificate in S.A. No. 23843/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 37/4.</p> <p>Encumbrance Certificate in S.A. No. 2908/2021-22 for the period 01-04-2004 to 01-02-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 37/4.</p>





Doc. No.	Date of Execution / Issue	Description of the Documents
		Encumbrance Certificate in S.A. No. 5239/2022-23 for the period 01-01-2016 to 31-03-2022 issued by the Sub-Registrar, with respect to Survey No. 37/4.
177.	-	<p>Encumbrance Certificate in S.A. No. 23844/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 37/7.</p> <p>Encumbrance Certificate in S.A. No. 2909/2021-22 for the period 01-04-2004 to 01-02-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 37/7.</p> <p>Encumbrance Certificate in S.A. No. 5243/2022-23 for the period 01-04-2012 to 31-03-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 37/7.</p>
178.	-	<p>Encumbrance Certificate in S.A. No. 23824/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 3/2.</p> <p>Encumbrance Certificate in S.A. No. 2885/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 3/2.</p> <p>Encumbrance Certificate in S.A. No. 5240/2022-23 for the period 01-04-2015 to 31-03-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 3/2.</p>
179.	-	<p>Encumbrance Certificate in S.A. No. 23828/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 8/2.</p> <p>Encumbrance Certificate in S.A. No. 2889/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 8/2.</p> <p>Encumbrance Certificate in S.A. No. 5227/2022-23 for the period 01-01-2019 to 31-03-2019 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 8/2.</p>
180.	-	<p>Encumbrance Certificate in S.A. No. 23831/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 9/2.</p> <p>Encumbrance Certificate in S.A. No. 2892/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 9/2.</p>





Doc. No.	Date of Execution / Issue	Description of the Documents
181.	-	<p>Encumbrance Certificate in S.A. No. 23836/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 12/2 (old No. 12).</p> <p>Encumbrance Certificate in S.A. No. 2897/2021-22 for the period 01-04-2004 to 01-02-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 12/2 (old No. 12).</p> <p>Encumbrance Certificate in S.A. No. 5233/2022-23 for the period 01-04-2005 to 31-03-2006 issued by the Sub-Registrar, Devanahalli with respect to Survey Nos. 12/2 (old No. 12) and 13.</p>
182.	-	<p>Encumbrance Certificate in S.A. No. 6592/2022-23 for the period 01-04-2015 to 09-06-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 12/3.</p>
183.	-	<p>Encumbrance Certificate in S.A. No. 23837/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 13.</p> <p>Encumbrance Certificate in S.A. No. 2898/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 13.</p>
184.	-	<p>Encumbrance Certificate in S.A. No. 2899/2021-22 for the period 01-04-2015 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 13/1.</p>
185.	-	<p>Encumbrance Certificate in S.A. No. 2900/2021-22 for the period 01-04-2015 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 13/2.</p>
186.	-	<p>Encumbrance Certificate in S.A. No. 23846/2021-22 for the period 01-04-1960 to 31-03-1988 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 14/1.</p> <p>Encumbrance Certificate in S.A. No. 23845/2021-22 for the period 01-04-1988 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 14/1B.</p> <p>Encumbrance Certificate in S.A. No. 2901/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 14/1B.</p>





Doc. No.	Date of Execution / Issue	Description of the Documents
		Encumbrance Certificate in S.A. No. 5244/2022-23 for the period 01-04-2005 to 31-03-2016 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 14/1.
187.	-	Encumbrance Certificate in S.A. No. 23833/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 10. Encumbrance Certificate in S.A. No. 2894/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 10.
188.	-	Encumbrance Certificate in S.A. No. 23834/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 11. Encumbrance Certificate in S.A. No. 2895/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 11. Encumbrance Certificate in S.A. No. 5230/2022-23 for the period 01-04-2005 to 31-03-2006 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 11.
189.	-	Encumbrance Certificate in S.A. No. 23822/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 15/1. Encumbrance Certificate in S.A. No. 2902/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 15/1. Encumbrance Certificate in S.A. no. 5235/2022-23 for the period 01-04-2005 to 31-03-2007 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 15/1.
190.	-	Encumbrance Certificate in S.A. No. 23839/2021-22 for the period 01-04-1960 to 31-03-2004 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 17. Encumbrance Certificate in S.A. No. 2904/2021-22 for the period 01-04-2004 to 31-01-2022 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 17. Encumbrance Certificate in S.A. No. 6590/2022-23 for the period 01-04-2004 to 31-01-2006 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 17





Jayanth Pattanshetti Associates L.L.P.
ADVOCATES

Continuation Sheet

No. 105

Doc. No.	Date of Execution / Issue	Description of the Documents
		Encumbrance Certificate in S.A. No. 5242/2022-23 for the period 01-04-2015 to 31-03-2019 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 17.
191.	31-08-2021	Public Notice published in Kannada daily newspaper "Vijaya Karnataka" and English daily newspaper "Deccan Herald".



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