G.V. Sudhakar
Advocate

M : 98863 59644
O : 080 4219 4090

To

Date:12/01/2022

M/s. ELEGANT ALTIMA
A Partnership Firm,
Having its registered Office at No.11/13,
Gubalahala village, Uttarahalli,
Bangalore-560061.

Sir,

Sub: Legal opinion in respect of Residentially Converted Land bearing Sy.No.20/3 measuring 1 Acre 25 guntas, Sy.No.20/5 measuring 25 guntas, Sy.No.20/6 measuring 21 guntas, and Sy.No.20/7 measuring 28 guntas, totally measuring 3 Acres 19 guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, now comes within the jurisdiction of Bruhat Bengaluru Mahanagara Palike, having amalgamated Khatha No.222/20/3/20/5/20/6/20/7/186/188 (Schedule Property)

List of copies of below mentioned documents furnished for scrutiny and verification of the marketable right, title and interest of the Schedule Property.

Sl.No	Details of documents
1.	Sale deed dated 15/07/1920 registered as Document No.261/1920-21, Book-I, Volume 421 Pages 182 to 185 in the office of Sub-registrar Bangalore
2.	Index of lands with respect to Sy.NO.20/3 and 20/5
3.	Record of Rights No.43 and 45
4.	Record of Rights No.381
5.	Partition Deed dated 29/03/1966 registered as Document No.50/1966-67, Book-I, Volume 581, Pages 2 to 4, in the office of Sub-registrar, Bangalore South Taluk
6.	Sale deed dated 02/02/1996, registered as Document No.12705/95-96, Book-I, Volume 1503, Pages 71 to 75, in the office of Sub-registrar, Kengeri
7.	Mutation Register Extract No.16/96-97
8.	Conversion Certificate/ Official Memorandum bearing No.B.Dis/ALN/SR[S]53[A]/98-99 dated 15/07/1998, issued by Special Deputy Commissioner, Bangalore District
9.	Mutation Register Extract No.23/2002-03

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

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10.	Sale deed dated 02/02/1996, registered as Document No.12709/95-96, Book-I, Volume 1503, Pages 78 to 82, in the office of Sub-registrar, Kengeri
11.	General Power of Attorney dated 16/01/1996 executed by Smt.H.S.Susheelamma to Sri.R.Madan
12.	Mutation Register Extract No.28/97-98
13.	Official Memorandum /Conversion Certificate bearing No.B.Dis/ALN/SR(S)235/98-99 dated 21/05/1999, issued by Special Deputy Commissioner, Bangalore District
14.	Mutation Register Extract No.22/2002-03
15.	Sale deed dated 25/11/2003, registered as Document No.22934/2003-04, in the office of Sub-registrar, Kengeri
16.	Mutation Register Extract No.5/2005-06
17.	Gift Deed dated 22/11/2006, registered as Document No.KEN-1-30596/2006-07, Stored in CD No.KEND349, in the office of Sub-registrar, Kengeri
18.	Index of lands with respect to Sy.No.20/6
19.	Record of rights No.46
20.	Sale deed dated 18/04/1960, registered as Document No.381/1960-61, Book-I, Volume 173, Pages 21 to 24, in the office of Sub-registrar, Bangalore South Taluk
21.	Record of rights no.354
22.	Sale deed dated 11/01/1965, registered as Document No.5005/1964-65, Book-I, Volume 493, Pages 246 to 249, in the office of Sub-registrar, Bangalore South Taluk
23.	Sale deed dated 08/03/1965, registered as Document No.5784/1964-65, Book-I, Volume 506, Pages 183 to 187, in the office of Sub-registrar, Bangalore South Taluk
24.	Mutation Register Extract No.3/1987-88
25.	Order passed in LRF No.2652/1975 C/w 1772/1974-75, dated 24/09/1981, by Land Tribunal, Bangalore South Taluk
26.	Grant Certificate/Form 10 dated 20/11/1981
27.	Sale deed dated 31/01/1996, registered as Document No.12707/95-96, Book-I, Volume 1503, Pages 75 to 78, in the office of Sub-registrar, Kengeri
28.	Special Power of Attorney dated 26/12/1995 executed by K.T.Indira
29.	Official Memorandum / Official Memorandum bearing No.B.Dis/ALN/SR(S)236/98-99 dated 21/05/1999, issued by Special Deputy Commissioner, Bangalore District

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

G.V. Sudhakar
Advocate

M : 98863 59644
O : 080 4219 4390

30.	Gift Deed dated 29/10/2013, registered as Document No.JAY-1-05116/2013-14, Stored in CD No.JAYD183, in the office of Sub-registrar, Jayanagar
31.	Khatha certificate dated 06/09/2013 with respect to Katha No.221/20/6
32.	Khatha Extract dated 06/09/2013 with respect to Katha No.221/20/6
33.	Khatha certificate dated 27/12/2008 with respect to Katha No.188/Sy.No.20/5 and Sy no.20/6
34.	Khatha certificate dated 14/11/2013 with respect to Katha No.222/20/7
35.	Khatha Extract dated 14/11/2013 with respect to Katha No.222/20/7
36.	Special Notice dated 01/04/2014 issued by Revenue Officer, Kengeri Sub-Division, BBMP
37.	Khatha certificate dated 30/04/201 with respect to Khatha No.222/20/3/20/5/20/6/20/7 /186/ 188
38.	Khatha Extract dated 30/04/2014 with respect to Khatha No.222/20/3/20/5/20/6/20/7 /186/ 188
39.	Khatha certificate dated 12/09/2019 with respect to Khatha No.222/20/3/20/5/20/6/20/7 /186/ 188
40.	Khatha Extract dated 12/09/2019 with respect to Khatha No.222/20/3/20/5/20/6/20/7 /186/ 188
41.	Joint Development Agreement dated 16/10/2019, registered as Document No.SHR-1-02919/2019-20, Stored in CD No.SHRD336, in the Office of Sub-registrar, Jayanagar (Shanthinagar)
42.	General Power of Attorney dated 16/10/2019, registered as Document No.SHR-4-00140/2019-20, Stored in CD No.SHRD336, in the Office of Sub-registrar, Jayanagar (Shanthinagar)
43.	Agreement of Sale dated 19/12/2020, registered as Document No.SHR-1-03971/2020-21, Stored in CD No.SHRD623, in the Office of Sub-registrar Jayanagar (Shantinagar), Bangalore
44.	Cancellation of Joint Development Agreement dated 26/03/2021, registered as Document No.SHR-1-06545/2020-21, Stored in CD No.SHRD693 in the office of Sub-registrar Jayanagar (Shanthinagar)
45.	Cancellation of General Power of Attorney dated 26/03/2021, registered as Document No.SHR-4-00296/2020-21, Stored in CD No.SHRD693 in the office of Sub-registrar Jayanagar (Shanthinagar)

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

G.V. Sudhakar
Advocate

M : 98863 59644
O : 080 4219 4390

46.	Sale deed dated 26/03/2021 registered as Document No.SHR-1-6548/2020-21, Stored in CD No.SHRD693 in the Office of Sub-registrar Jayanagar (Shantinagar), Bangalore
47.	Betterment Charges / Improvement charges Receipt No.RE-ifms015-BC/000010 dated 04/06/2021 issued by Bruhath Bengaluru Mahanagara Palike
48.	Special Notice/Uttara patra dated 05/06/2021 issued by Revenue Officer, BBMP
49.	Khatha certificate dated 05/06/2021 with respect to Katha No.222/20/3/20/5/20/6/20/7/186/188
50.	Khatha Extract dated 05/06/2021 with respect to Katha No.222/20/3/20/5/20/6/20/7/186/188
51.	RTC extracts for the period 1969-70 to 1999-2000, 2003-04, 2004-05, 2006-09 to 2013-14, 2019-20 in respect of land bearing Sy.No.20/3
52.	RTC extracts for the period 1969-70 to 2019-20 in respect of land bearing Sy.No.20/5
53.	RTC extracts for the period 1969-70 to 1988-89, 1994-95 to 2019-20 in respect of land bearing Sy.No.20/6
54.	RTC extracts for the period 1969-70 to 2013-14 and 2019-20 in respect of land bearing Sy.No.20/7
55.	Encumbrance Certificate for the period 01/04/1957 to 31/03/1960 with respect to land bearing Sy.No.20/3 and Sy.No.20/6
56.	Encumbrance Certificate for the period 01/04/1960 to 31/05/1989 with respect to land bearing Sy.No.20/3
57.	Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 with respect to land bearing Sy.No.20/3 and Sy.No.20/6
58.	Encumbrance Certificate for the period 01/04/2004 to 21/10/2009 with respect to land bearing Sy.No.20/3 and Sy.No.20/6
59.	Encumbrance Certificate for the period 21/10/2009 to 10/10/2014 with respect to land bearing Sy.No.20/3 and Sy.No.20/6
60.	Encumbrance Certificate for the period 01/04/2014 to 11/09/2019 with respect to r land bearing Sy.No.20/3 and Sy.No.20/6
61.	Encumbrance Certificate for the period 08/03/1965 to 31/03/1988 with respect to land bearing Sy.No.20/6

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

G.V. Sudhakar
Advocate

M : 98863 59644
O : 080 4219 4390

62.	Encumbrance Certificate for the period 01/04/1988 to 31/05/1989 with respect to land bearing Sy.No.20/5 and Sy.No.20/6
63.	Encumbrance Certificate for the period 01/04/1989 to 31/03/2004 with respect to land bearing Sy.No.20/5 and Sy.No.20/6
64.	Encumbrance Certificate for the period 01/04/2004 to 19/07/2011 with respect to land bearing Sy.No.20/5 and Sy.No.20/6
65.	Encumbrance Certificate for the period 19/07/2011 to 10/10/2014 with respect to land bearing Sy.No.20/5
66.	Encumbrance Certificate for the period 01/04/2014 to 11/09/2019 with respect to land bearing Sy.No.20/5 and Sy.No.20/6
67.	Encumbrance Certificate for the period 01/04/1960 to 31/05/1989 with respect to land bearing Sy.No.20/7
68.	Encumbrance Certificate for the period 01/06/1989 to 31/05/1996 with respect to land bearing Sy.No.20/7
69.	Encumbrance Certificate for the period 31/01/1996 to 31/03/2004 with respect to land bearing Sy.No.20/7
70.	Encumbrance Certificate for the period 01/04/2004 to 21/10/2009 with respect to land bearing Sy.No.20/7
71.	Encumbrance Certificate for the period 21/10/2009 to 15/10/2014 with respect to land bearing Sy.No.20/7
72.	Encumbrance Certificate for the period 01/04/2014 to 11/09/2019 with respect to land bearing Sy.No.20/7
73.	Encumbrance Certificate for the period 01/04/2019 to 10/01/2022 with respect to land bearing Sy.No.20/2, 20/5, 20/6 and 20/7
74.	Endorsement dated 18/10/2019 issued by the Special Tahsildar, Bangalore South Taluk
75.	Endorsement dated 18/10/2019 issued by the Special Tahsildar, Bangalore South Taluk
76.	Endorsement bearing No.LRF/CR/142/2019-20 issued by the Assistant Commissioner, Bangalore South Taluk
77.	Endorsement bearing No.LRF/CR/143/2019-20 issued by the Assistant Commissioner, Bangalore South Taluk
78.	Endorsement bearing No.LRF/CR/141/2019-20 issued by the Assistant Commissioner, Bangalore South Taluk
79.	Endorsement dated 15/10/2019 issued by the Assistant Commissioner, Bangalore South Taluk

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

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80.	Endorsement dated 15/10/2019 issued by the Assistant Commissioner, Bangalore South Taluk
81.	Endorsement dated 15/10/2019 issued by the Assistant Commissioner, Bangalore South Taluk
82.	Akarbhandh with respect to land bearing Sy.No.20/3, Sy.No.20/5, Sy.No.20/6 and Sy.No.20/7 of Pattanagere Village
83.	Survey Sketch and Tippany issued by the Village Accountant
84.	Village map of Pattanagere

FLOW OF TITLE

Sy.No.20/3 measuring 1 Acre 25 Guntas

1. By virtue of the Sale deed dated 15/07/1920 one Sri.Channappa S/o Linganna conveyed the land bearing Sy.No.20, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District in favour of Smt.Chennamma D/o. Channappa, W/o Siddaiah alias Siddappa. The said Sale deed dated 15/07/1920 is registered as Document No.261/1920-21, Book-I, Volume 421 Pages 182 to 185 in the office of Sub-registrar Bangalore. The said transaction is evidenced from Index of lands and Record of Rights No.43. Later the portion of land belonging to Smt.Chennamma was renumbered as Sy.No.20/3 and 20/5. The copies of Sale deed dated 15/07/1920, Index of Lands and Record of rights No.43 could be evidenced from **Document Nos.1, 2 and 3.**

2. On perusal of Record of Rights No.381, it is observed that after the demise of Smt.Chennamma, the Khatha for the Land bearing Sy.No.20/3 measuring 1 Acre 25 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was inherited by her son Sri.Basappa S/o Siddappa. The copy of the Record of Rights No.381 could be evidenced from **Document No.4**

3. Subsequently Sri.Basappa and Sri.Thotadappa both are children of Late.Chennamma and Late.Siddappa had entered into a partition deed dated 29/03/1966. In the said Partition deed, the land bearing Sy.No.20/3 measuring 1 Acre 25 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was allotted to Sri.Basappa S/o. Late.Siddappa. The said Partition Deed dated 29/03/1966 is registered as Document No.50/1966-67, Book-I, Volume 381, Pages 2 to 4, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Partition deed dated 29/03/1966 could be evidenced from **Document No.5.**

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

G.V. Sudhakar
Advocate

M : 98863 59644
O : 080 4219 4390

4. By virtue of the Sale deed dated 02/02/1996, the said Sri.Basappa conveyed the land bearing Sy.No.20/3 measuring 1 Acre 25 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.K.T.Sanath S/o. K.M.Thimmaiah. The said Sale deed is registered as Document No.12705/95-96, Book-I, Volume 1503, Pages 71 to 75, in the office of Sub-registrar, Kengeri. Pursuant to said Sale deed, Khatha for the said land was mutated in the name of Sri.K.T.Sanath vide. Mutation Register Extract No.16/96-97. The copies of Sale deed dated 02/02/1996 and Mutation Register Extract No.16/96-97 could be evidenced from **Document No.6 and 7.**

5. Subsequently land bearing Sy.No.20/3 measuring 1 Acre 25 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was converted from agricultural purposes to non-agricultural residential purposes vide. Official Memorandum bearing No.B.Dis/ALN/SR[S]53[A]/98-99 dated 15/07/1998, issued by Special Deputy Commissioner, Bangalore District. The copy of the Official Memorandum/Conversion Certificate dated 15/07/1998 could be evidenced from **Document No.8.**

6. On perusal of Mutation Register Extract No.23/2002-03 in respect of land bearing Sy.No.20/3 measuring 1 Acre 25 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, it is observed that Special Deputy Commissioner affirmed to indicate conversion entry of Official Memorandum/Conversion Certificate bearing No.B.Dis/ALN/SR[S]53[A]/98-99 dated 15/07/1998 in column 11 of RTC of Sy.No.20/3 of Pattanagere Village. The copy of said Mutation Register Extract No.23/2002-03 could be evidenced from **Document No.9.**

Sy.No.20/5 measuring 25 guntas

7. By virtue of the Sale deed dated 15/07/1920 one Sri.Channappa S/o Linganna conveyed the land bearing Sy.No.20, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District in favour of Smt.Chennamma D/o. Channappa, W/o Siddaiah alias Siddappa. The said Sale deed dated 15/07/1920 is registered as Document No.261/1920-21, Book-I, Volume 421 Pages 182 to 185 in the office of Sub-registrar Bangalore. The said transaction is evidenced from Index of lands and Record of Rights No.45. Later the portion of land belonging to Smt.Chennamma was renumbered as Sy.No.20/3 and 20/5. The copies of Sale deed dated 15/07/1920,

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

G.V. Sudhakar
Advocate

M : 98863 59644
O : 080 4219 4390

Index of Lands and Record of rights No.45 could be evidenced from **Document Nos.1, 2 and 3.**

8. On perusal of Record of Rights No.381, it is observed that after the demise of Smt.Chennamma, the Khatha for the Land bearing Sy.No.20/5 measuring 25 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was inherited by her son Sri.Basappa S/o Siddappa. The copy of the Record of Rights No.381 could be evidenced from **Document No.4**

9. Subsequently Sri.Basappa and Sri.Thotadappa both are children of Late.Chennamma and Late.Siddappa had entered into a partition deed dated 29/03/1966. In the said Partition deed, the land bearing Sy.No.20/5 measuring 25 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was allotted to Sri.Basappa S/o. Late.Siddappa. The said Partition Deed dated 29/03/1966 is registered as Document No.50/1966-67, Book-I, Volume 581, Pages 2 to 4, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Partition deed dated 29/03/1966 could be evidenced from **Document No.5.**

10. By virtue of the Sale deed dated 02/02/1996, the said Sri.Basappa conveyed the said land bearing Sy.No.20/5 measuring 25 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.H.S.Susheelamma W/o. Ramappa represented by her General Power of Attorney Holder Sri.R.Madan. The said Sale deed is registered as Document No.12709/95-96, Book-I, Volume 1503, Pages 78 to 82, in the office of Sub-registrar, Kengeri. Pursuant to said Sale deed, Khatha for the said land was mutation in the name of Sri.R.Madan (it is wrongly mutated in the name of GPA holder instead of Smt.H.S.Susheelamma) vide. Mutation Register Extract No.28/97-98. The copy of the Sale deed dated 02/02/1996, General Power of Attorney dated 16/01/1996 executed by Smt.H.S.Susheelamma to Sri.R.Madan and Mutation Register Extract No.28/97-98 could be evidenced from **Document No.10, 11 and 12.**

11. Subsequently land bearing Sy.No.20/5 measuring 25 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District has been converted from agricultural purposes to non-agricultural residential purposes vide. Official Memorandum bearing No.B.Dis/ALN/SR(3)235/98-99 dated 21/05/1999, issued by Special Deputy Commissioner, Bangalore District. The copy of the

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

Official Memorandum / Conversion Certificate dated 21/05/1999 could be evidenced from **Document No.13.**

12. On perusal of Mutation Register Extract No.22/2002-03 in respect of land bearing Sy.No.20/5 measuring 25 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, it is observed that Special Deputy Commissioner affirmed to indicate conversion entry of Official Memorandum/Conversion Certificate bearing No.B.Dis/ALN/S8(S)235/98-99 dated 21/05/1999 in column 11 of RTC of Sy.No.20/5 of Pattanagere Village. The copy of said Mutation Register Extract No.22/2002-03 could be evidenced from **Document No.14.**

13. By virtue of the Sale deed dated 25/11/2003, the said Smt.H.S.Susheelamma W/o. Ramappa represented by her General Power of Attorney Holder Sri.R.Madan, conveyed the converted land bearing Sy.No.20/5 measuring 25 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.K.T.Indira W/o. late.Thimmaiah. The said Sale Deed is registered as Document No.22934/2003-04, in the office of Sub-registrar, Kengeri. Pursuant to said sale deed, the katha for the said land was mutated in the name of Smt.K.T.Indira vide. Mutation Register Extract No.5/2005-06. The copy of the Sale deed dated 25/11/2003 and Mutation Register Extract No.5/2005-06 could be evidenced from **Document No.15 and 16.**

14. By virtue of the Gift Deed dated 22/11/2006, the said Smt.K.T.Indira W/o. late.Thimmaiah conveyed/gifted the converted land bearing Sy.No.20/5 measuring 25 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of her son Smt.K.T.Sanath S/o. late.Thimmaiah. The said Gift Deed is registered as Document No.KEN-1-30596/2006-07, Stored in CD No.KEND349, in the office of Sub-registrar, Kengeri. The copy of the Gift Deed dated 22/11/2006 could be evidenced from **Document No.17.**

Sy.No.20/6 measuring 21 Guntas

15. On perusal of Index of lands and Record of rights No.46, with respect to land bearing Sy.No.20/6 measuring 21 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was belonging to Bairy W/o Thimma. The copy of the said

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

Index of lands and Record of rights no.46 could be evidenced from **Document No.18 and 19.**

16. After the demise of Bairy, by virtue of the Sale deed dated 18/04/1960, Sri.Galihanumaiah S/o. late.Thimmaiah alias Thimma along with his children Gulappa and Hanumantha, conveyed the land bearing Sy.No.20/6 measuring 21 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District in favour of Sri.C.Basappa S/o.late.Chikkanagappa. The said Sale deed dated 18/04/1960 is registered as Document No.381/1960-61, Book-I, Volume 173, Pages 21 to 24, in the office of Sub-registrar, Bangalore South Taluk. The said transactions could be evidenced from Index of Lands and Record of rights No.354. The copy of the Sale Deed dated 18/04/1960 and Record of rights no.354 could be evidenced from **Document No.20 and 21.**

17. By virtue of the Sale deed dated 11/01/1965, Sri.C.Basappa S/o.late.Chikkanagappa, conveyed the land bearing Sy.No.20/6 measuring 21 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District in favour of Sri.Galihanumaiah S/o. late.Thimmaiah. The said Sale deed is registered as Document No.5005/1964-65, Book-I, Volume 493, Pages 246 to 249, in the office of Sub-registrar, Bangalore South Taluk. The said transactions could be evidenced from Index of Lands. The copy of the Sale Deed dated 11/01/1965 could be evidenced from Document **No.22.**

18. By virtue of the Sale deed dated 08/03/1965, Sri.Hanumanthappa S/o A.K.Galihanumaiah conveyed the land bearing Sy.No.20/6 measuring 21 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District in favour of Sri.Basappa S/o. Late.Siddappa. It is stated in the Sale deed that, Sri.Hanumanthappa acquired the said land by virtue of panchayath parikath and his father Sri.Galihanumaiah had signed as consenting witness to the deed. The said Sale Deed is registered as Document No.5784/1964-65, Book-I, Volume 506, Pages 183 to 187, in the office of Sub-registrar, Bangalore South Taluk. Pursuant to that the khatha for the said land was mutated in the name of Sri.Basappa vide, Mutation Register Extract No.3/1987-88. The copies of Sale deed dated 08/03/1965 and Mutation Register Extract No.3/1987-88 could be evidenced from **Document No.23 and 24 respectively.**

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

19. By virtue of the Sale deed dated 02/02/1996, the said Sri.Basappa conveyed portion of land bearing Sy.No.20/6 measuring 11 Guntas out of 21 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.K.T.Sanath S/o. K.M.Thimmaiah. The said Sale deed is registered as Document No.12705/95-96, Book-I, Volume 1503, Pages 71 to 75, in the office of Sub-registrar, Kengeri. Pursuant to said Sale deed, Khatha for the said land was mutated in the name of Sri.K.T.Sanath vide. Mutation Register Extract No.16/96-97. The copies of Sale deed dated 02/02/1996 and Mutation Register Extract No.16/96-97 could be evidenced from **Document No.6 and 7 respectively.**

20. Subsequently the land bearing Sy.No.20/6 measuring 11 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District has been converted from agricultural purposes to non-agricultural residential purposes vide. Official Memorandum bearing No.B.Dis/ALN/SR(S)53(A)/98-99 dated 15/07/1998, issued by Special Deputy Commissioner, Bangalore District. The copy of the Official Memorandum / Conversion Certificate dated 15/07/1998 could be evidenced from **Document No.8.**

21. On perusal of Mutation Register Extract No.23/2002-03 in respect of land bearing Sy.No.20/6 measuring 11 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, it is observed that Special Deputy Commissioner affirmed to indicate conversion entry of Official Memorandum/Conversion Certificate bearing No.B.Dis/ALN/SR(S)53(A)/98-99 dated 15/07/1998 in column 11 of RTC of Sy.No.20/6 of Pattanagere Village. The copy of said Mutation Register Extract No.23/2002-03 could be evidenced from **Document No.9.**

22. By virtue of the Sale deed dated 02/02/1996, the said Sri.Basappa conveyed remaining portion of land bearing Sy.No.20/6 measuring 10 Guntas out of 21 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.H.S.Susheelamma W/o. Ramappa represented by her General Power of Attorney Holder Sri.R.Madan. The said Sale deed is registered as Document No.12709/95-96, Book-I, Volume 1503, Pages 78 to 82, in the office of Sub-registrar, Kengeri. Pursuant to said Sale deed, Khatha for the said land was mutated in the name of Sri.R.Madan (it is wrongly mutated in the name of GPA holder instead of Smt.H.S.Susheelamma) vide. Mutation Register Extract No.28/97-98. The copy of the Sale deed dated 02/02/1996, General Power of

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Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

Attorney dated 16/01/1996 executed by Smt.H.S.Susheelamma to Sri.R.Madan and Mutation Register Extract No.28/97-98 could be evidenced from **Document No.10, 11, and 12 respectively.**

23. Subsequently the land bearing Sy.No.20/6 measuring 10 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District has been converted from agricultural purposes to non-agricultural residential purposes vide. Official Memorandum bearing No.B.Dis/ALN/SR(S)235/98-99 dated 21/05/1999, issued by Special Deputy Commissioner, Bangalore District. The copy of the Official Memorandum / Conversion Certificate dated 21/05/1999 could be evidenced from **Document No.13.**

24. On perusal of Mutation Register Extract No.22/2002-03 in respect of land bearing Sy.No.20/6 measuring 10 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, it is observed that Special Deputy Commissioner affirmed to Inificate conversion entry of Official Memorandum/Conversion Certificate bearing No.B.Dis/ALN/SR(S)235/98-99 dated 21/05/1999 in column 11 of RTC of Sy.No.20/6 of Pattanagere Village. The copy of said Mutation Register Extract No.22/2002-03 could be evidenced from **Document No.14.**

25. By virtue of the Sale deed dated 25/11/2003, the said Smt.H.S.Susheelamma W/o. Ramappa represented by her General Power of Attorney Holder Sri.R.Madan, conveyed the converted land bearing Sy.No.20/6 measuring 10 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.K.T.Indira W/o. late.Thimmaiah. The said Sale Deed dated 25/11/2003, registered as Document No.22934/2003-04, in the office of Sub-registrar, Kengeri. Pursuant to said sale deed, the katha for the said land was mutated in the name of Smt.K.T.Indira vide. Mutation Register Extract No.5/2005-06. The copy of the Sale deed dated 25/11/2003 and Mutation Register Extract No.5/2005-06 could be evidenced from **Document No.15 and 16.**

26. By virtue of the Gift deed dated 22/11/2006, the said Smt.K.T.Indira W/o. late.Thimmaiah conveyed/gifted the converted land bearing Sy.No.20/6 measuring 10 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of her son Smt.K.T.Sanath S/o. late.Thimmaiah. The said Gift Deed dated 22/11/2006, registered as Document No.KEN-1-30596/2006-07, Stored in CD No.KEND349, in the office of Sub-registrar, Kengeri.

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

The copy of the Gift Deed dated 22/11/2006 could be evidenced from **Document No.17.**

Sy.No.20/7 measuring 28 guntas

27. By virtue of the Order passed in LRF No.2652/1975 C/w 1772/1974-75, dated 24/09/1981, by Land Tribunal, Bangalore South Taluk, the occupancy rights in respect of Sy.No.20/7 measuring 28 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was confirmed in the name of Sri.Basappa S/o. late.Siddappa. Pursuant to that order, the Grant Certificate/Form 10 dated 20/11/1981 has been issued by Special Tahasildar for Land Reforms, Bangalore South Taluk, in the name of Sri.Basappa for the said land. The copy of the Order passed in LRF No.2652/1975 C/w 1772/1974-75 and Form 10 could be evidenced from **Document No.25 and 26 respectively.**

28. By virtue of the Sale deed dated 31/01/1996, the said Sri.Basappa, conveyed the land bearing Sy.No.20/7 measuring 28 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.K.T.Indira W/o. late.Thimmaiah vide. Sale Deed dated 31/01/1996, registered as Document No.12707/95-96, Book-I, Volume 1503, Pages 75 to 78, in the office of Sub-registrar, Kengeri. The copy of the Sale deed dated 31/01/1996 and Special Power of Attorney dated 26/12/1995 executed by K.T.Indira to K.T.Sanath could be evidenced from **Document No.27 and 28 respectively.**

29. Subsequently land bearing Sy.No.20/7 measuring 28 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District has been converted from agricultural purposes to non-agricultural residential purposes vide. Official Memorandum bearing No.B.Dis/ALN/SR(S)236/98-99 dated 21/05/1999, issued by Special Deputy Commissioner, Bangalore District. The copy of the Official Memorandum /Conversion Certificate dated 21/05/1999 could be evidenced from **Document No.29.**

30. By virtue of the Gift Deed dated 29/10/2013, the said Smt.K.T.Indira W/o. late.Thimmaiah conveyed/gifted the converted land bearing Sy.No.20/7 measuring 28 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of her son Smt.K.T.Sanath S/o. late.Thimmaiah. The said Gift Deed dated 29/10/2013, registered as Document No.JAY-1-05116/2013-

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

14, Stored in CD No.JAYD183, in the office of Sub-registrar, Jayanagar. The copy of the Gift Deed dated 29/10/2013 could be evidenced from **Document No.30.**

31. The Khatha certificate and Khatha Extract, both dated 06/09/2013 bearing Katha No.221/20/6 and 20/3, measuring 82,764 sq.ft situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagar Palike bears out the name of Sri.K.T.Sanath as kathedar. The copy of the said Khatha certificate and Khatha Extract, both dated 06/09/2013 could be evidenced from **Document No.31 and 32 respectively.**

32. The Khatha certificate dated 27/12/2008 bearing Katha No.188/Sy.No.20/5 and Sy.no.20/6 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagar Palike bears out the name of Sri.K.T.Sanath as kathedar. The copy of the said Khatha certificate dated 27/12/2008 could be evidenced from **Document No.33.**

33. The Khatha certificate and Khatha Extract, both dated 14/11/2013 bearing Katha No.222/20/7, measuring 30,492 sq.ft situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagar Palike bears out the name of Sri.K.T.Sanath as kathedar. The copy of the said Khatha certificate and Khatha Extract, both dated 14/11/2013 could be evidenced from **Document No.34 and 35 respectively.**

34. The Special Notice dated 01/04/2014 (wrongly mentioned year as 2013 due to oversight) issued by Revenue Officer, Kengeri Sub-Division, BBMP, vide No.DAW-198/KTR-1097/2013-14 bears out that BBMP had amalgamated the BBMP Khatha Nos.221/20/6& 20/3, 222/20/7, 186/188 and registered and assigned Single Khatha No.222/20/3/20/5/20/6/20/7/186/188 in respect of Residentially Converted Land bearing Sy.No.20/3 measuring 1 Acre 25 guntas, Sy.No.20/5 measuring 25 guntas, Sy.No.20/6 measuring 21 guntas, and Sy.No.20/7 measuring 28 guntas, totally measuring 3 Acres 19 guntas situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Special Notice dated 01/04/2014 could be evidenced from **Document No.36.**

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

G.V. Sudhakar
Advocate

M : 98863 59644
O : 080 4219 4390

35. The Khatha certificate and Khatha Extract, both dated 30/04/2014 and 12/09/2019 bearing Khatha No.222/20/3/20/5/20/6/20/7 /186/ 188 measuring 1,51,371 sq.ft situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagar Palike bears out the name of Sri.K.T.Sanath as kathedar. The copy of the said Khatha certificate and Khatha Extract, both dated 30/04/2014 and 12/09/2019 could be evidenced from **Document No.37, 38, 39 and 40.**

36. By virtue of Joint Development Agreement dated 16/10/2019, Sri.K.T.Sanath had entered into a Development Agreement in respect of Residentially Converted Land bearing Sy.No.20/3 measuring 1 Acre 25 guntas, Sy.No.20/5 measuring 25 guntas, Sy.No.20/6 measuring 21 guntas, and Sy.No.20/7 measuring 28 guntas, totally measuring 3 Acres 19 guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, with 'M/s. M Square Properties', represented by its proprietor Sri.Naresh Kumar.H. The said Joint Development Agreement dated 16/10/2019, registered as Document No.SHR-1-02919/2019-20, Stored in CD No.SHRD336, in the Office of Sub-registrar, Jayanagar (Shanthinagar). In pursuance of said Joint Development Agreement, Sri.K.T.Sanath, has also executed a General Power of Attorney dated 16/10/2019, registered as Document No.SHR-4-00140/2019-20, Stored in CD No.SHRD336, in the Office of Sub-registrar, Jayanagar (Shanthinagar) in favor of 'M/s. M Square Properties', represented by its proprietor Sri.Naresh Kumar.H. The copies of Joint Development Agreement dated 16/10/2019 and General Power of Attorney dated 16/10/2019 could be evidenced from **Document Nos.41 and 42.**

37. By virtue of an Agreement of Sale dated 19/12/2020, Sri.K.T.Sanath and 'M/s. M Square Properties', represented by its proprietor Sri.Naresh Kumar.H. offered to sell Residentially Converted Land bearing Sy.No.20/3 measuring 1 Acre 25 guntas, Sy.No.20/5 measuring 25 guntas, Sy.No.20/6 measuring 21 guntas, and Sy.No.20/7 measuring 28 guntas, totally measuring 3 Acres 19 guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of M/s.Elegant Altima, A Partnership Firm. The said Agreement of Sale dated 19/12/2020 is registered as Document No.SHR-1-03971/2020-21, Stored in CD No.SHRD623, in the Office of Sub-registrar Jayanagar (Shantinagar), Bangalore. The said an Agreement of Sale dated 19/12/2020 could be evidenced from **Document No.43.**

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

G.V. Sudhakar
Advocate

M : 98863 59644
O : 080 4219 4390

38. By virtue of Cancellation of Joint Development Agreement dated 26/03/2021, Sri.K.T.Sanath and 'M/s. M Square Properties', represented by its proprietor Sri.Naresh Kumar.H cancelled the Joint Development Agreement dated 16/10/2019. The said Cancellation of Joint Development Agreement dated 26/03/2021, registered as Document No.SHR-1-06545/2020-21, Stored in CD No.SHRD693 in the office of Sub-registrar Jayanagar (Shanthinagar). By virtue of the Cancellation of General Power of Attorney dated 26/03/2021, Sri.K.T.Sanath cancelled the General Power of Attorney dated 16/10/2019, executed in favour of 'M/s. M Square Properties', represented by its proprietor Sri.Naresh Kumar.H. The said Cancellation of General Power of Attorney dated 26/03/2021, registered as Document No.SHR-4-00296/2020-21, Stored in CD No.SHRD693 in the office of Sub-registrar Jayanagar (Shanthinagar). The copies of Cancellation of Joint Development Agreement and Cancellation of General Power of Attorney, both dated 26/03/2021 could be evidenced from **Document Nos.44 and 45 respectively.**

39. By virtue of Sale deed dated 26/03/2021 Sri.K.T.Sanath and 'M/s. M Square Properties', represented by its proprietor Sri.Naresh Kumar.H. conveyed the Residentially Converted Land bearing Sy.No.20/3 measuring 1 Acre 25 guntas, Sy.No.20/5 measuring 25 guntas, Sy.No.20/6 measuring 21 guntas, and Sy.No.20/7 measuring 28 guntas, totally measuring 3 Acres 19 guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of M/s.Elegant Altima, A Partnership Firm. The said Sale deed dated 26/03/2021 is registered as Document No.SHR-1-6548/2020-21, Stored in CD No.SHRD693 in the office of Sub-registrar Jayanagar (Shantinagar), Bangalore. The said Sale deed dated 26/03/2020 could be evidenced from **Document No.46.**

40. On perusal of Receipt No.RE-ifms015-BC/000010 dated 04/06/2021 issued by Bruhath Bengaluru Mahanagara Palike bears out that M/s.Elegant Altima, had paid an amount of Rs.26,37,000/- towards Improvement charges /betterment charges with respect to BBMP Khatha No.222/20/3/20/5/20/6/20/7/186/188 in respect of Residentially Converted Land bearing Sy.No.20/3 measuring 1 Acre 25 guntas, Sy.No.20/5 measuring 25 guntas, Sy.No.20/6 measuring 21 guntas, and Sy.No.20/7 measuring 28 guntas, totally measuring 3 Acres 19 guntas situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Receipt dated 04/06/2021 could be evidenced from **Document No.47.**

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

G.V. Sudhakar
Advocate

M : 96863 59644
O : 080 4219 4390

41. The Special Notice/Uttara patra dated 05/06/2021 issued by Revenue Officer, BBMP, bears out that BBMP Khatha No.222/20/3/20/5/20/6/20/7/186/188 in respect of Residentially Converted Land bearing Sy.No.20/3 measuring 1 Acre 25 guntas, Sy.No.20/5 measuring 25 guntas, Sy.No.20/6 measuring 21 guntas, and Sy.No.20/7 measuring 28 guntas, totally measuring 3 Acres 19 guntas situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District transferred in the name of M/s.Elegant Altima as the khatedar. The copy of the said Special Notice/Uttara patra dated 05/06/2021 could be evidenced from **Document No.48.**

42. The Khatha certificate and Khatha Extract both dated 05/06/2021 bearing Katha No.222/20/3/20/5/20/6/20/7/186/188 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagar Palike bears out the name of M/s.Elegant Altima as kathedar. The copy of the said Khatha certificate and Khatha Extract could be evidenced from **Document No.49 and 50.**

43. RTC extracts for the period 1969-70 to 1999-2000, 2003-04, 2004-05, 2008-09 to 2013-14, 2019-20 in respect of land bearing Sy.No.20/3 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, bears out that it totally measures 1 Acre 28 Guntas including 3 guntas of Kharab. RTC for the period of 1969-70 to 1995-96 bears out the name of Sri.Basappa as the owner in column no.9. RTC for the period 1996-97 to 1999-2000, 2003-04, 2004-05, 2008-09 to 2013-14, 2019-20 bears out the Sri.K.T.Sanath as the owner in column no.3. The copies of RTC extracts could be evidenced from **Document No.51.**

44. RTC extracts for the period 1969-70 to 2019-20 in respect of land bearing Sy.No.20/5 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, bears out that it totally measures 25 Guntas. RTC for the period of 1969-70 to 1996-97 bears out the name of Sri.Basappa as the owner in column no.9. RTC for the period 1997-98 to 2004-05 bears out the Sri.R.Madan as the owner in column no.3. RTC for the period 2005-06 to 2019-20 bears out the name of Smt.K.T.Indira as the owner in column no.3. The copies of RTC extracts could be evidenced from **Document No.52.**

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

G.V. Sudhakar
Advocate

M : 98863 59644
O : 080 4219 4390

45. RTC extracts for the period 1969-70 to 1988-89, 1994-95 to 2019-20 in respect of land bearing Sy.No.20/6 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, bears out that it totally measures 21 Guntas. RTC for the period of 1969-70 to 1986-87 bears out the name of Sri.Gallhanumaiah as the owner in column no.9. RTC for the period 1987-88 to 1988-89, 1994-95 to 1995-96 bears out the Sri.Basappa as the owner in column no.3. RTC for the period 1996-97 to 2019-20 bears out the name of Sri.K.T.Sanath and R.Madan as the owners in column no.3. The copies of RTC extracts could be evidenced from **Document No.53.**

46. RTC extracts for the period 1969-70 to 2013-14 and 2019-20 in respect of land bearing Sy.No.20/7 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, bears out that it totally measures 28 Guntas. RTC for the period of 1969-70 to 1982-83 bears out the name of Smt.Eramma as the owner in column no.9. RTC for the period 1983-84 to 1988-89, 1994-95 to 1996-97 bears out the Sri.Basappa as the owner in column no.3. RTC for the period 1997-98 to 2013-14 and 2019-20 bears out the name of Sri.K.T.Sanath as the owner in column no.3. The copies of RTC extracts could be evidenced from **Document No.54.**

47. The Encumbrance Certificate for the period 01/04/1957 to 31/03/1960 bears out 'nil' encumbrances with respect to land bearing Sy.No.20/3 and Sy.No.20/6 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.55.**

48. The Encumbrance Certificate for the period 01/04/1960 to 31/05/1989 bears out the registration of the Partition Deed dated 05/04/1966 between Basappa and another and otherwise bears out 'nil' encumbrances with respect to land bearing Sy.No.20/3 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.56.**

49. The Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 bears out the registration of the Sale Deed dated 02/02/1996 executed by Basappa to Santh K.T. and otherwise bears out 'nil' encumbrances with respect to land bearing Sy.No.20/3 and Sy.No.20/6 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.57.**

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Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

50. The Encumbrance Certificate for the period (a) 01/04/2004 to 21/10/2009 (b) 21/10/2009 to 10/10/2014 (c) 01/04/2014 to 11/09/2019 bears out 'nil' encumbrances with respect to land bearing Sy.No.20/3 and Sy.No.20/6 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document Nos.58, 59 and 60.**

51. The Encumbrance Certificate for the period 08/03/1965 to 31/03/1988 bears out the registration of the Sale Deed dated 08/03/1965 by Ranumanthappa to Basappa and otherwise bears out 'nil' encumbrances with respect to land bearing Sy.No.20/6 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.61.**

52. The Encumbrance Certificate for the period 01/04/1988 to 31/03/1989 bears out 'nil' encumbrances with respect to land bearing Sy.No.20/5 and Sy.No.20/6 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.62.**

53. The Encumbrance Certificate for the period 01/04/1989 to 31/03/2004 bears out the registrations of (a) Sale deed dated 02/02/1996 by Basappa to H.S.Susheelamma and (b) Sale deed dated 25/11/2003 by H.S.Susheelamma to K.T.Indira and otherwise bears out 'nil' encumbrances with respect to land bearing Sy.No.20/5 and Sy.No.20/6 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.63.**

54. The Encumbrance Certificate for the period 01/04/2004 to 19/07/2011 bears out the registration of the Gift deed by K.T.Indira to K.T.Sanath and otherwise bears out 'nil' encumbrances with respect to land bearing Sy.No.20/5 and Sy.No.20/6 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.64.**

55. The Encumbrance Certificate for the period 19/07/2011 to 10/10/2014 and for the period 01/04/2014 to 11/09/2019 bears out 'nil' encumbrances with respect to land bearing Sy.No.20/5 and Sy.No.20/6 situated at Pattanagere Village, Kengeri Hobli, Bangalore

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

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56. The Encumbrance Certificate for the period 01/04/1960 to 31/05/1989 bears out 'nil' encumbrances with respect to land bearing Sy.No.20/7 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.67.**

57. The Encumbrance Certificate for the period 01/06/1989 to 31/05/1996 bears out the registration of the registration of Sale deed dated 31/01/1996 by Basappa to K.T.Indira and otherwise bears out 'nil' encumbrances with respect to land bearing Sy.No.20/7 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.68.**

58. The Encumbrance Certificate for the period 31/01/1996 to 31/03/2004 bears out the registration of the registration of Sale deed dated 31/01/1996 by Basappa to K.T.Indira and otherwise bears out 'nil' encumbrances with respect to land bearing Sy.No.20/7 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.69.**

59. The Encumbrance Certificate for the period 01/04/2004 to 21/10/2009 bears out 'nil' encumbrances with respect to land bearing Sy.No.20/7 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.70.**

60. The Encumbrance Certificate for the period 21/10/2009 to 15/10/2014 bears out the registration of the registration of Gift deed dated 29/10/2013 by K.T.Indira to K.T.Sanath and otherwise bears out 'nil' encumbrances with respect to land bearing Sy.No.20/7 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.71.**

61. The Encumbrance Certificate for the period 01/04/2014 to 11/09/2019 bears out 'nil' encumbrances with respect to land bearing Sy.No.20/7 situated at Pattanagere Village, Kengeri Hobli, Bangalore

No. 3, 4, 5 & 8, First Floor, Abhayaskama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

South Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.72.**

62. The Encumbrance Certificate for the period 01/04/2019 to 10/01/2022 bears out the registration of the registrations of (a)Joint Development Agreement dated 16/10/2019, between K.T.Sanath and M/s.M.Square Properties, (b) Agreement of Sale dated 19/12/2020, between K.T.Sanath and M/s.Elegant Altima (c) Cancellation of Joint Development Agreement dated 26/03/2021, by M/s.M.Square Properties to K.T.Sanath and (d) Sale deed dated 26/03/2021 by K.T.Sanath to M/s.Elegant Altima and otherwise bears out 'nil' encumbrances with respect to land bearing Sy.No.20/2, 20/5, 20/6 and 20/7 situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.73.**

63. The Endorsement dated 18/10/2019 issued by the Special Tahsildar, Bangalore South Taluk bears out that there are no tenancy application filed against land bearing Sy.No.20/3 measuring 1 Acre 25 Guntas, Sy.No.20/6 measuring 10 Guntas, Sy.No.20/5 measuring 25 guntas, but however there was tenancy application filed against the land bearing Sy.No.20/7 measuring 28 guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement dated 18/10/2019 could be evidenced from **Document No.74.**

64. The Endorsement dated 18/10/2019 issued by the Special Tahsildar, Bangalore South Taluk bears out that there is no tenancy application filed against land bearing Sy.No.20/6 measuring 11 Guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement dated 18/10/2019 could be evidenced from **Document No.75.**

65. The Endorsement bearing No.LRF/CR/142/2019-20 issued by the Assistant Commissioner, Bangalore South Taluk bears out that there are no proceedings initiated under Section 79(A) and (B) of Karnataka Land Reforms Act, 1961 with respect to land bearing Sy.No.20/3 measuring 1 Acre 25 guntas and Sy.NO.20/7 measuring 28 guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement bearing No.LRF/CR/142/2019-20 could be evidenced from **Document No.76.**

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

G.V. Sudhakar
Advocate

M : 98863 59644
O : 080 4219 4390

66. The Endorsement bearing No.LRF/CR/143/2019-20 issued by the Assistant Commissioner, Bangalore South Taluk bears out that there are no proceedings initiated under Section 79(A) and (B) of Karnataka Land Reforms Act, 1961 with respect to land bearing Sy.No.20/5 measuring 25 guntas situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement bearing No.LRF/CR/143/2019-20 could be evidenced from **Document No.77.**

67. The Endorsement bearing No.LRF/CR/141/2019-20 issued by the Assistant Commissioner, Bangalore South Taluk bears out that there are no proceedings initiated under Section 79(A) and (B) of Karnataka Land Reforms Act, 1961 with respect to land bearing Sy.No.20/6 measuring 21 guntas situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement bearing No.LRF/CR/141/2019-20 could be evidenced from **Document No.78.**

68. The Endorsement dated 15/10/2019 issued by the Assistant Commissioner, Bangalore South Taluk bears out that there are no proceedings initiated under PTCL Act with respect to land bearing Sy.No.20/3 measuring 1 Acre 25 guntas and Sy.No.20/7 measuring 28 guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement dated 15/10/2019 could be evidenced from **Document No.79.**

69. The Endorsement dated 15/10/2019 issued by the Assistant Commissioner, Bangalore South Taluk bears out that there are no proceedings initiated under PTCL Act with respect to land bearing Sy.No.20/5 measuring 25 guntas situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement dated 15/10/2019 could be evidenced from **Document No.80.**

70. The Endorsement dated 15/10/2019 issued by the Assistant Commissioner, Bangalore South Taluk bears out that there are no proceedings initiated under PTCL Act with respect to land bearing Sy.No.20/6 measuring 21 guntas situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement dated 15/10/2019 could be evidenced from **Document No.81.**

No. 3, 4, 5 & 8, First Floor, Abhayashrama Complex, 4th Cross,
Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com

G.V. Sudhakar
Advocate

M : 98863 59644
O : 080 4219 4390

71. The Akarbhandh bears out the that (a) land bearing Sy.No.20/3 of Pattanagere Village totally measures 1 Acre 28 guntas including 3 guntas of 'B' Kharab (b) land bearing Sy.No.20/5 of Pattanagere Village totally measures 25 guntas (c) land bearing Sy.No.20/6 of Pattanagere Village totally measures 21 guntas and (d) land bearing Sy.No.20/7 of Pattanagere Village totally measures 28 guntas. The copy of Akharbandh could be evidenced from **Document No.82.**

72. On perusal of the Survey Sketch and Tippany issued by the Village Accountant, it is observed that land in Survey No.20 bifurcated and phodied into 20/1 to 20/15. The copy of Survey documents could be evidenced from **Document No.83**

73. On perusal of Village map of Pattanagere it bears out that Land bearing Sy.No.20 finds its place in village map. The copy of the Village map could be evidenced from **Document No.84.**

SCHEDULE PROPERTY

All that piece and parcel of the Residentially Converted Land bearing Sy.No.20/3 measuring 1 Acre 25 guntas, Sy.No.20/5 measuring 25 guntas, Sy.No.20/6 measuring 21 guntas, and Sy.No.20/7 measuring 28 guntas, totally measuring 3 Acres 19 guntas, situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, now comes within the jurisdiction of Bruhat Bengaluru Mahanagara Palike, Khatha No.222/20/3/20/5/20/6/20/7/186/188 and bounded on:

East by : Road;
West by : Private Property belongs to BHEL;
North by : Private Property belongs to BHEL;
South by : Private Property belongs to BHEL.

CERTIFICATE

I hereby certify that on perusal of the documents furnished to me, it is observed that M/s.Elegant Altima, the Partnership Firm, is the absolute owner of the Schedule Property, having a valid and marketable title to the Schedule Property.

G.V.Sudhakar

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Wilson Garden, Bengaluru - 560 027, Email : sudhakar_advocate@yahoo.com