



To

Date:16/08/2024

M/s. LORVEN VENTURES

Office at No.298, KK Prime,
1st Floor, 5th Cross, Near Carmel School,
Padmanabhanagar, Bangalore-560070

Sir,

Subject: Legal opinion in respect of (1) Residentially converted land bearing Survey No.116/4 measuring 38 Guntas, Survey No.116/8 measuring 36 Guntas, Survey No.116/6 measuring 1.01 Guntas Survey No.116/7 measuring 3 Guntas, Survey No. 116/9 measuring 2 Guntas, Survey No.116/5 measuring 01.08 Guntas, Survey No.116/10 measuring 05.01 Guntas, totally measuring 2 Acres 6.10 Guntas, having amalgamated BBMP Khatha No. 82/598/548/116/2/1, Sy.No.116/8,116/7,116/9,116/5,116/2,116/4 situated at Nagondanahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk, Bangalore District (2) Residentially converted land bearing Sy.No.116/11, Old Sy 116/2, BBMP Khatha No.598/548/116/2, situated at Nagondanahalli Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore District, in total measuring 2 Acres 05.08 Guntas, totally measuring 4 Acres 12.02 Guntas (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.	Index of Lands with respect to the land bearing Sy.No.116/2
2.	Record of Rights No.227
3.	Sale deed dated 21/09/1954, registered as Document No.3057/1954-55, Book-I, Volume 1432, Pages 188 to 189 in the office of Sub-registrar, Bangalore Taluk.
4.	Sale deed dated 28/09/1959, registered as Document No.3055/1959-60, Book-I, Volume 132, Pages 242 to 245 in the office of Sub-registrar, Bangalore South Taluk.
5.	Sale deed dated 26/09/1940, registered as Document No.1078/1940-41, Book-I, Pages 240 to 242, in the office of Sub-registrar, Bangalore Taluk
6.	Record of Rights No.580



7.	Sale deed dated 17/02/1944, registered as Document No.4088/1943-44, Book-I, Volume 680, Pages 150 to 151, in the office of Sub-registrar, Bangalore Taluk.
8.	Record of Rights No.581
9.	Sale deed dated 17/01/1947, registered as Document No.4079/1946-47, Book-I, Volume 879, Pages 181 to 182, in the office of Sub-registrar, Bangalore Taluk
10.	Record of Rights No.616
11.	Sale deed dated 18/03/1949, registered as Document No.5564/1948-49, Book-I, Volume 1050, Pages 217 to 219, in the office of Sub-registrar, Bangalore Taluk
12.	Sale deed dated 17/10/1949, registered as Document No.2288/1949-50, Book-I, Volume 1099, Pages 95 to 97 in the office of Sub-registrar, Bangalore Taluk
13.	Sale deed dated 07/08/1956, registered as Document No.3662/1956-57, Book-I, Volume 1552, Pages 135 to 136 in the office of Sub-registrar, Bangalore Taluk
14.	Sale deed dated 08/09/1971, registered as Document No.3161/1971-72, Book-I, Volume 890, Pages 225 to 227 in the office of Sub-registrar, Bangalore South Taluk
15.	Sale deed dated 12/09/1972, registered as Document No.3730/1972-73, Book-I, Volume 957, Pages 195 to 196 in the office of Sub-registrar, Bangalore South Taluk
16.	Sale deed dated 11/05/1955, registered as Document No.924/1955-56, Book-I, Volume 1408, Pages 75 to 76 in the office of Sub-registrar, Bangalore Taluk.
17.	Sale deed dated 15/09/1955, registered as Document No.3777/1962-63, Book-I, Volume 348, Pages 83 to 86 in the office of Sub-registrar, Bangalore Taluk
18.	Sale deed dated 17/02/1964, registered as Document No.5432/1962-63, Book-I, Volume 439, Pages 70 to 71 in the office of Sub-registrar, Bangalore South Taluk
19.	Sale deed dated 13/12/1967, registered as Document No.4378/1967-68, Book-I, Volume 679, Pages 16 to 18 in the office of Sub-registrar, Bangalore South Taluk.
20.	Sale deed dated 08/09/1971, registered as Document No.3160/1971-72, Book-I, Volume 893, Pages 208 to 210 in the office of Sub-registrar, Bangalore South Taluk
21.	Sale deed dated 03/10/1974, registered as Document No.5579/1974-75, Book-I, Volume 1084, Pages 156 to 157 in the office of Sub-registrar, Bangalore South Taluk
22.	Mutation Register Extract No.11/1991-92

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23.	Partition Deed dated 02/05/2002 registered as Document No.1604/2002-03, book-I, Volume 2468, pages 204 to 210, in the office of Sub-registrar, Krishnarajapuram
24.	Mutation Register Extract No.23/2002-03
25.	Sale deed dated 26/06/2004, registered as Document No.KRI-1-08352/2004-05, Stored in CD No.KRID59, in the office of Sub-registrar, Krishnarajapura
26.	Mutation Register Extract No.13/2004-05
27.	Official Memorandum/ Conversion Certificate bearing No. ALN/(E.K.H.W.) S.R./148/2011-12 dated 04/05/2012
28.	Khatha Certificate dated 12/07/2022 of Khatha No.598/548/Sy.No.116/2
29.	Khatha Extract dated 12/07/2022 of Khatha No.598/548/Sy.No.116/2
30.	Special notice dated 16/01/2024, issued by Assistant Revenue officer, Mahadevapura, Bengaluru
31.	Khatha Certificate dated 17/01/2024 of Khatha No.598/548/Sy.No.116/2
32.	Khatha Extract dated 17/01/2024 of Khatha No.598/548/Sy.No.116/2
33.	Khatha Certificate dated 17/01/2024 of Khatha No.598/548/Sy.No.116/2/1
34.	Khatha Extract dated 17/01/2024 of Khatha No.598/548/Sy.No.116/2/1
35.	Tax paid receipt for the year 2023-24
36.	Confirmation Deed dated 07/09/2023, registered as Document No.INR-1-07796/2023-24, in the office of Sub-registrar, Shivajinagar (Indiranagar)
37.	Sale deed dated 01/10/2005 registered as Document No.KRI-1-07999/2005-06, Stored in CD No.KRID155, in the office of Sub-registrar, Krishnarajapura.
38.	Mutation Register Extract No.16/2005-06
39.	Official Memorandum/ Conversion Certificate bearing No. ALN/(E.K.H.W.) S.R./66/2012-13 dated 10/10/2012
40.	Mutation Register Extract No.T10/2012-13
41.	Sale agreement dated 04/10/2021, registered as Document No.VRT-1-03341/2021-22, stored in CD No.VRTD1040 in the office of Sub-registrar, Shivajinagar (Varthur)
42.	Power of Attorney dated 23/08/2021, registered as Document No.VRT-4-00107/2021-22, Stored in CD No.VRTD1009, in the office of Sub-registrar, Shivajinagar (Varthur)



43.	Confirmation Deed dated 17/01/2022, registered as Document No.INR-1-09945/2021-22, stored in CD No.INRD985 in the office of Sub-registrar, Shivajinagar (Indiranagar).
44.	Sale deed dated 17/01/2022, registered as Document No.INR-1-09946/2021-22 Stored in CD No.INRD985 in the office of Sub-registrar, Shivajinagar (Indiranagar)
45.	Special Notice dated 07/07/2022 issued by Assistant Revenue Officer, Mahadevapura, BBMP
46.	Khatha Certificate dated 17/01/2024 of Khatha No.598/548/Sy.No.116/2/1
47.	Khatha Extract dated 14/07/2022 of Khatha No.2101/698/Sy.No.116/2
48.	Tax paid receipt for the year 2023-24
49.	Sale deed dated 26/12/2006, registered as Document No.KRI-1-30701/2006-07, Stored in CD No.KRID279, in the office of Sub-registrar, Krishnarajapura
50.	Mutation Register Extract No.44/2006-07
51.	Mutation Register Extract No.68/2011-12
52.	Sale deed dated 23/08/2021, registered as Document No.SHV-1-01909/2021-22 Stored in CD No.SHVD927 in the office of Sub-registrar, Shivajinagar
53.	Mutation Register Extract No.H4/2021-22
54.	Official Memorandum/ Conversion Certificate bearing No. ALN/(E.K.H.W.) S.R./50/2022-23 dated 17/01/2023
55.	Confirmation Deed dated 31/08/2021, registered as Document No.SHV-1-02157/2021-22, stored in CD No.SHVD933 in the office of Sub-registrar, Shivajinagar
56.	Improvement charges/ betterment charges Receipt No.RE-ifms373-BC/000545, dated 01/02/2023
57.	Special Notice dated 01/02/2023 issued by Assistant Revenue Officer, Mahadevapura, BBMP
58.	Khatha Certificate dated 08/02/2023 of Khatha No.2149/703/Sy.No.116/6
59.	Khatha Extract dated 08/02/2023 of Khatha No.2149/703/Sy.No.116/6
60.	Tax paid receipt for the year 2023-24
61.	Sale deed dated 17/12/2004, registered as Document No.KRI-1-25661/2004-05 Stored in CD No.KRID97, in the office of Sub-registrar, Krishnarajapura
62.	Mutation Register Extract No.78/2004-05

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63.	Rectification Deed dated 28/10/2021, registered as Document No.SHV-1-03721/2021-22, Stored in CD No.SHVD972, in the office of Sub-registrar, Shivajinagar
64.	Sale deed dated 28/10/2021, registered as Document No.SHV-1-03730/2021-22, Stored in CD No.SHVD972, in the office of Sub-registrar, Shivajinagar
65.	Mutation Register Extract No.H8/2021-22
66.	Official Memorandum/ Conversion Certificate bearing No. ALN/(E.K.H.W.) S.R./51/2022-23 dated 04/01/2023
67.	Improvement charges/ betterment charges a Receipt No.RE-ifms373-BC/000543, dated 01/02/2023
68.	Special Notice dated 01/02/2023 issued by Assistant Revenue Officer, Mahadevapura, BBMP
69.	Khatha Certificate dated 08/02/2023 of Khatha No.2148/702/Sy.No.116/7
70.	Khatha Extract dated 08/02/2023 of Khatha No.2148/702/Sy.No.116/7
71.	Partition Deed dated 07/01/2012, registered as Document No.VRT-1-07323/2011-12, Stored in CD No. VRTD142, in the office of Sub-registrar Varthur
72.	Mutation Register Extract No.H68/2011-12
73.	Official Memorandum/ Conversion Certificate bearing No. ALN/(E.K.L.H.) S.R./38/13-14 dated 24/09/2013
74.	Official Memorandum/ Conversion Certificate bearing No. ALN/(E.K.L.H.) S.R./39/13-14 dated 24/09/2013
75.	Sale deed dated 07/03/2014, registered as Document No.MDP-1-06234/2013-14, Stored in CD No.MDPD141, in the office of Sub-registrar, Shivajinagar (Mahadevapura)
76.	Deed of Declaration of Amalgamation dated 18/06/2014, registered as Document No.MDP-1-01245/2014-15, Stored in CD No.MDPD145, in the Office of Sub-registrar, Shivajinagar (Mahadevapura)
77.	Special Notice dated 01/07/2014
78.	Khatha Certificate dated 02/07/2014 of Khatha No.598/548
79.	Khatha Extract dated 02/07/2014 of Khatha No.598/548
80.	Cancellation Deed dated 31/05/2017, registered as Document No.SHV-1-01216/2017-18, Stored in CD No.SHVD250, in the Office of Sub-registrar, Shivajinagar
81.	Special Notice dated 02/07/2022 issued by Assistant Revenue Officer, Mahadevapura, BBMP
82.	Khatha Certificate dated 12/07/2022 of Khatha No.598/548/1/Sy.No.116/8



83.	Khatha Extract dated 12/07/2022 of Khatha No.598/548/1/Sy.No.116/8
84.	Tax paid receipt for the year 2023-24
85.	Khatha Certificate dated 12/07/2022 of Khatha No.598/548/3/Sy.No.116/1
86.	Khatha Extract dated 12/07/2022 of Khatha No.598/548/3/Sy.No.116/1
87.	Tax paid receipt for the year 2023-24
88.	Gift Deed dated 06/07/2015, registered as Document No.BDH-1-00810/2015-16, stored in CD No.BDHD120, in the office of Sub-registrar, Shivajinagar (Bidarahalli)
89.	Mutation Register Extract No.H2/2015-16
90.	Cancellation of Gift Deed dated 13/12/2017, registered as Document No.VRT-1-04565/2017-18, Stored in CD No.VRTD352, in the office of Sub-registrar, Shivajinagar (Varthur)
91.	Sale deed dated 23/01/2018, registered as Document No.SHV-1-06349/2017-18, Stored in CD No.SHVD265, in the office of Sub-registrar, Shivajinagar
92.	Sale deed dated 23/01/2018, registered as Document No.SHV-1-06355/2017-18, Stored in CD No.SHVD265, in the office of Sub-registrar, Shivajinagar
93.	Sale deed dated 10/11/2021, registered as Document No.INR-1-07025/2021-22, Stored in CD No.INRD934, in the office of Sub-registrar, Shivajinagar (Indiranagar)
94.	Gift deed dated 01/12/2015, registered as Document No.BDH-1-02516/2015-16 Stored in CD No.BDHD123 in the office of Sub-registrar, Shivajinagar (Bidarahalli)
95.	Mutation Register Extract No.H12/2015-16
96.	Cancellation of Gift Deed dated 23/03/2018, registered as Document No.BNS-1-18509/2017-18, Stored in CD No.BNSD646, in the office of Sub-registrar, Shivajinagar (Banasawadi)
97.	Sale agreement dated 02/05/2011
98.	Entire Order sheet, Complaint along with Memo of Withdrawal in O.S.23/2013 on the file of Principle Senior Civil Judge, Bangalore Rural District
99.	Entire order sheet, Complaint and Memo for Withdrawal in O.S.1251/2013 on the file of Principle II Civil Judge, Bangalore Rural District
100.	Agreement of Sale dated 27/08/2021, registered as Document No.INR-1-04119/2021-22, Stored in CD No. INRD885, in the office of Shivajinagar (Indiranagar).



101.	Sale deed dated 20/12/2021, registered as Document No.INR-1-08807/2021-22, Stored in CD No.INRD964, in the office of Sub-registrar, Shivajinagar (Indiranagar).
102.	Official Memorandum/ Conversion Certificate bearing No. ALN/(E.K.H.W.) S.R./35/2021-22 dated 15/12/2021
103.	Special Notice dated 07/07/2023 issued by Assistant Revenue Officer, Mahadevapura, BBMP
104.	Khatha Certificate dated 14/07/2022 of Khatha No.2102/Municipal No.699/Sy.No.116/4
105.	Khatha Extract dated 14/07/2022 of Khatha No.2102/Municipal No.699/Sy.No.116/4
106.	Gift deed dated 28/06/2017, registered as Document No.SHV-1-01795/2017-18 Stored in CD No.SHVD252 in the office of Sub-registrar, Shivajinagar
107.	Sale agreement dated 16/06/2020, registered as Document No.VRT-1-00462/2020-21, Stored in CD No.VRTD721, in the office of Sub-registrar, Shivajinagar (Varthur).
108.	Cancellation of Sale Agreement dated 05/10/2020, registered as Document No.VRT-1-02488/2020-21, Stored in CD No.VRTD797, in the office of Sub-registrar, Shivajinagar (Varthur)
109.	Sale deed dated 05/11/2020, registered as Document No.VRT-1-03345/2020-21, Stored in CD No.VRTD820, in the office of Sub-registrar, Shivajinagar (Varthur).
110.	Mutation Register Extract No.H10/2020-21
111.	Official Memorandum/ Conversion Certificate bearing No. ALN/(E.K.H.W.) S.R./49/2022-23 dated 04/01/2023
112.	Sale deed dated 09/01/2023, registered as Document No.INR-1-12824/2022-23, Stored in CD No.INRD1254 in the office of Sub-registrar, Shivajinagar (Indiranagar).
113.	Improvement charges/ betterment charges Receipt No.RE-ifms373-BC/000544, dated 01/02/2023.
114.	Special Notice dated 01/02/2023 issued by Assistant Revenue Officer, Mahadevapura, BBMP
115.	Khatha Certificate dated 08/02/2023 of Khatha No.2150/704/Sy.No.116/5
116.	Khatha Extract dated 08/02/2023 of Khatha No.2150/704/Sy.No.116/5
117.	Tax paid receipt for the year 2023-24
118.	Partnership Deed dated 17/12/2021 along with Certificate of Registrar of Firms
119.	Special notice dated 20/05/2023, issued by Assistant Revenue officer, Mahadevapura, Bengaluru



120.	Khatha Certificate dated 22/05/2023 of Khatha No. 2149/703, Sy.No.116/8, 116/6, 116/7, 116/9, 116/5, 116/2, 116/4
121.	Khatha Extract dated 22/05/2023 of Khatha No. 2149/703, Sy.No.116/8, 116/6, 116/7, 116/9, 116/5, 116/2, 116/4
122.	Joint Development Agreement dated 07/09/2023, registered as Document No.INR-1-07797/2023-24, in the Office of Sub-registrar, Shivajinagar (Indiranagar).
123.	Deed of Rectification of Joint Development Agreement dated 19/01/2024, registered as Document No.INR-1-13974/2023-24, in the office of Sub-registrar, Shivajinagar (Indiranagar).
124.	General Power of Attorney dated 07/09/2023, registered as Document No.INR-4-00579/2023-24, in the Office of Sub-registrar, Shivajinagar (Indiranagar).
125.	Deed of Rectification of General Power of Attorney dated 19/01/2024, registered as Document No.INR-4-01093/2023-24, in the office of Sub-registrar, Shivajinagar (Indiranagar)
126.	Deed of Amalgamation dated 19/01/2024, registered as Document No.INR-1-13975/2023-24, in the office of Sub-registrar, Shivajinagar (Indiranagar)
127.	Special notice dated 19/02/2024, issued by Assistant Revenue officer, Mahadevapura, Bengaluru
128.	Khatha Certificate of Khatha No. 82/598/548/116/2/1, Sy.No.116/8, 116/7, 116/9, 116/5, 116/2, 116/4
129.	Khatha Extract of Khatha No. 82/598/548/116/2/1, Sy.No.116/8, 116/7, 116/9, 116/5, 116/2, 116/4
130.	Tax paid receipt for the year 2024-25
131.	RTC extracts for Sy.No.116/2
132.	RTC extracts for Sy.No.116/2
133.	RTC extracts for Sy.No.116/4
134.	RTC extracts for Sy.No.116/5
135.	RTC extracts for Sy.No.116/6
136.	RTC extracts for Sy.No.116/7
137.	RTC extracts for Sy.No.116/8
138.	RTC extracts for Sy.No.116/9
139.	RTC extracts for Sy.No.116/10
140.	RTC extracts for Sy.No.116/11
141.	Encumbrance Certificate for the period 01/04/1924 to 14/02/1957
142.	Encumbrance Certificate for the period 15/02/1957 to 31/05/1989



143.	Encumbrance Certificates for the period 01/06/1989 to 31/03/2004
144.	Encumbrance Certificate for the period 01/04/2004 to till 06/02/2013
145.	Encumbrance Certificate for the period 01/04/2004 to till 16/06/2013
146.	Encumbrance Certificate for the period 01/04/2012 to till 20/12/2017
147.	Encumbrance Certificate for the period 01/04/2004 to till 16/04/2024
148.	Encumbrance Certificate for the period 01/04/2004 to till 16/04/2024
149.	Encumbrance Certificate for the period 01/04/2004 to till 16/04/2024
150.	Encumbrance Certificate for the period 01/04/2004 to till 16/04/2024
151.	Encumbrance Certificate for the period 01/04/2004 to till 16/04/2024
152.	Encumbrance Certificate for the period 01/04/2004 to till 16/04/2024
153.	Encumbrance Certificate for the period 01/04/2004 to till 16/04/2024
154.	Endorsement dated 31/05/2013, issued by Tahsildar, Bangalore North Taluk, Bangalore District
155.	Nil Tenancy Certificate bearing No.RD0038115412736 dated 30/05/2024 issued by the Tahsildar, Bangalore East Taluk
156.	Endorsement bearing No.PTCL/BE/CR/140/2024-25 dated 30/05/2024 issued by the Assistant Commissioner, Bangalore South Division, Bangalore
157.	Akarbhandh
158.	Survey Sketch and Tippany issued by the Village Accountant
159.	Nagondanahalli Village map



FLOW OF TITLE

1. On perusal of Index of Lands with respect to the land bearing Sy.No.116/2 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, bears out that it totally measures 4 Acres 21 Guntas excluding 4 Guntas and the name of Sri.Dhobi Guddeppa S/o. Channa as the owner as per Record of Rights No.227. The copy of the Index of Lands and Record of rights No.227 could be evidenced from **Document Nos.1 and 2.**
2. Subsequently there was oral partition between Sri.Dhobi Guddeppa and brothers and as per oral partition, Sri.Ramaiah S/o. Dhobi Chennappa alias Channa was the absolute owner of the land measuring 2 Acres 10 Guntas and Sri.Muniyappa S/o Dhobi Chennappa alias Channa was the absolute owner of land measuring 2 Acres 11 Guntas.
3. By virtue of the Sale deed dated 21/09/1954, Sri.Ramaiah S/o. Dhobi Channappa conveyed the land bearing Sy.No.116/2 measuring 2 Acres 10 ½ Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.Venkatagiriappa S/o. Ramanna. The said Sale deed is registered as Document No.3057/1954-55, Book-I, Volume 1432, Pages 188 to 189 in the office of Sub-registrar, Bangalore Taluk. The copy of said Sale deed dated 21/09/1954 could be evidenced from **Document No.3.**
4. By virtue of the Sale deed dated 28/09/1959, Sri.Venkatagiriappa S/o. Ramanna, conveyed the land bearing Sy.No.116/2 measuring 2 Acres 10 ½ Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.D.Krishnappa S/o. late.Guddeppa. The said Sale deed is registered as Document No.3055/1959-60, Book-I, Volume 132, Pages 242 to 245 in the office of Sub-registrar, Bangalore South Taluk. The copy of said Sale deed dated 28/09/1959 could be evidenced from **Document No.4.**
5. By virtue of the Sale deed dated 26/09/1940, Sri.Dhobi Muniyappa S/o. Chennappa, conveyed the land bearing Sy.No.116/2 (it is wrongly mentioned as Sy.no.16/2) measuring 2 Acres 10 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Smt.Munichikkamma W/o. Sampanappa. The said Sale deed is



registered as Document No.1078/1940-41, Book-I, Pages 240 to 242, in the office of Sub-registrar, Bangalore Taluk. The said transaction could be evidenced from Index of Lands and Record of Rights No.580. The copy of said Sale deed dated 26/09/1940 and Record of Rights No.580 could be evidenced from **Document No.5 and 6.**

6. By virtue of the Sale deed dated 17/02/1944, Smt.Munichikkamma W/o. Sampanappa, conveyed the land bearing Sy.No.116/2 (it is wrongly mentioned as Sy.no.16/2) measuring 2 Acres 10 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri. Muniyappa S/o. Chennappa. The said Sale deed is registered as Document No.4088/1943-44, Book-I, Volume 680, Pages 150 to 151, in the office of Sub-registrar, Bangalore Taluk. The said transaction could be evidenced from Index of Lands and Record of Rights No.581. The copy of said Sale deed dated 17/02/1944 and Record of Rights No.581 could be evidenced from **Document No.7 and 8.**
7. By virtue of the Sale deed dated 17/01/1947, Sri.Dhobi Muniyappa S/o. Chennappa, conveyed the land bearing Sy.No.116/2 measuring 2 Acres 11 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.Narasimhaiah S/o. Venkateshappa. The said Sale deed is registered as Document No.4079/1946-47, Book-I, Volume 879, Pages 181 to 182, in the office of Sub-registrar, Bangalore Taluk. The said transaction could be evidenced from Index of Lands and Record of Rights No.616. The copy of said Sale deed dated 17/01/1947 and Record of Rights No.616 could be evidenced from **Document No.9 and 10.**
8. By virtue of the Sale deed dated 18/03/1949, Sri.Narasimhaiah S/o. Venkateshappa conveyed the land bearing Sy.No.116/2 measuring 2 Acres 11 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.Dhobi Muniyappa S/o. Chennappa. The said Sale deed is registered as Document No.5564/1948-49, Book-I, Volume 1050, Pages 217 to 219, in the office of Sub-registrar, Bangalore Taluk. The copy of said Sale deed dated 18/03/1949 could be evidenced from **Document No.11.**



9. By virtue of the Sale deed dated 17/10/1949, Sri.Dhobi Muniyappa S/o. Chennappa, conveyed the land bearing Sy.No.116/2 measuring 2 Acres 11 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.Thimmarayappa S/o. Hiriappa. The said Sale deed is registered as Document No.2288/1949-50, Book-I, Volume 1099, Pages 95 to 97 in the office of Sub-registrar, Bangalore Taluk. The copy of said Sale deed dated 17/10/1949 could be evidenced from **Document No.12.**
10. By virtue of the Sale deed dated 07/08/1956, Sri.Thimmarayappa S/o. Hiriappa, conveyed portion of the land bearing Sy.No.116/2 measuring 1 Acre 5 ½ Guntas out of 2 Acres 11 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.D.Krishnappa S/o. late.Guddappa. The said Sale deed is registered as Document No.3662/1956-57, Book-I, Volume 1552, Pages 135 to 136 in the office of Sub-registrar, Bangalore Taluk. The copy of said Sale deed dated 07/08/1956 could be evidenced from **Document No.13.**
11. By virtue of the Sale deed dated 08/09/1971, Sri.D.Krishnappa S/o. late.Guddeppa, conveyed the land bearing Sy.No.116/2 measuring 1 Acre 5 ½ Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Smt.Nagamma W/o. late.Hucheerappa. The said Sale deed is registered as Document No.3161/1971-72, Book-I, Volume 890, Pages 225 to 227 in the office of Sub-registrar, Bangalore South Taluk. The copy of said Sale deed dated 08/09/1971 could be evidenced from **Document No.14.**
12. By virtue of the Sale deed dated 12/09/1972, Smt.Nagamma W/o. late.Hucheerappa, conveyed the land bearing Sy.No.116/2 measuring 1 Acre 5 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.D.Krishnappa S/o. late.Guddeppa. The said Sale deed is registered as Document No.3730/1972-73, Book-I, Volume 957, Pages 195 to 196 in the office of Sub-registrar, Bangalore South Taluk. The copy of said Sale deed dated 12/09/1972 could be evidenced from **Document No.15.**

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13. By virtue of the Sale deed dated 11/05/1955, Sri.Thimmarayappa S/o. Hiriappa conveyed land measuring 1 Acre 5 ½ Guntas, in Sy.No.116/2 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.Muniyappa S/o. Dhobi Channappa. The said Sale deed is registered as Document No.924/1955-56, Book-I, Volume 1408, Pages 75 to 76 in the office of Sub-registrar, Bangalore Taluk. The said Sale deed dated 11/05/1955 could be evidenced from **Document No.16.**
14. By virtue of the Sale deed dated 15/09/1955, Sri.Muniyappa S/o. Dhobi Channappa, conveyed land measuring 1 Acre 5 ½ Guntas in Sy.No.116/2 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.Byrappa S/o. Venkatappa. The said Sale deed is registered as Document No.3777/1962-63, Book-I, Volume 348, Pages 83 to 86 in the office of Sub-registrar, Bangalore Taluk. The copy of said Sale deed dated 15/09/1955 could be evidenced from **Document No.17.**
15. By virtue of the Sale deed dated 17/02/1964, Sri.Byrappa S/o. Venkatappa, conveyed land measuring 1 Acre 5 ½ Guntas, in Sy.No.116/2 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.Muniyappa S/o. Dhobi Channappa. The said Sale deed is registered as Document No.5432/1962-63, Book-I, Volume 439, Pages 70 to 71 in the office of Sub-registrar, Bangalore South Taluk. The copy of said Sale deed dated 17/02/1964 could be evidenced from **Document No.18.**
16. By virtue of the Sale deed dated 13/12/1967, Sri.Dhobi Muniyappa S/o. Dhobi Chennappa along with his children Sri.Abbaiah, Sri.Ramakrishna, conveyed the land bearing Sy.No.116/2 measuring 1 Acre 5 ½ Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.R.Narayanappa S/o. late.Ramaiah. The said Sale deed is registered as Document No.4378/1967-68, Book-I, Volume 679, Pages 16 to 18 in the office of Sub-registrar, Bangalore South Taluk. The copy of said Sale deed dated 13/12/1967 could be evidenced from **Document No.19.**



17. By virtue of the Sale deed dated 08/09/1971, Sri.R.Narayanappa S/o. late.Ramaiah, conveyed the land bearing Sy.No.116/2 measuring 1 Acre 5 ½ Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Smt.Munivenkatamma W/o. late. G.B.Byrappa. The said Sale deed is registered as Document No.3160/1971-72, Book-I, Volume 893, Pages 208 to 210 in the office of Sub-registrar, Bangalore South Taluk. The copy of said Sale deed dated 08/09/1971 could be evidenced from **Document No.20**.
18. By virtue of the Sale deed dated 03/10/1974, Smt.Munivenkatamma W/o. late. G.B.Byrappa, conveyed the land bearing Sy.No.116/2 measuring 1 Acre 5 ½ Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.D.Krishnappa S/o. late.Guddappa. The said Sale deed is registered as Document No.5579/1974-75, Book-I, Volume 1084, Pages 156 to 157 in the office of Sub-registrar, Bangalore South Taluk. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Sri.D.Krishnappa vide. Mutation Register Extract No.11/1991-92. The copies of said Sale deed dated 03/10/1974 and Mutation Register Extract No.11/1991-92 could be evidenced from **Document Nos.21 and 22**.
19. Thus in the aforesaid sale deeds, Sri.D.Krishnappa become the absolute owner of the Land bearing Sy.No.116/2 measuring 4 Acres 21 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District.
20. Subsequently a Partition Deed dated 02/05/2002 was effected between Sri.D.Krishnappa S/o. late. Guddappa, his brother Sri.Chennappa S/o. late. Guddappa and Sri.N.C.Muniraju S/o. late. Chennarayappa (Chennarayappa S/o. late. Guddappa). The said Partition Deed is registered as Document No.1604/2002-03, book-I, Volume 2468, pages 204 to 210, in the office of Sub-registrar, Krishnarajapuram. In the said Partition Deed, Sri.D.Krishnappa was allotted the land measuring 2 Acres 12 ½ guntas and Sri.N.C.Muniraju was allotted land measuring 2 Acres 8 ½ Guntas in Sy.No.116/2, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of the Partition Deed dated 02/05/2002 could be evidenced from **Document No.23**.



21. Subsequently the khatha of the land bearing Sy.No.116/2 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District was mutated in the names of Sri.Krishnappa and N.C.Muniraju in accordance with partition deed dated 02/05/2002 vide Mutation Register Extract No.23/2002-03. The copy of the Mutation Register Extract No.23/2002-03 could be evidenced from **Document No.24.**

Title flow of Sy.No.116/11, Old Sy.No.116/2 measuring 2 Acres 5 ½ Guntas out of 2 Acres 5 ½ Guntas

22. By virtue of the Sale deed dated 26/06/2004, Sri.N.C.Muniraju S/o. late.Channayarayappa conveyed the land bearing Sy.No.116/2 measuring 2 Acres 8 ½ Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.Atheeq Sulaiman S/o. Sulaiman Hashim. The said Sale deed is registered as Document No.KRI-1-08352/2004-05, Stored in CD No.KRID59, in the office of Sub-registrar, Krishnarajapura. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Sri.Atheeq Sulaiman vide Mutation Register Extract No.13/2004-05. The copy of the Sale deed dated 26/06/2004 and Mutation Register Extract No.13/2004-05 could be evidenced from **Document Nos.25 and 26.**

23. The said Sri.Atheeq Sulaiman applied for the conversion of the Land bearing Sy.No.116/2, measuring 2 Acres 8 ½ Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, from Agricultural purposes to Non-Agricultural Residential purposes. The Deputy Commissioner, Bangalore District vide his Official Memorandum/ Conversion Certificate bearing No. ALN/(E.K.H.W.) S.R./148/2011-12 dated 04/05/2012 converted the aforesaid land from Agricultural purposes to Non-Agricultural Residential purposes. The copy of the said Conversion Certificate could be evidenced from **Document No.27.**

24. The land bearing Sy.No.116/2 was subject matter of Phodi and the land in possession of Sri.Atheeq Sulaiman was assigned with New Sy.No.116/11.

25. The land bearing Sy.No.116/2 of Nagondanahalli Village came within the jurisdiction of BBMP and the said authority assigned Khatha No.598/548/Sy.No.116/2 for the property belonging to Sri.Atheeq Sulaiman.

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26. The Khatha Certificate and Khatha Extract dated 12/07/2022 of Khatha No.598/548/Sy.No.116/2 with respect to Land bearing Sy.No.116/2, New Sy.No.116/11 measuring 2 Acres 8 ½ Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District bears out the name of Sri.Atheeq Sulaiman as the Khatedar. The copies of Khatha Certificate and Khatha Extract dated 12/07/2022 could be evidenced from **Document Nos.28 and 29.**
27. On perusal of the Special notice dated 16/01/2024, issued by Assistant Revenue officer, Mahadevapura, Bengaluru, it is observed that said authority has bifurcated the portion of land measuring 3 Guntas measuring 2 Acres 8 ½ Guntas, of Khatha No.598/548/Sy.No.116/2 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, due to passing of road in between said Sy.No.116/2. The said authority assigned New Khatha No.598/548/116/2 for the land measuring 3 Guntas which is situated towards other side of the kharab land and continued the same khatha number to the remaining portion of land measuring 2 Acres 5 ½ guntas. The copy of the Special Notice dated 16/01/2024 could be evidenced from **Document No.30.**
28. The Khatha Certificate and Khatha Extract dated 17/01/2024 of Khatha No.598/548/Sy.No.116/2 with respect to Land bearing Sy.No.116/2, New Sy.No.116/11 measuring 2 Acres 5 ½ Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District bears out the name of Sri.Atheequ Sulaiman as the Khatedar. The copies of Khatha Certificate and Khatha Extract dated 17/01/2024 could be evidenced from **Document Nos.31 and 32.**
29. The Khatha Certificate and Khatha Extract dated 17/01/2024 of Khatha No.598/548/Sy.No.116/2/1 with respect to Land bearing Sy.No.116/2, New Sy.No.116/11 measuring 3 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District bears out the name of Sri.Atheequ Sulaiman as the Khatedar. The copies of Khatha Certificate and Khatha Extract dated 17/01/2024 could be evidenced from **Document Nos.33 and 34.**
30. The Tax paid receipt for the year 2023-24 issued by BBMP bears out that Sri.Atheeq Sulaiman had paid property tax for the said year for the Khatha No.598/548, with respect to Land bearing Sy.No.116/2,

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New Sy.No.116/11, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore District. The copy of the Tax paid receipt for the year 2023-24 could be evidenced from **Document No.35.**

31. By virtue of the Confirmation Deed dated 07/09/2023, Smt.Uma D/o. late.Channarayappa confirmed the right, title and interest of Land bearing Land bearing Sy.No.116/2, New Sy.No.116/11, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.Atheeq Sulaiman. The said Confirmation Deed is registered as Document No.INR-1-07796/2023-24, in the office of Sub-registrar, Shivajinagar (Indiranagar). The copy of Confirmation Deed dated 07/09/2023 could be evidenced from **Document No.36.**

Title flow of Sy.No.116/10, Old Sy.No.116/2 measuring 0A-05.01 Guntas

32. By virtue of the Sale deed dated 01/10/2005 Sri.D.Krishnappa S/o. late.Guddappa along with his sons Sri.Venkatesh and Sir.Mallikarjuna, conveyed the land bearing Sy.No.116/2 measuring 0A- 05.01 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.C.L.Reddy S/o. C.Ramappa. The said Sale deed is registered as Document No.KRI-1-07999/2005-06, Stored in CD No.KRID155, in the office of Sub-registrar, Krishnarajapura. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Sri.C.L.Reddy vide. Mutation Register Extract No.16/2005-06. The copy of the Sale deed dated 01/10/2005 and Mutation Register Extract No.16/2005-06 could be evidenced from **Document Nos.37 and 38.**
33. The said Sri.C.L.Reddy applied for the conversion of the Land bearing Sy.No.116/2, measuring 0A-05.01 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, from Agricultural purposes to Non-Agricultural Residential purposes. The Deputy Commissioner, Bangalore District vide. his Official Memorandum/ Conversion Certificate bearing No. ALN/(E.K.H.W.) S.R./66/2012-13 dated 10/10/2012 converted the aforesaid land from Agricultural purposes to Non-Agricultural Residential purposes. The copy of the said Conversion Certificate, fee paid challan and conversion sketch could be evidenced from **Document No.39.**

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34. The land bearing Sy.No.116/2 was subject matter of Phodi and the land in possession of Sri.C.L.Reddy was assigned with New Sy.No.116/10 and accordingly revenue records has been registered in the name of Sri.C.L.Reddy vide Mutation Register Extract No.T10/2012-13. The copy of Mutation Register Extract No.T10/2012-13 could be evidenced from **Document No.40.**
35. By virtue of the Sale agreement dated 04/10/2021, Sri.C.L.Reddy agreed to convey Residentially Converted Land bearing Sy.No.116/10, Old Sy.No.116/2, measuring 0 A- 05.01 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.B.Munirathnam Naidu s/o. B.Ramakrishnama Naidu, Sri.Arun Rajendra Naidu S/o. V.Rajendra Naidu, Sri.Kiran.K. S/o. Keshavulu Naidu. The said agreement is registered as Document No.VRT-1-03341/2021-22, stored in CD No.VRTD1040 in the office of Sub-registrar, Shivajinagar (Varthur). The copy of Sale agreement dated 04/10/2021 could be evidenced from **Document No.41.**
36. By virtue of the Power of Attorney dated 23/08/2021, registered as Document No.VRT-4-00107/2021-22, Stored in CD No.VRTD1009, in the office of Sub-registrar, Shivajinagar (Varthur), Smt.Lakshamma D/o. late.D.Krishnappa, Smt.Padmamma alias Padma D/o. late.D.Krishnappa, Sri.K.Venkatesh S/o. late.D.Krishnappa, Smt.Rathnamma D/o. late.D.Krishnappa and Sri.N.K.Mallikarjuna S/o. late.D.Krishnappa had appointed and empowered Sri.Divakar.B. S/o. B.Munirathnam Naidu to execute any rectification deed or confirmation deed with respect to Land bearing Sy.No.116 or its sub-survey numbers of Nagondanahalli Village. The copy of the Power of Attorney dated 23/08/2021 could be evidenced from **Document No.42.**
37. By virtue of the Confirmation Deed dated 17/01/2022, Smt.Lakshamma D/o. late.D.Krishnappa, Smt.Padmamma alias Padma D/o. late.D.Krishnappa, Smt.Rathnamma D/o. late.D.Krishnappa, represented by their Power of Attorney Holder Sri.Divakar.B., confirmed the right, title and interest of Land bearing Land bearing Sy.No.116/2, New Sy.No.116/10, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.C.L.Reddy. The said Confirmation Deed is registered as Document No.INR-1-09945/2021-22, stored in CD No.INRD985 in the office of Sub-registrar, Shivajinagar (Indiranagar). The copy of Confirmation Deed dated 17/01/2022 could be evidenced from **Document No.43.**



38. By virtue of the Sale deed dated 17/01/2022, Sri.C.L.Reddy (Lakshmi Reddy Chedabavi) conveyed the Residentially Converted Land bearing Sy.No.116/10, Old Sy.No.116/2, measuring 0 A- 05.01 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.Lorven Ventures. In the said Sale deed, Sri.B.Munirathnam Naidu s/o. B.Ramakrishnama Naidu, Sri.Arun Rajendra Naidu S/o. V.Rajendra Naidu, Sri.Kiran.K. S/o. Keshavulu Naidu.K signed as consenting witnesses. The said Sale deed is registered as Document No.INR-1-09946/2021-22 Stored in CD No.INRD985 in the office of Sub-registrar, Shivajinagar (Indiranagar). The copy of the Sale deed dated 17/10/2022 could be evidenced from **Document No.44.**
39. On perusal of Special Notice dated 07/07/2022 issued by Assistant Revenue Officer, Mahadevapura, BBMP it is observed that the Khatha No.1201/698/Sy.No.116/2 has been assigned to the Residentially Converted Land bearing Sy.No.116/10, Old Sy.No.116/2, measuring 0 A- 05.01 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District and registered the name of M/s.Lorven as the khatedar. The copy of the Special Notice dated 07/07/2022 could be evidenced from **Document No.45.**
40. The Khatha Certificate and Khatha Extract dated 14/07/2022 of Khatha No.2101/698/Sy.No.116/2 with respect to Residentially Converted Land bearing Sy.No.116/10, Old Sy.No.116/2, measuring 0 A- 05.01 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District bears out the name of M/s.Lorven Ventures as the Khatedar. The copies of Khatha Certificate and Khatha Extract dated 14/07/2022 could be evidenced from **Document Nos.46 and 47.**
41. The Tax paid receipt for the year 2023-24 issued by BBMP bears out that Sri.C.L.Reddy had paid property tax for the said year for the Khatha No.116/2, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore District. The copy of the Tax paid receipt for the year 2023-24 could be evidenced from **Document No.48.**
- Title flow of Sy.No.116/6, Old Sy.No.116/2 measuring 0A-01.01 Guntas**
42. By virtue of the Sale deed dated 26/12/2006, Sri.D.Krishnappa S/o. late.Guddappa conveyed the land bearing Sy.No.116/2 measuring 0A-01.01 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli,



Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.B.M.Jayaprakash S/o. B.Mohan Jaru Pade. The said Sale deed is registered as Document No.KRI-1-30701/2006-07, Stored in CD No.KRID279, in the office of Sub-registrar, Krishnarajapura. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Sri.B.M.Jayaprakash vide. Mutation Register Extract No.44/2006-07. The copy of the Sale deed dated 26/12/2006 and Mutation Register Extract No.44/2006-07 could be evidenced from **Document Nos.49 and 50.**

43. The land bearing Sy.No.116/2 was subject matter of Phodi and the land in possession of Sri.B.M.Jayaprakash was assigned with New Sy.No.116/6 and accordingly revenue records has been registered in the name of Sri.B.M.Jayaprakash vide. Mutation Register Extract No.68/2011-12. The copy of Mutation Register Extract No.68/2011-12 could be evidenced from **Document No.51.**
44. By virtue of the Sale deed dated 23/08/2021, Sri.B.M.Jayaprakash conveyed the Land bearing Sy.No.116/6, Old Sy.No.116/2, measuring 0 A- 01.01 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.B.Munirathnam Naidu s/o. B.Ramakrishnama Naidu, Sri.Arun Rajendra Naidu S/o. V.Rajendra Naidu, Sri.Kiran.K. S/o. Keshavulu Naidu.K. The said Sale deed is registered as Document No.SHV-1-01909/2021-22 Stored in CD No.SHVD927 in the office of Sub-registrar, Shivajinagar. Pursuant to said Sale deed, the khatha of the said land was mutated in the names of Sri.B.Munirathnam Naidu, Sri.Arun Rajendra Naidu, Sri.Kiran.K. vide. Mutation Register Extract No.H4/2021-22. The copy of the Sale deed dated 23/08/2021 and Mutation Register Extract No.H4/2021-22 could be evidenced from **Document Nos.52 and 53.**
45. The said Sri.B.Munirathnam Naidu, Sri.Arun Rajendra Naidu, Sri.Kiran applied for the conversion of the Land bearing Sy.No.116/6, measuring 0A-01.01 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, from Agricultural purposes to Non-Agricultural Residential purposes. The Deputy Commissioner, Bangalore District vide. his Official Memorandum/ Conversion Certificate bearing No. ALN/(E.K.H.W.) S.R./50/2022-23 dated 17/01/2023 converted the aforesaid land from Agricultural purposes to Non-Agricultural Residential purposes. The copy of the said Conversion Certificate, could be evidenced from **Document No.54.**



46. By virtue of the Confirmation Deed dated 31/08/2021, Smt.Lakshamma D/o. late.D.Krishnappa, Smt.Padmamma alias Padma D/o. late.D.Krishnappa, Sri.K.Venkatesh S/o. late.D.Krishnappa, Smt.Rathnamma D/o. late.D.Krishnappa and Sri.N.K.Mallikarajuna S/o. late.D.Krishnappa represented by their Power of Attorney Holder Sri.Divakar.B., confirmed the right, title and interest of Land bearing Land bearing Sy.No.116/2, New Sy.No.116/6, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.B.Munirathnam Naidu, Sri.Arun Rajendra Naidu, Sri.Kiran. The said Confirmation Deed is registered as Document No.SHV-1-02157/2021-22, stored in CD No.SHVD933 in the office of Sub-registrar, Shivajinagar. The copy of Confirmation Deed dated 31/08/2021 could be evidenced from **Document No.55.**
47. Sri.B.Munirathnam and others paid an amount of Rs.26,871/- towards improvement charges/ betterment charges to the Bruhat Bengaluru Mahanagar Palike for Residentially Converted Land bearing Sy.No.116/6, measuring 0A-01.01 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, and in pursuance of the same Bruhat Bengaluru Mahanagara Palike issued a Receipt No.RE-ifms373-BC/000545, dated 01/02/2023. The copy of the Receipt dated 01/02/2023 could be evidenced from **Document No.56.**
48. On perusal of Special Notice dated 01/02/2023 issued by Assistant Revenue Officer, Mahadevapura, BBMP it is observed that the Khatha No.2149/703/Sy.No.116/6 has been assigned to the Residentially Converted Land bearing Sy.No.116/6, Old Sy.No.116/2, measuring 0 A- 01.01 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District and registered the names of Sri.B.Munirathnam Naidu, Sri.Arun Rajendra Naidu, Sri.Kiran as the khatedars. The copy of the Special Notice dated 01/02/2023 could be evidenced from **Document No.57.**
49. The Khatha Certificate and Khatha Extract dated 08/02/2023 of Khatha No.2149/703/Sy.No.116/6 with respect to Residentially Converted Land bearing Sy.No.116/6, Old Sy.No.116/2, measuring 0 A- 01.01 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District bears out the name of Sri.B.Munirathnam Naidu, Sri.Arun Rajendra Naidu, Sri.Kiran as the Khatedars. The copies of

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Khatha Certificate and Khatha Extract dated 08/02/2023 could be evidenced from **Document Nos.58 and 59.**

50. The Tax paid receipt for the year 2023-24 issued by BBMP bears out that B.M.Jaiprakash had paid property tax for the said year for the Khatha No.116/6, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore District. The copy of the Tax paid receipt for the year 2023-24 could be evidenced from **Document No.60.**

Title flow of Sy.No.116/7, Old Sy.No.116/2 measuring OA-03 Guntas

51. By virtue of the Sale deed dated 17/12/2004, Sri.D.Krishnappa S/o. late.Guddappa conveyed the land bearing Sy.No.116/2 measuring OA-03 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.S.Ramakrishnappa alias Ramakrishna. The said Sale deed is registered as Document No.KRI-1-25661/2004-05 Stored in CD No.KRID97, in the office of Sub-registrar, Krishnarajapura. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Sri.S.Ramakrishnappa vide Mutation Register Extract No.78/2004-05. The copy of the Sale deed dated 17/12/2004 and Mutation Register Extract No. 78/2004-05 could be evidenced from **Document Nos.61 and 62.**
52. By virtue of the Rectification Deed dated 28/10/2021, the legal heirs of late.D.Krishnappa namely Smt.Lakshamma, Smt.Padmamma alias Padma, Sri.K.Venkatesh, Smt.Rathnamma and Sri.N.K.Mallikarjuna rectified the boundary of the Schedule mentioned in the Sale deed dated 17/12/2004, which was registered in favour of S.Ramakrishnappa. The said Rectification Deed is registered as Document No.SHV-1-03721/2021-22, Stored in CD No.SHVD972, in the office of Sub-registrar, Shivajinagar. The said Rectification Deed dated 28/10/2021 could be evidenced from **Document No.63.**
53. The land bearing Sy.No.116/2 was subject matter of Phodi and the land in possession of Sri.S.Ramakrishnappa was assigned with New Sy.No.116/7.
54. By virtue of the Sale deed dated 28/10/2021, Sri.S.Ramakrishnappa alias Ramakrishna conveyed the Land bearing Sy.No.116/7, Old Sy.No.116/2, measuring OA-03 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.B.Munirathnam Naidu s/o. B.Ramakrishnama Naidu, Sri.Arun Rajendra Naidu S/o.

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- V.Rajendra Naidu, Sri.Kiran.K. S/o. Keshavulu Naidu.K. The said Sale deed is registered as Document No.SHV-1-03730/2021-22, Stored in CD No.SHVD972, in the office of Sub-registrar, Shivajinagar. Pursuant to said Sale deed, the khatha of the said land was mutated in the names of Sri.B.Munirathnam Naidu, Sri.Arun Rajendra Naidu, Sri.Kiran.K. vide. Mutation Register Extract No.H8/2021-22. The copy of the Sale deed dated 28/10/2021 and Mutation Register Extract No.H8/2021-22 could be evidenced from **Document Nos.64 and 65.**
55. The said Sri.B.Munirathnam Naidu, Sri.Arun Rajendra Naidu, Sri.Kiran applied for the conversion of the Land bearing Sy.No.116/7, measuring 0A-03 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, from Agricultural purposes to Non-Agricultural Residential purposes. The Deputy Commissioner, Bangalore District vide. his Official Memorandum/ Conversion Certificate bearing No. ALN/(E.K.H.W.) S.R./51/2022-23 dated 04/01/2023 converted the aforesaid land from Agricultural purposes to Non-Agricultural Residential purposes. The copy of the said Conversion Certificate, could be evidenced from **Document No.66.**
56. Sri.B.Munirathnam and others paid an amount of Rs.75,877/- towards improvement charges/ betterment charges to the Bruhat Bengaluru Mahanagar Palike for Residentially Converted Land bearing Sy.No.116/7, measuring 0A-03 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, and in pursuance of the same Bruhat Bengaluru Mahanagara Palike issued a Receipt No.RE-ifms373-BC/000543, dated 01/02/2023. The copy of the Receipt dated 01/02/2023 could be evidenced from **Document No.67.**
57. On perusal of Special Notice dated 01/02/2023 issued by Assistant Revenue Officer, Mahadevapura, BBMP it is observed that the Khatha No.2148/702/Sy.No.116/7 has been assigned to the Residentially Converted Land bearing Sy.No.116/7, Old Sy.No.116/2, measuring 0 A- 03 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District and registered the names of Sri.B.Munirathnam Naidu, Sri.Arun Rajendra Naidu, Sri.Kiran as the khatedars. The copy of the Special Notice dated 01/02/2023 could be evidenced from **Document No.68.**



58. The Khatha Certificate and Khatha Extract dated 08/02/2023 of Khatha No.2148/702/Sy.No.116/7 with respect to Residentially Converted Land bearing Sy.No.116/7, Old Sy.No.116/2, measuring 0 A- 03 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District bears out the name of Sri.B.Munirathnam Naidu, Sri.Arun Rajendra Naidu, Sri.Kiran as the Khatedars. The copies of Khatha Certificate and Khatha Extract dated 08/02/2023 could be evidenced from **Document Nos.69 and 70.**

Title flow of Sy.No.116/8 measuring 0A-39 Guntas and Sy.No.116/9 measuring 2 Guntas

59. After the demise of Sri.D.Krishnappa, there a Partition Deed dated 07/01/2012, effected between Smt.Akkayamma W/o. late.D.Krishnappa, Smt.Lakshamma D/o. late.D.Krishnappa, Smt.Padmamma D/o. late.D.Krishnappa, Sri.K.Venkatesh S/o. late.D.Krishnappa, Smt.Rathnamma D/o. late.D.Krishnappa, Sri.N.K.Mallikarjuna S/o. late.D.Krishnappa. The said Partition Deed is registered as Document No.VRT-1-07323/2011-12, Stored in CD No. VRTD142, in the office of Sub-registrar Varthur. In the said Partition Deed, (a) Smt.Lakshamma was allotted the land measuring 02 Guntas in Sy.No.116/2 (b) Smt.Padmamma was allotted the land measuring 01 ½ guntas in Sy.No.116/2 (c) Sri.Venkatesh was allotted the land measuring 39 Guntas in Sy.No.116/2 (d) Smt.Rathnamma was allotted land measuring 01.14 Guntas in Sy.No.116/2 and (e) Sri.N.K.Mallikarjun was allotted the land measuring 39 Guntas in Sy.No.116/2, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of the Partition Deed dated 07/01/2012 could be evidenced from **Document No.71.**
60. Pursuant to aforesaid partition, a Phodi was effected in Sy.No.116/2 and same was bifurcated into Sy.No.116/4 to 116/11 i.e. (a) land in possession of Rathnamma was retained as Sy.No.116/2 measuring 0A- 01.14 Guntas (b) the land in possession of K.Venkatesh assigned with New Sy.No.116/4 measuring 39 Guntas (c) the land in possession of Padmamma was assigned with New Sy.No.116/5 measuring 0A-01.08 Guntas (d) the land in possession of Sri.B.M.Jayaprakash was assigned with New Sy.no.116/6 measuring 0A-01.01 Guntas (e)the land in possession of Sri.S.Ramakrishnappa was assigned with New Sy.No.116/7 measuring 0A-03 Guntas (f) the land possession of Sri.N.K.Mallikarjuna was assigned with New Sy.No.116/8 measuring 39 Guntas (g) the land in possession of

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- Smt.Lakshamma was assigned with New Sy.No.0A-02 Guntas, (h) the land in possession of Sri.C.L.Reddy was assigned with New Sy.No.116/10 measuring 0A-05.01 Guntas (i) the land in possession of Sri.Atheeq Sulaiman was assigned with New Sy.No.116/11 measuring 2 Acres 8 ½ Guntas and accordingly their names have been mutated to the respective hissa numbers vide. Mutation Register Extract No.H68/2011-12. The copy of the Mutation Register Extract No.H68/2011-12 could be evidenced from **Document No.72.**
61. The said Sri.N.K.Mallikarjun applied for the conversion of the Land bearing Sy.No.116/8, Old Sy.No.116/2 measuring 39 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, from Agricultural purposes to Non-Agricultural Residential purposes. The Deputy Commissioner, Bangalore District vide. his Official Memorandum/ Conversion Certificate bearing No. ALN/(E.K.L.H.) S.R./38/13-14 dated 24/09/2013 converted the aforesaid land from Agricultural purposes to Non-Agricultural Residential purposes. The copy of the said Conversion Certificate could be evidenced from **Document No.73.**
62. The said Smt.Lakshamma applied for the conversion of the Land bearing Sy.No.116/9, Old Sy.No.116/2 measuring 02 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, from Agricultural purposes to Non-Agricultural Residential purposes. The Deputy Commissioner, Bangalore District vide. his Official Memorandum/ Conversion Certificate bearing No. ALN/(E.K.L.H.) S.R./39/13-14 dated 24/09/2013 converted the aforesaid land from Agricultural purposes to Non-Agricultural Residential purposes. The copy of the said Conversion Certificate could be evidenced from **Document No.74.**
63. By virtue of the Sale deed dated 07/03/2014, Sri.N.K.Mallikarjuna S/o. late.D.Krishnappa along with his family and Smt.Lakshamma D/o. Late.D.Krishnappa along with her children conveyed the Residentially Converted Land bearing Sy.No.116/8 (Old Sy.No.116/2) measuring 39 Guntas and Sy.No.116/9 measuring 2 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.B.Munirathnam Naidu S/o. B.Ramakrishnama Naidu, Sri.G.Munirathnam S/o. late.Gurrappa Naidu and Sri.K.Mahendra Naidu S/o. K.Ananda Naidu. The said Sale deed is registered as Document No.MDP-1-06234/2013-14, Stored in CD No.MDPD141, in



the office of Sub-registrar, Shivajinagar (Mahadevapura). The copy of the Sale deed dated 07/03/2014 could be evidenced from **Document No.75.**

64. By virtue of Deed of Declaration of Amalgamation dated 18/06/2014, Sri.B.Munirathnam Naidu S/o. B.Ramakrishnama Naidu, Sri.G.Munirathnam S/o. late.Gurrappa Naidu and Sri.K.Mahendra Naidu S/o. K.Ananda Naidu and Sri.Atheequ Sulaiman S/o. Sulaiman Hashim, had amalgamated (a) Land bearing Sy.No.116/8 measuring 39 guntas, BBMP khatha No.599/549 (b) Land bearing Sy.No.116/9 measuring 2 Guntas, BBMP Khatha No.598/548 and (c) Land bearing Sy.No.116/2 measuring 2 Acres 8 ½ Guntas, BBMP Khatha No.588/539, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The said deed is registered as Document No.MDP-1-01245/2014-15, Stored in CD No.MDPD145, in the Office of Sub-registrar, Shivajinagar (Mahadevapura). The copy of Deed of Declaration of Amalgamation dated 18/06/2014 could be evidenced from **Document No.76.**
65. Pursuant to aforesaid Amalgamation deed, the BBMP has clubbed the BBMP khatha No.599/549, BBMP Khatha No.598/548 and Khatha No.588/539 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, and assigned Single Khatha No.598/548/Sy.No.116/9 measuring 3 Acres 9 ½ Guntas and registered the names of Sri.B.Munirathnam Naidu, Sri.G.Munirathnam, Sri.K.Mahendra Naidu and Sri.Atheequ Sulaiman as khatedars vide. Special Notice dated 01/07/2014. The copy of the Special Notice dated 01/07/2014 could be evidenced from **Document No.77.**
66. The Khatha Certificate and Khatha Extract dated 02/07/2014 of Khatha No.598/548 with respect to Residentially Converted Land bearing Sy.No.116/2, Sy.No.116/8 and Sy.No.116/9 measuring 3 Acres 9 ½ Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District bears out the name of Sri.B.Munirathnam Naidu, Sri.G.Munirathnam, Sri.K.Mahendra Naidu and Sri.Atheequ Sulaiman as the Khatedars. The copies of Khatha Certificate and Khatha Extract dated 02/07/2014 could be evidenced from **Document Nos.78 and 79.**



67. By virtue Cancellation Deed dated 31/05/2017, Sri.B.Munirathnam Naidu S/o. B.Ramakrishnama Naidu, Sri.G.Munirathnam S/o. late.Gurrappa Naidu and Sri.K.Mahendra Naidu S/o. K.Ananda Naidu and Sri.Atheeq Sulaiman S/o. Sulaiman Hashim, had cancelled the clubbed Khatha No.598/548/Sy.No.116/9 with respect to (a) Land bearing Sy.No.116/8 measuring 39 guntas, BBMP khatha No.599/549 (b) Land bearing Sy.No.116/9 measuring 2 Guntas, BBMP Khatha No.598/548 and (c) Land bearing Sy.No.116/2 measuring 2 Acres 8 ½ Guntas, BBMP Khatha No.588/539, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The said Cancellation deed is registered as Document No.SHV-1-01216/2017-18, Stored in CD No.SHVD250, in the Office of Sub-registrar, Shivajinagar. The copy of the Cancellation Deed dated 31/05/2017 could be evidenced from **Document No.80.**
68. Pursuant to said Cancellation Deed, a Special Notice dated 02/07/2022 issued by Assistant Revenue Officer, Mahadevapura, BBMP and it has cancelled the clubbed Khatha No.598/548/Sy.No.116/9 and assigned (a) BBMP khatha No.598/548/1 for Land bearing Sy.No.116/8 measuring 36 guntas, (b) BBMP Khatha No.598/548/2 for Land bearing Sy.No.116/8 measuring 3 Guntas, (c) BBMP Khatha No.598/548/3 for Land bearing Sy.No.116/9 measuring 2 Guntas, and (d) BBMP Khatha No.598/548 for Land bearing Sy.No.116/2 measuring 2 Acres 8 ½ Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of the Special Notice dated 02/07/2022 could be evidenced from **Document No.81.**
69. The Khatha Certificate and Khatha Extract dated 12/07/2022 of Khatha No.598/548/1/Sy.No.116/8 with respect to Residentially Converted Land bearing Sy.No.116/8, Old Sy.No.116/2, measuring 36 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District bears out the names of Sri.B.Munirathnam Naidu, Sri.G.Munirathnam, Sri.K.Mahendra Naidu as the Khatedars. The copies of Khatha Certificate and Khatha Extract dated 12/07/2022 could be evidenced from **Document Nos.82 and 83.**
70. The Tax paid receipt for the year 2023-24 issued by BBMP bears out that Khatha No.598/548/1 had paid property tax for the said year for the Khatha No.116/8, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk),



Bangalore District. The copy of the Tax paid receipt for the year 2023-24 could be evidenced from **Document No.84.**

71. The Khatha Certificate and Khatha Extract dated 12/07/2022 of Khatha No.598/548/3/Sy.No.116/1 with respect to Residentially Converted Land bearing Sy.No.116/9, Old Sy.No.116/2, measuring 2 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District bears out the names of Sri.B.Munirathnam Naidu, Sri.G.Munirathnam, Sri.K.Mahendra Naidu as the Khatedars. The copies of Khatha Certificate and Khatha Extract dated 12/07/2022 could be evidenced from **Document Nos.85 and 86.**
72. The Tax paid receipt for the year 2023-24 issued by BBMP bears out that Khatha No.598/548/3 had paid property tax for the said year for the Khatha No.116/9, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of the Tax paid receipt for the year 2023-24 could be evidenced from **Document No.87.**
73. Amidst, by virtue of the Gift Deed dated 06/07/2015, Sri.N.K.Mallikarjuna S/o. late.D.Krishnappa conveyed the Land bearing Sy.No.116/8 (Old Sy.No.116/2) measuring 39 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of his mother Smt.Akkayamma W/o.late.D.Krishnappa. The said Gift Deed is registered as Document No.BDH-1-00810/2015-16, stored in CD No.BDHD120, in the office of Sub-registrar, Shivajinagar (Bidarahalli). Pursuant to said Gift deed, the katha of the land bearing Sy.No.116/8 was mutated in the name of Smt.Akkayamma vide Mutation Register Extract No.H2/2015-16. The copies of Gift Deed dated 06/07/2015 and Mutation Register Extract No.H2/2015-16 could be evidenced from **Document Nos.88 and 89.**
74. Subsequently by virtue of the Cancellation of Gift Deed dated 13/12/2017, Smt.Akkayamma W/o. late.D.Krishnappa cancelled the Gift deed dated 06/07/2015 executed in her favour by Sri.N.K.Mallikarjuna. The said Cancellation of Gift Deed is registered as Document No.VRT-1-04565/2017-18, Stored in CD No.VRTD352, in the office of Sub-registrar, Shivajinagar (Varthur). In this deed, both Smt.Akkayamma and Sri.N.K.Mallikarjuna confirmed that they do not have any right, title and interest in the land bearing Sy.No.116/8 of Nagondanahalli Village. The said Cancellation of Gift Deed dated 13/12/2017 could be evidenced from **Document No.90.**

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75. By virtue of the Sale deed dated 23/01/2018, Sri.B.Munirathnam Naidu S/o. B.Ramakrishnama Naidu, Sri.G.Munirathnam S/o. late.Gurrappa Naidu and Sri.K.Mahendra Naidu S/o. K.Ananda Naidu, conveyed the portion of Land bearing Sy.No.116/8 measuring 3 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.N.K.Mallikarjuna S/o. late.D.Krishnappa. The said Sale deed is registered as Document No.SHV-1-06349/2017-18, Stored in CD No.SHVD265, in the office of Sub-registrar, Shivajinagar. The copy of the Sale deed dated 23/01/2018 could be evidenced from **Document No.91.**
76. By virtue of the Sale deed dated 23/01/2018, Sri.G.Munirathnam S/o. late.Gurrappa Naidu conveyed his 10% undivided share of right, title and interest in the portion of Land bearing Sy.No.116/8 measuring 36 Guntas and Sy.No.116/9 measuring 2 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.B.Munirathnam Naidu S/o. Sri.B.Ramakrishnama Naidu, Sri.Prasanna Kumar S/o. B.Markonda Naidu and Sri.R.Vinodh Babu S/o. N.Ramamurthy Naidu. The said Sale deed is registered as Document No.SHV-1-06355/2017-18, Stored in CD No.SHVD265, in the office of Sub-registrar, Shivajinagar. The copy of the Sale deed dated 23/01/2018 could be evidenced from **Document No.92.**
77. By virtue of the Sale deed dated 10/11/2021, Sri.K.Mahendra Naidu S/o. K.Ananda Naidu conveyed his 25% undivided share of right, title and interest in the portion of Land bearing Sy.No.116/8 measuring 36 Guntas and Sy.No.116/9 measuring 2 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.B.Munirathnam Naidu S/o. Sri.B.Ramakrishnama Naidu, Sri.Prasanna Kumar S/o. B.Markonda Naidu and Sri.R.Vinodh Babu S/o. N.Ramamurthy Naidu, Sri.Arun Rajendra Naidu S/o. V.Rajendra Naidu and Sri.Kiran.K. S/o. Keshavulu Naidu. The said Sale deed is registered as Document No.INR-1-07025/2021-22, Stored in CD No.INRD934, in the office of Sub-registrar, Shivajinagar (Indiranagar). The copy of the Sale deed dated 10/11/2021 could be evidenced from **Document No.93.**



Title flow of Sy.No.116/4, Old Sy.No.116/2 measuring OA-38 Guntas

78. By virtue of the Gift deed dated 01/12/2015, Sri.D.Venkatesh S/o. late.D.Krishnappa, conveyed the land bearing Sy.No.116/4, Old Sy.No.116/2 measuring OA- 38 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of his wife and children namely Smt.Kaveramma, Sri.Raviteja.V and Kumari.Shilpa.V. The said Gift deed is registered as Document No.BDH-1-02516/2015-16 Stored in CD No.BDHD123 in the office of Sub-registrar, Shivajinagar (Bidarahalli). Pursuant to said Gift deed, khatha mutated in the name of Smt.Kaveramma, Sri.Raviteja.V and Kumari.Shilpa.V vide. Mutation Register Extract No.H12/2015-16. The copy of the Gift Deed dated 01/12/2015 and Mutation Register Extract No.H12/2015-16 could be evidenced from **Document Nos. 94 and 95.**
79. Subsequently by virtue of the Cancellation of Gift Deed dated 23/03/2018, Smt.Kaveramma, Sri.Raviteja.V and Kumari.Shilpa.V cancelled the Gift deed dated 23/03/2018 executed in their favour by Sri.D.Venkatesh. The said Cancellation of Gift Deed is registered as Document No.BNS-1-18509/2017-18, Stored in CD No.BNSD646, in the office of Sub-registrar, Shivajinagar (Banasawadi). The said Cancellation of Gift Deed dated 23/03/2018 could be evidenced from **Document No.96.**
80. Much before partition deed between legal heirs of Sri.K.Venkatesh, they had entered into a Sale agreement dated 02/05/2011 with one Sri.Chandrashekar.M.K. Since the parties to the Sale agreement failed to execute sale deed, said Sri.Chandrashekar M.K. had filed a specific performance suit in O.S.23/2013 on the file of Principle Senior Civil Judge, Bangalore Rural District, against Sri.Venkatesh.K. and others with respect to land bearing Sy.No.116/4, Old Sy.No.116/2 measuring OA- 35 ½ Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. However the said suit was dismissed by virtue of Memo of Withdrawal dated 27/08/2021 filed by Sri.Chandrashekar.M.K. The copies of Sale agreement dated 02/05/2011 and Entire Order sheet, Complaint along with Memo of Withdrawal in O.S.23/2013 on the file of Principle Senior Civil Judge, Bangalore Rural District could be evidenced from **Document Nos.97 and 98.**

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81. Sri.K.Venkatesh had filed a injunction suit in O.S.1251/2013 on the file of Principle II Civil Judge, Bangalore Rural District against Sri.Chandrashekar M.K and others. The said suit was dismissed by virtue of Memo for withdrawal dated 23/09/2021 filed by Sri.K.Venkatesh. The copies of Entire order sheet, Plaint and Memo for Withdrawal in O.S.1251/2013 on the file of Principle II Civil Judge, Bangalore Rural District could be evidenced from **Document No.99.**
82. By virtue of the Agreement of Sale dated 27/08/2021, Sri.K.Venkatesh S/o. late.D.Krishnappa along with his wife Smt.Kaveramma and children namely Sri.V.Ravitheja and Kumari.V.Shilpa, along with Sri.Chandrashekar.M.K. agreed to sell land bearing Sy.No.116/4, Old Sy.No.116/2 measuring 0A- 38 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.B.Munirathnam Naidu s/o. B.Ramakrishnama Naidu, Sri.Arun Rajendra Naidu S/o. V.Rajendra Naidu, Sri.Kiran.K. S/o. Keshavulu Naidu.K. The said Agreement of Sale is registered as Document No.INR-1-04119/2021-22, Stored in CD No. INRD885, in the office of Shivajinagar (Indiranagar). The copy of the Agreement of Sale dated 27/08/2021 could be evidenced from **Document No.100.**
83. By virtue of the Sale deed dated 20/12/2021, Sri.K.Venkatesh S/o. late.D.Krishnappa along with his wife Smt.Kaveramma and children namely Sri.V.Ravitheja and Kumari.V.Shilpa, along with Sri.Chandrashekar.M.K. conveyed the land bearing Sy.No.116/4, Old Sy.No.116/2 measuring 0A- 38 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.B.Munirathnam Naidu s/o. B.Ramakrishnama Naidu, Sri.Prasanna Kumar.B.M. S/o. B.Markonda Naidu, Sri.R.Vinodh Babu S/o. N.Ramurthy Naidu, Sri.Arun Rajendra Naidu S/o. V.Rajendra Naidu, Sri.Kiran.K. S/o. Keshavulu Naidu.K. The said Sale deed is registered as Document No.INR-1-08807/2021-22, Stored in CD No.INRD964, in the office of Sub-registrar, Shivajinagar (Indiranagar). The copy of the Sale Deed dated 20/12/2021 could be evidenced from **Document No.101.**
84. The said Land bearing Sy.No.116/4, measuring 0A-38 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, converted from Agricultural purposes to Non-Agricultural Residential purposes. The Deputy Commissioner, Bangalore District vide. his Official Memorandum/ Conversion Certificate bearing No.



ALN/(E.K.H.W.) S.R./35/2021-22 dated 15/12/2021 converted the aforesaid land from Agricultural purposes to Non-Agricultural Residential purposes. The copy of the said Conversion Certificate, could be evidenced from **Document No.102.**

85. On perusal of Special Notice dated 07/07/2023 issued by Assistant Revenue Officer, Mahadevapura, BBMP it is observed that the Khatha No.2102/Municipal No.699/Sy.No.116/4 has been assigned to the Residentially Converted Land bearing Sy.No.116/4, measuring 0 A- 38 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District and registered the names of Sri.B.Munirathnam Naidu, Sri.Prasanna Kumar.B.M., Sri.R.Vinodh Babu, Sri.Arun Rajendra Naidu, Sri.Kiran.K. as the khatedars. The copy of the Special Notice dated 07/07/2023 could be evidenced from **Document No.103.**
86. The Khatha Certificate and Khatha Extract dated 14/07/2022 of Khatha No.2102/Municipal No.699/Sy.No.116/4 with respect to Residentially Converted Land bearing Sy.No.116/4, Old Sy.No.116/2, measuring 0 A- 38 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District bears out the name of Sri.B.Munirathnam Naidu, Sri.Prasanna Kumar.B.M., Sri.R.Vinodh Babu, Sri.Arun Rajendra Naidu, Sri.Kiran.K. as the Khatedars. The copies of Khatha Certificate and Khatha Extract dated 14/07/2022 could be evidenced from **Document Nos.104 and 105.**

Title flow of Sy.No.116/5, Old Sy.No.116/2 measuring 0A-01.08 Guntas

87. By virtue of the Gift deed dated 28/06/2017, Smt.Padmamma D/c. late.D.Krishnappa, conveyed the land bearing Sy.No.116/5, Old Sy.No.116/2 measuring 0A- 01.08 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of her son Sri.T.G.Nagesh. The said Gift deed is registered as Document No.SHV-1-01795/2017-18 Stored in CD No.SHVD252 in the office of Sub-registrar, Shivajinagar. The copy of the Gift Deed dated 28/06/2017 could be evidenced from **Document No.106.**
88. By virtue of Sale agreement dated 16/06/2020, Sri.T.G.Nagesh offered to sell the land bearing Sy.No.116/5, Old Sy.No.116/2 measuring 0A-01.08 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District in favour of Sri.H.Sadashivareddy S/o. Hanumappa Reddy.



- The said Sale agreement is registered as Document No.VRT-1-00462/2020-21, Stored in CD No.VRTD721, in the office of Sub-registrar, Shivajinagar (Varthur). The copy of the Sale agreement dated 16/06/2020 could be evidenced from **Document No.107.**
89. Subsequently by virtue of the Cancellation of Sale Agreement dated 05/10/2020, Sri.Sadashiva Reddy cancelled the Sale agreement dated 16/06/2020. The said Cancellation of Sale Agreement is registered as Document No.VRT-1-02488/2020-21, Stored in CD No.VRTD797, in the office of Sub-registrar, Shivajinagar (Varthur). The said Cancellation of Sale Agreement dated 05/10/2020 could be evidenced from **Document No.108.**
90. By virtue of the Sale deed dated 05/11/2020, Smt.Padmamma W/o. Sri.Govindappa along with her son Sri.T.G.Nagesh and Smt.Renuka.K. W/o. T.G.Nagesh conveyed the Land bearing Sy.No.116/5, Old Sy.No.116/2, measuring 0A-01.08 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, in favour of Sri.Manoj Jain S/o. Shanti Lal Jain. The said Sale deed is registered as Document No.VRT-1-03345/2020-21, Stored in CD No.VRTD820, in the office of Sub-registrar, Shivajinagar (Varthur). Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Sri.Manoj Jain vide. Mutation Register Extract No.H10/2020-21. The copy of the Sale deed dated 23/10/2021 and Mutation Register Extract No.H10/2020-21 could be evidenced from **Document Nos.109 and 110.**
91. The said Sri.Manoj Jain, applied for the conversion of the Land bearing Sy.No.116/5, measuring 0A-01.08 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, from Agricultural purposes to Non-Agricultural Residential purposes. The Deputy Commissioner, Bangalore District vide. his Official Memorandum/ Conversion Certificate bearing No. ALN/(E.K.H.W.) S.R./49/2022-23 dated 04/01/2023 converted the aforesaid land from Agricultural purposes to Non-Agricultural Residential purposes. The copy of the said Conversion Certificate, could be evidenced from **Document No.111.**
92. By virtue of the Sale deed dated 09/01/2023, Sri.Manoj Jain S/o. Shanti Lal Jain conveyed the Land bearing Sy.No.116/5, Old Sy.No.116/2, measuring 0A-01.08 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk

Sudhakar



- (Erstwhile Bangalore South Taluk), Bangalore District, in favour of M/s.Lorven Ventures. The said Sale deed is registered as Document No.INR-1-12824/2022-23, Stored in CD No.INRD1254 in the office of Sub-registrar, Shivajinagar (Indiranagar). The copy of the Sale deed dated 09/01/2023 could be evidenced from **Document No.112.**
93. M/s.Lorven Ventures, paid an amount of Rs.37,940/- towards improvement charges/ betterment charges to the Bruhat Bengaluru Mahanagar Palike for Residentially Converted Land bearing Sy.No.116/5, measuring 0A-01.08 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, and in pursuance of the same Bruhat Bengaluru Mahanagara Palike issued a Receipt No.RE-ifms373-BC/000544, dated 01/02/2023. The copy of the Receipt dated 01/02/2023 could be evidenced from **Document No.113.**
94. On perusal of Special Notice dated 01/02/2023 issued by Assistant Revenue Officer, Mahadevapura, BBMP it is observed that the Khatha No.2150/704/Sy.No.116/5 has been assigned to the Residentially Converted Land bearing Sy.No.116/5, Old Sy.No.116/2, measuring 0 A- 01.08 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District and registered the name of M/s.Lorven Ventures as the khatedar. The copy of the Special Notice dated 01/02/2023 could be evidenced from **Document No.114.**
95. The Khatha Certificate and Khatha Extract dated 08/02/2023 of Khatha No.2150/704/Sy.No.116/5 with respect to Residentially Converted Land bearing Sy.No.116/5, Old Sy.No.116/2, measuring 0 A- 01.08 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District bears out the name of M/s.Lorven Ventures as the Khatedar. The copies of Khatha Certificate and Khatha Extract dated 08/02/2023 could be evidenced from **Document Nos.115 and 116.**
96. The Tax paid receipt for the year 2023-24 issued by BBMP bears out that property tax for the said year for the Khatha No.116/5, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of the Tax paid receipt for the year 2023-24 could be evidenced from **Document No.117.**



COMPOSITE SCHEDULE PROPERTY

97. Sri.B.Munirathnam Naidu S/o. B.Ramakrishnama Naidu, Sri.Arun Rajendra Naidu S/o. V.Rajendra Naidu, Sri.Prasanna Kumar.B.M S/o. B.Markondam Naidu, Sri.R.Vinodh Babu S/o. N.Ramamurthy Naidu and Sri.Kiran.K. S/o. Keshavulu Naidu.K. formed a Partnership firm in the name of M/s.Lorven Ventures vide. Partnership Deed dated 17/12/2021 and the lands bearing Sy.No.116/4, 116/8, 116/9, 116/6, 116/7 has been declared as capital of the firm. The copy of the Partnership Deed dated 17/12/2021 along with Certificate of Registrar of Firms could be evidenced from **Document No.118.**
98. On perusal of the Special notice dated 20/05/2023, issued by Assistant Revenue officer, Mahadevapura, Bengaluru, it is observed that said authority amalgamated Khatha Nos.2074/598/548/1/Sy.No.116/8, 2149/703/Sy.No.116/6, 2148/702/Sy.No.116/7, 2076/598/548/3/Sy.No.116/9, 2150/704/Sy.No.116/5, 2101/698/Sy.No.116/2, 2102/699/Sy.No.116/5 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District and assigned single Khatha No. 2149/703, Sy.No.116/8, 116/6, 116/7, 116/9, 116/5, 116/2, 116/4 measuring 2 Acres 6.10 Guntas. The copy of the Special Notice dated 20/05/2023 could be evidenced from **Document No.119.**
99. The Khatha Certificate and Khatha Extract dated 22/05/2023 of Khatha No. 2149/703, Sy.No.116/8, 116/6, 116/7, 116/9, 116/5, 116/2, 116/4 measuring 2 Acres 6.10 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District bears out the name of M/s.Lorven Ventures, as the Khatedar. The copies of Khatha Certificate and Khatha Extract dated 22/05/2023 could be evidenced from **Document Nos.120 and 121.**
100. By virtue of the Joint Development Agreement dated 07/09/2023, Sri.Atheeq Sulaiman entered into a development agreement with M/s.Lorven Ventures, a Partnership Firm in respect of Immovable Land bearing Sy.No.116/11, Khatha No.598/548, measuring 2 Acres 05.08 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The said Joint Development Agreement is registered as Document No.INR-1-07797/2023-24, in the Office of Sub-registrar, Shivajinagar (Indiranagar). As there was a mistake in the measurement of the Schedule in the said agreement, same was rectified vide. Deed of Rectification of Joint Development Agreement



- dated 19/01/2024, registered as Document No.INR-1-13974/2023-24, in the office of Sub-registrar, Shivajinagar (Indiranagar). The copy of the Joint Development Agreement dated 07/09/2023 and Deed of Rectification of Joint Development Agreement dated 19/01/2024 could be evidenced from **Document Nos.122 and 123.**
101. Pursuant to the said Joint Development Agreement, Sri.Atheeq Sulaiman have executed a General Power of Attorney dated 07/09/2023, in favour of M/s.Lorven Ventures, a Partnership Firm. The said General Power of Attorney is registered as Document No.INR-4-00579/2023-24, in the Office of Sub-registrar, Shivajinagar (Indiranagar). As there was mistake in the measurement of the Schedule in the said deed, same was rectified vide. Deed of Rectification of General Power of Attorney dated 19/01/2024, registered as Document No.INR-4-01093/2023-24, in the office of Sub-registrar, Shivajinagar (Indiranagar). The copy of the said General Power of Attorney dated 07/09/2023 and Deed of Rectification of General Power of Attorney dated 19/01/2024 could be evidenced from **Document Nos.124 and 125.**
102. By virtue of Deed of Amalgamation dated 19/01/2024, M/s.Lorven Ventures and Sri.Atheeq Anwar amalgamated the Khatha No. 2149/703, Sy.No.116/8, 116/6, 116/7, 116/9, 116/5, 116/2, 116/4 measuring 2 Acres 6.10 Guntas and Khatha No.598/548/116/2 measuring 2 Acres 05.08 guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The said Deed of Amalgamation is registered as Document No.INR-1-13975/2023-24, in the office of Sub-registrar, Shivajinagar (Indiranagar). The Deed of Amalgamation dated 19/01/2024 could be evidenced from **Document No.126.**
103. On perusal of the Special notice dated 19/02/2024, issued by Assistant Revenue officer, Mahadevapura, Bengaluru, it is observed that said authority amalgamated Khatha No. 2149/703, Sy.No.116/8, 116/6, 116/7, 116/9, 116/5, 116/2, 116/4 measuring 2 Acres 6.10 Guntas and Khatha No.598/548/116/2/1 measuring 2 Acres 05.08 guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District and assigned single Khatha No. 82/598/548/116/2/1, Sy.No.116/8, 116/7, 116/9, 116/5, 116/2, 116/4 measuring 4 Acres 12.02 Guntas. The copy of the Special Notice dated 19/02/2024 could be evidenced from **Document No.127.**



104. The Khatha Certificate and Khatha Extract of Khatha No. 82/598/548/116/2/1, Sy.No.116/8,116/7,116/9,116/5,116/2,116/4 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District bears out the name of M/s.Lorven Ventures and Sri.Atheeq Sulaiman, as the Khatedars. The copies of Khatha Certificate and Khatha Extract could be evidenced from **Document Nos.128 and 129.**
105. The Tax paid receipt for the year 2024-25 issued by BBMP bears out that property tax for the said year for the land bearing Sy.Nos.116/2, 4 to 11, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of the Tax paid receipt for the year 2024-25 could be evidenced from **Document No.130.**
106. RTC extracts in respect of land bearing Sy.No.116/2 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, bears out that it totally measures 4 Acres 25 Guntas including 4 guntas of Kharab. RTC for the period 1967-68 to 1990-91 bears out the name of Muniyappa as the owner in column no.9. RTC for the period 1991-92 to 2001-02, bears out the name of D.Krishnappa as the owner in column No.9. RTC extracts for the period 2002-03 to 2003-04 bears out the names of Krishnappa and N.C.Muniraja as the owners in column no.9. RTC extracts for the period 2004-05 bears out the names of Krishnappa and Atheequ Sulaiman as the owners in column no.9. RTC extracts for the period 2005-06 bears out the names of Krishnappa, Atheequ Sulaiman, S.Ramakrishnappa and C.L.Reddy as the owners in column no.9. RTC extracts for the period 2005-06 to 2011-12 bears out the names of Krishnappa, Atheequ Sulaiman, S.Ramakrishnappa, B.M.Jayaprakash and C.L.Reddy are the owners in column no.9. The copies of RTC extracts for Sy.No.116/2 could be evidenced from **Document No.131.**
107. RTC extracts for the period 2012-13 to 2016-17 in respect of land bearing Sy.No.116/2 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, bears out that it totally measures 0 Acres 02.14 guntas including 01.14 Guntas kharab and bears out the name of Rathnamma as the owner in column no.9. The copies of RTC extracts for Sy.No.116/2 could be evidenced from **Document No.132.**



108. RTC extracts for the period 2012-13 to 2019-20, 2021-22, 2023-24 in respect of land bearing Sy.No.116/4 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, bears out that it totally measures 39 guntas and bears out the name of K.Venkatesh as the owner in column no.9. The copies of RTC extracts for Sy.No.116/4 could be evidenced from **Document No.133.**
109. RTC extracts for the period 2012-13 to 2019-20, 2021-22, 2023-24 in respect of land bearing Sy.No.116/5 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, bears out that it totally measures 1½ guntas and bears out the name of Padmamma as the owner in column no.9 from 2012-13 to 2019-20 and the name of Manoj Jain as the owner in column no.9 for the period 2021-22, 2023-24 . The copies of RTC extracts for Sy.No.116/5 could be evidenced from **Document No.134.**
110. RTC extracts for the period 2012-13 to 2019-20, 2023-24 in respect of land bearing Sy.No.116/6 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, bears out that it totally measures 01.01 guntas and bears out the name of B.M.Jayaprakash as the owner in column no.9 for the period 2012-13 to 2019-20 and the names of Munirathnam and others as the owner in column no.9 for the period 2023-24. The copies of RTC extracts for Sy.No.116/6 could be evidenced from **Document No.135.**
111. RTC extracts for the period 2012-13 to 2019-20, 2021-22, 2023-24 in respect of land bearing Sy.No.116/7 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, bears out that it totally measures 03 guntas and bears out the name of S.Ramakrishna as the owner in column no.9 for the period 2012-13 to 2019-20, 2021-22. For the period 2023-24 bears out the names of B.Munirathnam Naidu, Arun Raj and Kiran K as the owner in column no.9. The copies of RTC extracts for Sy.No.116/7 could be evidenced from **Document No.136.**
112. RTC extracts for the period 2012-13 to 2019-20, 2021-22, 2023-24 in respect of land bearing Sy.No.116/8 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, bears out that it totally measures 1 acre including 1 gunta kharab. For the period 2012-13 to 2015-16 bears out the name of N.K.Mallikarjuna as the owner in column no.9. For the period 2016-17 to 2019-20, 2021-22, 2023-24 bears out the



- name of Akkayamma as the owner column no.9. The copies of RTC extracts for Sy.No.116/8 could be evidenced from **Document No.137.**
113. RTC extracts for the period 2012-13 to 2019-20, 2021-22, 2023-24 in respect of land bearing Sy.No.116/9 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, bears out that it totally measures 2 guntas and bears out the name of Lakshamma as the owner in column no.9. The copies of RTC extracts for Sy.No.116/9 could be evidenced from **Document No.138.**
114. RTC extracts for the period 2012-13 to 2019-20, 2023-24 in respect of land bearing Sy.No.116/10 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, bears out that it totally measures 05.01 guntas and bears out the name of C.L.Reddy as the owner in column no.9. The copies of RTC extracts for Sy.No.116/10 could be evidenced from **Document No.139.**
115. RTC extracts for the period 2012-13 to 2021-22, 2023-24 in respect of land bearing Sy.No.116/11 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District, bears out that it totally measures 2 Acres 10 ½ guntas including 2 Guntas of kharab and bears out the name of Atheeq Sulaiman, as the owner in column no.9. The copies of RTC extracts for Sy.No.116/11 could be evidenced from **Document No.140.**
116. The Encumbrance Certificate for the period 01/04/1924 to 14/02/1957 bears out the registrations of (a) Sale deed 21/09/1954 (b) Sale deed dated 07/08/1956 and otherwise bears out 'nil' encumbrances with respect to land bearing Sy.No.116/2 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.141.**
117. The Encumbrance Certificate for the period 15/02/1957 to 31/05/1989 bears out the registrations of (a) Sale Deed dated 28/09/1959 (b) Sale deed dated 15/09/1962 (c) Sale deed dated 13/12/1967 (d) Sale deeds dated 08/09/1971 (e) Sale deed dated 12/09/1972 (f) Sale deed dated 03/10/1974 with respect to land bearing Sy.No.116/2 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.142.**



118. The Encumbrance Certificates for the period 01/06/1989 to 31/03/2004 bears out the registration of the partition deed and otherwise bears out 'nil' encumbrances with respect to land bearing Sy.No.116/2 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.143.**
119. The Encumbrance Certificate for the period 01/04/2004 to till 06/02/2013 bears out the transaction of Sale deed dated 26/06/2004 and otherwise bears out Nil encumbrances with respect to land bearing Sy.No.116/2 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.144.**
120. The Encumbrance Certificate for the period 01/04/2004 to till 16/06/2013 bears out the transactions of Partition deed dated 07/01/2012 and otherwise bears out Nil encumbrances with respect to land bearing Sy.No.116/2 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.145.**
121. The Encumbrance Certificate for the period 01/04/2012 to till 20/12/2017 bears out the transactions of (a) sale deed dated 07/03/2014 (b) Agreement/amalgamation deed dated 18/06/2014 (c) Gift Deed dated 06/07/2015 (d) Cancellation of amalgamation deed dated 31/05/2017 and (e) Cancellation of gift Deed dated 13/12/2017 and otherwise bears out Nil encumbrances with respect to land bearing Sy.No.116/2 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.146.**
122. The Encumbrance Certificate for the period 01/04/2004 to till 16/04/2024 bears out the transaction of Sale deed dated 20/12/2021 and otherwise bears out Nil encumbrances with respect to land bearing Sy.No.116/4 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.147.**



123. The Encumbrance Certificate for the period 01/04/2004 to till 16/04/2024 bears out the transactions of (a) Gift deed dated 28/06/2017 (b) Sale agreement dated 16/06/2020 (c) Cancellation deed dated 05/10/2020 (d) Sale deed dated 05/11/2020, and (e) Sale deed dated 09/01/2023 and otherwise bears out Nil encumbrances with respect to land bearing Sy.No.116/5 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.148.**
124. The Encumbrance Certificate for the period 01/04/2004 to till 16/04/2024 bears out the transactions of (a) Sale deed dated 23/08/2021 (b) Confirmation deed dated 31/08/2021 and otherwise bears out Nil encumbrances with respect to land bearing Sy.No.116/6 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.149.**
125. The Encumbrance Certificate for the period 01/04/2004 to till 16/04/2024 bears out the transactions of Sale deed dated 28/01/2021 and otherwise bears out Nil encumbrances with respect to land bearing Sy.No.116/7 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.150.**
126. The Encumbrance Certificate for the period 01/04/2004 to till 16/04/2024 bears out the transactions of Sale deed dated 07/03/2014 and otherwise bears out Nil encumbrances with respect to land bearing Sy.No.116/9 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.151.**
127. The Encumbrance Certificate for the period 01/04/2004 to till 16/04/2024 bears out the transactions of (a) Sale deed dated 17/01/2022 (b) Confirmation Deed dated 17/01/2022 and (c) Sale deed dated 04/10/2021 and otherwise bears out Nil encumbrances with respect to land bearing Sy.No.116/10 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.152.**



128. The Encumbrance Certificate for the period 01/04/2004 to till 16/04/2024 bears out the transactions of (a) Joint Development Agreement dated 07/09/2023 (b) Rectification Deed dated 19/01/2024 (c) Amalgamation deed dated 19/01/2024 and otherwise bears out Nil encumbrances with respect to land bearing Sy.No.116/11 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.153.**
129. The Endorsement dated 31/05/2013, issued by Tahsildar, Bangalore North Taluk, Bangalore District, bears out non-availability of M.R.3/56-57 and M.R.11/59-60 with respect to Land bearing Sy.No.116/2 of Nagondanahalli Village. The copy of the Endorsement dated 31/05/2013 could be evidenced from **Document No.154.**
130. The Nil Tenancy Certificate bearing No.RD0038115412736 dated 30/05/2024 issued by the Tahsildar, Bangalore East Taluk bears out that there are no Tenancy claims registered against the lands bearing Sy.No.116/2 to 116/11 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of the Nil Tenancy Certificate dated 30/05/2024 could be evidenced from **Document No.155.**
131. The Endorsement bearing No.PTCL/BE/CR/140/2024-25 dated 30/05/2024 issued by the Assistant Commissioner, Bangalore South Division, Bangalore, bears out that there are no cases registered under P.T.C.L.Act with respect to the lands bearing Sy.No.116/2 to 116/11 situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk (Erstwhile Bangalore South Taluk), Bangalore District. The copy of the Endorsement dated 30/05/2024 issued by the Assistant Commissioner, Bangalore South Division, Bangalore, could be evidenced from **Document No.156.**
132. The Akarbandh of following lands situated at Nagondanhalli village bears out as follows: (a) sy.No.116/2 totally measures 3 guntas including 1 gunta of 'B' Kharab (b) Sy.No.116/4 totally measures 39 guntas (c) Sy.No.116/5 totally measures 1 ½ Guntas (d) Sy.No.116/6 totally measures 1 Gunta (e) Sy.No.116/7 totally measures 3 guntas (f) Sy.No.116/8 totally measures 1 Acre including 1 Gunta of kharab (g) Sy.No.116/9 totally measures 2 guntas (h) Sy.No.116/10 totally measures 5 guntas (i) Sy.No.116/11 totally measures 2 Acres 10 ½ Guntas. The copy of the Akharbandh could be evidenced from **Document No.157.**



133. On perusal of the Survey Sketch and Tippany issued by the Village Accountant it is observed that the land bearing Sy.NO.116 is bifurcated into 116/1 to 116/11. The copy of Mulatippany, Hissa tippany, Balabagadha Nakulu could be evidenced from **Document No.158.**
134. On perusal of Village map of Nagodnanahalli it bears out that Land bearing Sy.No.116 finds its place in village map. The copy of the Village map could be evidenced from **Document No.159.**

SCHEDULE PROPERTY

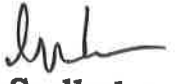
All that piece and parcel of (1) Residentially converted land bearing Survey No.116/4 measuring 38 Guntas, Survey No.116/8 measuring 36 Guntas, Survey No.116/6 measuring 1.01 Guntas Survey No.116/7 measuring 3 Guntas, Survey No. 116/9 measuring 2 Guntas, Survey No.116/5 measuring 01.08 Guntas, Survey No.116/10 measuring 05.01 Guntas, totally measuring 2 Acres 6.10 Guntas, having amalgamated BBMP Khatha No. 82/598/548/116/2/1, Sy.No.116/8, 116/7, 116/9, 116/5, 116/2, 116/4, situated at Nagondanahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk, Bangalore District (2) Residentially converted land bearing Sy.No.116/11, Old Sy 116/2, BBMP Khatha No.598/548/116/2, situated at Nagondanahalli Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore District, in total measuring 2 Acres 05.08 Guntas, totally measuring 4 Acres 12.02 Guntas and bounded on:

East by : Land Bearing Sy No. 114;
West by : Road;
North by : Land bearing Sy.No.116/1;
South by : Property bearing Sobha Windsor in Sy No.116/3.



CERTIFICATE

I hereby certify that on perusal of the documents furnished to me and information furnished, it is observed that M/s.Lorven Ventures is the absolute owners having a valid and marketable title to the Land bearing Sy.No.116/4 to 10 of Nagondanahalli Village and Sri.Atheeq Sulaiman is the absolute owner having a valid and marketable title to the Land bearing Sy.No.116/11 of Nagondanahalli Village. Further M/s.Lorven Ventures have development rights on the Schedule Property.


G.V.Sudhakar