

28.04.2024  
Bangalore

To,

M/s Sattva Resi Pvt. Ltd.,  
Bangalore.

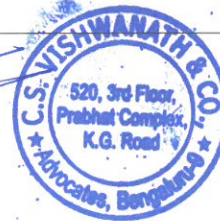
Sir,

Sub:-	Legal scrutiny report regarding the title of Sri.K.Anand Kumar, Smt.Ramadevi rep by her GPA holder Sri.Karthik Anand, Sri.B.Lokanadha Naidu, Smt.B.Renuka, Sri.K.Lokanath and Sri.M.Rukmangada Naidu rep by their GPA holder M/s Sattva Resi Private Ltd., rep by its authorized signatory Sri.Vivek Hangal in respect of residentially converted land bearing Sy 43/3 (converted vide official memorandum dated 23.04.2007 bearing no.B.DIS.ALN.SR (S) 403/1996-97 issued by the office of Deputy Commissioner, Bangalore District), BBMP Katha no.114, situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, within the revenue jurisdiction of Bruhat Bangalore Mahanagara Palike, in ward No.196, Bangalore.
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I DESCRIPTION OF THE PROPERTY:

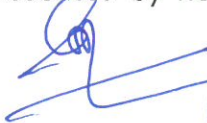
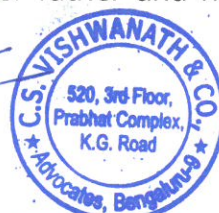
All that piece and parcel of residentially converted land bearing Sy 43/3 (converted vide official memorandum dated 23.04.2007 bearing no.B.DIS.ALN.SR (S) 403/1996-97 issued by the office of Deputy Commissioner, Bangalore District), BBMP Katha no.114, situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, within the revenue jurisdiction of Bruhat Bangalore Mahanagara Palike, in ward No.196, Bangalore measuring 4 acres 27 guntas (from and out of 4 acres 38 guntas) and bounded as follows :

On the East by	:	Remaining portion of Sy no.43/3 and 60 feet BDA road
West by	:	Land bearing Sy no.43/2
North by	:	30 ft., BDA road and thereafter Sy no.56 and
South by	:	80 ft., BDA Road

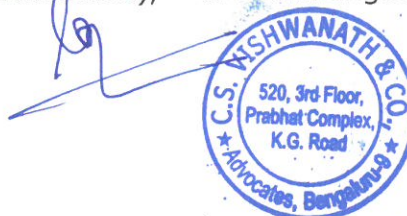


II LIST OF DOCUMENTS SCRUTINISED (all photo-copies) :

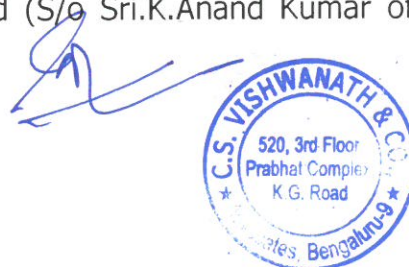
1. RTC/s for the period 1969-70 to 1973-1974, 1974-1975 to 1978-1979, 1979-1980 to 1983-1984, 1984-1985 to 1988-1989, 1989-1990 to 1993-1994, 1994-1995 to 1997-1998, 1997-1998 to 2000-2001, 2003-2004, 2018-2019, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-2016, 2016-2017, 2017-2018, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024 in respect of Sy 43/3, Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore issued by the office of Tahsildar, Bangalore South Taluk, Bangalore
2. IHC register bearing no.1/1968-69 issued by the office of Revenue Inspector, Bangalore South Taluk.
3. Mutation Register bearing MR no.2/1997-1998 and 3/1997-1998 issued by the office of Deputy Tahsildar, Bangalore South Taluk.
4. Mutation register bearing MR.no.15/2000-2001 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.
5. Mutation register bearing MR no.23/2003-2004 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
6. Mutation register bearing MR.no.27/2003-2004
7. Mutation register bearing MR no.34/2003-2004 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
8. Mutation register bearing MR no.33/2003-2004 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore
9. Sale deed dated 13.02.1997 executed by Sri.Kempaiah (S/o Late Sri.Papaiah) and his son Sri.K.Jayanna together with his minor children Kumar, Murali, Mala represented by their father natural guardian Sri.K.Jayanna, Sri.K.Narayanaswamy (S/o Sri.Kempaiah) and his minor children Somashekar & Mohan represented by their father and natural guardian Sri.K.Narayanaswamy, Sri.H.K.Manjunath (S/o Sri.Kempaiah) and his minor daughter Geetha represented by her father and natural guardian Sri.H,K.Manjunath, Smt.Subbamma and Smt.Alumelamma (daughters of Sri.Kempaiah) in favour of Sri.T.Shivaiah Naidu (S/o Sri.Siddaiah Naidu) and registered as Doc. No.6614/1996-1997, in Book-I, entered in pages 32-37, Volume- 1643, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
10. Sale deed dated 13.02.1997 executed by Sri.Kempaiah (S/o Late Sri.Papaiah) and his son Sri.K.Jayanna together with his minor children Kumar, Murali, Mala represented by their father natural guardian Sri.K.Jayanna, Sri.K.Narayanaswamy (S/o Sri.Kempaiah) and his minor children Somashekar & Mohan represented by their father and natural guardian Sri.K.Narayanaswamy, Sri.H.K.Manjunath (S/o Sri.Kempaiah) and his minor daughter Geetha represented by her father and natural guardian

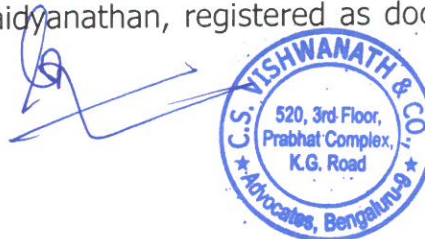
- Sri.H,K.Manjunath, Smt.Subbamma and Smt.Alumelamma (daughters of Sri.Kempaiah) in favour of Sri.K.Lokanath (S/o late Sri.K.Papa Naidu) and registered as doc. No.6615/1996-1997, in Book-I, entered in pages no.76-81, Volume no.1659, at the office of Senior Sub-Registrar, Kengeri, Bangalore
11. General Power of Attorney dated 14.03.1997 executed by Sri.M.Rukmangada Naidu (S/o Sri. Bodappa Naidu), Sri.K.Lokanath (S/o late Sri.K.Papa Naidu), Smt.K.Padma (W/o Sri.K.Lokanath), Sri.D.Lokanadha Naidu (S/o Sri.Narayana Swamy), Sri.T.Shivaiah Naidu (S/o Sri.T.Siddaiah Naidu) in favour of Sri.K.Anand Kumar (S/o Sri.B.Kuppaswamy Naidu) and Sri.B.Lokanandha Naidu (S/o Sri.Narayanaswamy Naidu).
  12. General Power of Attorney dated 14.03.1997 executed by Sri.M.Rukmangada Naidu (S/o Sri. Bodappa Naidu), Sri.K.Lokanath (S/o late Sri.K.Papa Naidu), Smt.K.Padma (W/o Sri.K.Lokanath), Sri.D.Lokanadha Naidu (S/o Sri.Narayana Swamy), Sri.T.Shivaiah Naidu (S/o Sri.T.Siddaiah Naidu) in favour of Sri.K.Anand Kumar (S/o Sri.B.Kuppaswamy Naidu) and Sri.B.Lokanandha Naidu (S/o Sri.Narayanaswamy Naidu) (notarized).
  13. Partnership deed dated 14.04.1997 executed amongst Sri.Anand Kumar, Sri Ramesh, Sri.Rukmangada Naidu, Sri.M.Suresh Naidu, Sri.K.Lokanath, Smt.K.Padma, Sri.B.Lokanandha Naidu, Sri.T.Shivaiah Naidu and Sri.Naveen N.P. constituting a firm under the name and style of M/s Bangalore City Sites.
  14. Official Memorandum dated 23.04.1997 bearing no.B.Dis.ALN:SR (S)403/1996-97 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 4 acres 38 guntas in Sy 43/3, Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore from agriculture to non-agricultural residential purpose.
  15. Sale deed dated 10.05.2001 executed by Sri.K.Jayanna (S/o Sri.Kempaiah) and his children Sri.A.J.Hemanth Kumar, Sri.A.J.Mahesh & A.J.Mala minor represented by her guardian /father Sri.K.Jayanna and in favour of Sri.M.Rukmangada Naidu (S/o Bodeppa Naidu) and Sri.B.Lokanath Naidu (S/o Sri.Narayana Swamy Naidu), registered as doc.no.1587/2001-2002 , in Book-I, stored in C.D.No.61, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
  16. Sale deed dated 10.05.2001 executed by Sri.K.Jayanna (S/o Sri.Kempaiah) and his children Sri.A.J.Hemanth Kumar, Sri.A.J.Mahesh & A.J.Mala minor represented by her guardian /father Sri.K.Jayanna in favour of Sri.Anand Kumar (S/o late Sri.B.Kuppaswamy Naidu) and Sri.K.Lokanath (S/o Sri.Papa Naidu) registered as doc no.1586/2001-2002, in Book-I, stored in C D.No.61, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
  17. Retirement deed dated 01.06.2001 executed amongst Sri.K.Anand Kumar (S/o Sri.Kuppaswamy Naidu), Sri.K.Lokanath (S/o late Sri.Papa Naidu), Smt.K.Padma (W/o Sri.K.Lokanatha), Sri.Rukmangada Naidu (S/o



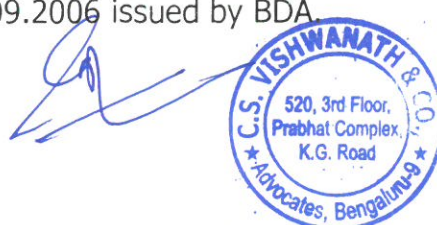
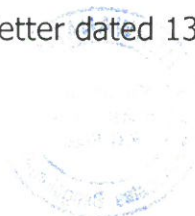
- Sri.Bodappa Naidu) and Sri.B.Lokanadha (S/o Sri.Narayanaswamy Naidu B.) as continuing partners And Sri.Ramesh (S/o Madhava Naidu), Sri.M.Suresh Babu (S/o M.Krishna Naidu), Sri.T.Shivaiah Naidu (S/o Sri.T.Siddaiah Naidu) and Sri.Naveen N.P. (S/o Sri.N.P.Jayachandra Naidu) as retiring partners of M/s Bangalore City Sites.
18. Reconstitution of Partnership deed dated 01.06.2001 executed amongst Sri.K.Anand Kumar (S/o Sri.Kuppaswamy Naidu), Smt.Ramadevi (W/o Sri.K.Anand Kumar), Sri.K.Lokanath (S/o late Sri.Papa Naidu), Smt.Padma w/o Sri.K.Lokanath), Sri.Rukmangada Naidu (S/o Sri.Bodappa Naidu), Sri.B.Lokanadha Naidu (S/o Sri.Narayanaswamy Naidu) and Smt.R.Renuka (W/o Sri B.Lokanandha Naidu) of M/s Bangalore City Sites
  19. General Power of Attorney dated 06.07.2023 executed by Smt.Ramadevi in favour of Sri.Karthik Anand, registered as doc no.221/2023-24, in Book-IV, at the office of Senior Sub-Registrar, Jayanagar (Bommanahalli), Bangalore.
  20. Sale deed dated 29.09.2003 executed by Sri.T.Shivaiah Naidu (S/o Sri.T.Siddaiah Naidu) represented by his GPA holders Sri.K.Anand Kumar and Sri.B.Lokanadha Naidu in favour of Sri.M.Rukmangada Naidu (S/o Sri.Bodappa Naidu), Smt.B.Renuka (W/o Sri.B.Lokanadha Naidu) and Smt.Ramadevi (W/o Sri.K.Anand Kumar) and registered as doc no.16679/2003-04, in Book-I, stored in C.D. no.141, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
  21. NOC dated 11.12.2006 issued by the office of Karnataka State Pollution Control Board.
  22. Reconstitution of Partnership deed dated 02.04.2007 executed amongst Sri.K.Lokanath (S/o Sri.Papa Naidu), Sri.M.Rukmangada Naidu (S/o Sri.Bodappa Naidu), Sri.K.Anand Kumar (S/o Late Sri.B.Kuppaswamy Naidu) and his wife Smt.Ramadevi, Sri.B.Lokanadha Naidu (S/o Sri.Narayanaswam Naidu) and his wife Smt.B.Renuka of M/s Bangalore City Sites.
  23. Deed of declaration of co-ownership dated 05.04.2007 executed by Sri.K.Lokanath (S/o Sri.Papa Naidu), Sri.M.Rukmangada Naidu (S/o Sri.Bodappa Naidu), Sri.K.Anand Kumar (S/o Late Sri.B.Kuppaswamy Naidu) and his wife Smt.Ramadevi, Sri.B.Lokanadha Naidu (S/o Sri.Narayanaswam Naidu) and his wife Smt.B.Renuka
  24. Dissolution deed dated 18.04.2011 executed amongst Sri.K.Lokanath (S/o Sri.Papa Naidu) and his wife Smt.K.Padma, Sri.M.Rukmangada Naidu (S/o Sri.Bodappa Naidu), Sri.K.Anand Kumar (S/o Late Sri.B.Kuppaswamy Naidu) and his wife Smt.Ramadevi, Sri.B.Lokanadha Naidu (S/o Sri.Narayanaswam Naidu) and his wife Smt.B.Renuka of M/s Bangalore City Sites.
  25. Family Arrangement deed dated 06.08.2012 entered into between Sri.K.Anand Kumar and his wife Smt.Rama Devi of the one part and Smt.Ashwini Ganesh (W/o Sri.T.Ganesh Kumar), Smt.Arundathi Vinod (W/o Sri.M.Vinod), Sri.Karthik Anand (S/o Sri.K.Anand Kumar) of the other part,



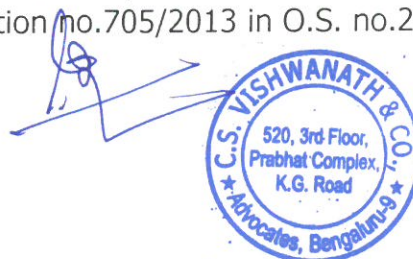
- registered as doc no.2150/2012-13, in Book-I, stored in C.D. no.INRD42, at the office of Senior Sub-Registrar, Indiranagar, Bangalore.
26. Deed of confirmation dated 11.02.2013 executed by Sri.K.Narayanaswamy, Sri.H.K.Manjunath, Smt.Subbamma and Smt.Alumelamma (children of Late Sri.Kempaiah) in favour of Sri.M.Rukmangada Naidu (S/o Sri.Bodeppa Naidu) and Sri.B.Lokanadha Naidu (S/o Sri.Narayanaswamy Naidu), registered as doc no.9380/2012-13, in Book-I, stored in C.D. no.JPND196, at the office of Senior Sub-Registrar, Jayanagar (J.P. Nagar), Bangalore.
27. Deed of confirmation dated 11.02.2013 executed by Sri.T.Shivaiah Naidu (S/o Sri.T.Siddaiah Naidu) in favour of Sri.M.Rukmangada Naidu (S/o Sri.Bodappa Naidu), Smt.B.Renuka and Smt.Ramadevi (W/o Sri.K.Anand Kumar), registered as doc no.9383/2012-13, in Book-I, stored in C.D. no.JPND196, at the office of Senior Sub-Registrar, Jayanagar (J.P. Nagar), Bangalore.
28. Deed of confirmation dated 11.02.2013 executed by Sri.K.Narayanaswamy, Sri.H.K.Manjunath, Smt.Subbamma and Smt.Alumelamma (children of Late Sri.Kempaiah) in favour of Sri.K.Anand Kumar (S/o Late Sri.Kuppuswamy Naidu) and Sri.K.Lokanath (S/o Sri.Papa Naidu), registered as doc no.9376/2012-13, in Book-I, stored in C.D. no.JPND196, at the office of Senior Sub-Registrar, Jayanagar (J.P. Nagar), Bangalore.
29. Deed of declaration of co-ownership dated 30.05.2013 executed by Sri.K.Lokanath (S/o Sri.Papa Naidu), Sri.M.Rukmangada Naidu (S/o Sri.Bodappa Naidu), Sri.K.Anand Kumar (S/o Late Sri.B.Kuppaswamy Naidu) and his wife Smt.Ramadevi, Sri.B.Lokanadha Naidu (S/o Sri.Narayanaswamy Naidu) and his wife Smt.B.Renuka, registered as doc no.4/2013-14, in Book-I, at the office of Senior Sub-Registrar, Jayanagar (J.P. Nagar), Bangalore.
30. Genealogical tree of the family of Late Sri.Kempaiah in the form of affidavit dated 07.08.2013 executed by Sri.K.Narayanaswamy (notarized).
31. Joint Development Agreement dated 18.06.2014 entered into between Sri.K.Lokanath (S/o Sri.Papa Naidu), Sri.M.Rukmangada Naidu (S/o Sri.Bodappa Naidu), Sri.K.Anand Kumar (S/o Late Sri.B.Kuppaswamy Naidu) and his wife Smt.Ramadevi, Sri.B.Lokanadha Naidu (S/o Sri.Narayanaswamy Naidu) and his wife Smt.B.Renuka of the one part and M/s Nitesh Estates Ltd., rep by its Executive Director Sri.L.S.Vaidyanathan, registered as doc no.3069/2014-15, in Book-I, stored in C.D. No.JPND274, at the office of Senior Sub-Registrar, Jayanagar (J.P. Nagar), Bangalore.
32. General Power of Attorney dated 18.06.2014 executed by Sri.K.Lokanath (S/o Sri.Papa Naidu), Sri.M.Rukmangada Naidu (S/o Sri.Bodappa Naidu), Sri.K.Anand Kumar (S/o Late Sri.B.Kuppaswamy Naidu) and his wife Smt.Ramadevi, Sri.B.Lokanadha Naidu (S/o Sri.Narayanaswamy Naidu) and his wife Smt.B.Renuka in favour of M/s Nitesh Estates Ltd., rep by its Executive Director Sri.L.S.Vaidyanathan, registered as doc no.132/2014-15,



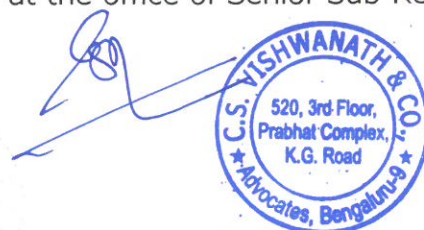
- in Book-IV, stored in C.D. No.JPND274, at the office of Senior Sub-Registrar, Jayanagar (J.P. Nagar), Bangalore.
33. Memorandum of Entry recording mortgage by deposit of title deeds dated 19.06.2014 executed by Sri.L.S.Vaidyanathan, Director of M/s Nitesh Estates Ltd., in favour of M/s IDBI Trusteeship Services Ltd., registered as doc no.3199/2014-15, in Book-I, stored in C.D. no.JPND274, at the office of Senior Sub-Registrar, Jayanagar (J.P. Nagar), Bangalore.
  34. Escrow Agreement dated 01.08.2014 executed amongst M/s Nitesh Estates Ltd., rep by its authorized signatory of the first part, Sri.K.Lokanath (S/o Sri.Papa Naidu), Sri.M.Rukmangada Naidu (S/o Sri.Bodappa Naidu), Sri.K.Anand Kumar (S/o Late Sri.B.Kuppaswamy Naidu) and his wife Smt.Ramadevi, Sri.B.Lokanadha Naidu (S/o Sri.Narayanaswam Naidu) and his wife Smt.B.Renuka of the second part and M/s Axis Bank Ltd., of the third part.
  35. Discharge deed dated 20.11.2017 executed by M/s IDBI Trusteeship Services Ltd., rep by its authorized signatory in favour of M/s Nitesh Estates Ltd., registered as doc no.2317/2017-18, in Book-I, stored in C.D. no.SHRD102, at the office of Senior Sub-Registrar, Jayanagar (Shanthinagar), Bangalore
  36. Order sheet filed in F.R. no.AA1/137/2017 in case Reg no.AA/137/2017
  37. Judgement dated 10.03.2021 passed by the Court of LXXXIV Addl. City Civil and Sessions Judge (CCH-85-Commercial Court), Bangalore in Com.A.A. no.137/2017.
  38. Memorandum of application under Section 9 of the Arbitration and Conciliation Act 1996 filed in A.A. no.137/2017
  39. Application under Section 9 of the Arbitration and conciliation Act, 1996 r/w rule 9 of the High Court of Karnataka Arbitration (proceedings before the courts) Rules 2001 filed in A.A. no.137/2017.
  40. Order sheet filed in FR no.AA/377/2017 in registration no.AA/377/2017.
  41. Award dated 11.03.2019 passed by the Arbitral Tribunal of Hon'ble Shri Justice Deepak Verma, Former Judge, Supreme Court of India, Sole Arbitrator at Arbitration & Conciliation Centre, Bangalore (Domestic and International) in A.C. no.54/2018.
  42. Agreement of sale dated 23.04.1999 entered into between Sri.K.Lokanath, Sri.T.Shivaiah Naidu, Sri.K.Ananda Kumar, Sri.B.Lokanadha Naidu, Sri.M.Rukmangadha Naidu rep by their GPA holders Sri.K.Ananda Kumar, Sri.B.Lokanadha Naidu in favour of Sri.M.Rukmangadha Naidu, Smt.B.Renuka and Smt.Ramadevi.
  43. Memorandum of Association and Articles of Association of M/s Nitesh Estates Pvt. Ltd., together with Certificate of incorporation dated 20.02.2004 issued by Registrar of Companies, Bangalore favouring Nitesh Estates Pvt. Ltd.,
  44. Plan sanction letter dated 13.09.2006 issued by BDA



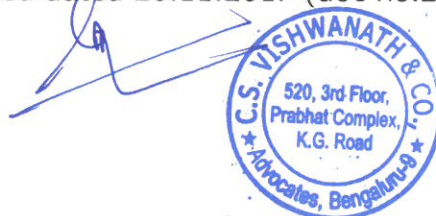
45. Special notice dated 17.08.2012 issued by BBMP.
46. Katha certificate dated 17.08.2012 issued by BBMP in favour of Sri.K.Lokanath Sri.M.Rukmangada Naidu, Sri.K.Anand Kumar, Smt.Ramadevi, Sri.B.Lokanadha Naidu, Smt.B.Renuka
47. Katha extract dated 17.08.2012 issued by BBMP in favour of Sri.K.Lokanath Sri.M.Rukmangada Naidu, Sri.K.Anand Kumar, Smt.Ramadevi, Sri.B.Lokanadha Naidu, Smt.B.Renuka in respect of Sy no.43/3 measuring 4 acres 27 guntas.
48. Letter dated 06.06.2013 given by M/s Nitesh Estates confirming deposit of title deeds.
49. Katha certificate dated 04.03.2014 issued by BBMP in favour of Sri.K.Lokanath Sri.M.Rukmangada Naidu, Sri.K.Anand Kumar, Smt.Ramadevi, Sri.B.Lokanadha Naidu, Smt.B.Renuka
50. Katha extract dated 04.03.2014 issued by BBMP in favour of Sri.K.Lokanath Sri.M.Rukmangada Naidu, Sri.K.Anand Kumar, Smt.Ramadevi, Sri.B.Lokanadha Naidu, Smt.B.Renuka in respect of katha no.114/43/3 measuring 4 acres 27 guntas.
51. Company Master data/Charge certificate dated 28.09.2016 of M/s Nitesh Estates Ltd., given by Sri.G.Nagaraju, FCS, Bangalore.
52. Certificate of Incorporation pursuant to change of name of M/s NEL Holdings South Ltd., to M/s Satchmo Holdings Ltd., (originally incorporated with the name of M/s Nitesh Estates Pvt. Ltd.,) issued by Registrar of Companies, Bangalore
53. Endorsement dated 28.07.2023 bearing no.RK/CR/71620/2023-24 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore for non-availability of IHC register bearing no.IHC 1/1968-69.
54. Order sheet filed in O.S. no.2231/2011.
55. Complaint under Section 26 read with order VII Rule 1 of CPC filed in O.S. no.2231/2011
56. Order dated 12.10.2012 passed in O.S. No.2231/2011 passed by the XXXIX Addl. City Civil and Sessions Judge, Bangalore City.
57. Order sheet filed in O.S. no.2232/2012
58. Complaint under Section 26 read with order VII Rule 1 of CPC filed in O.S. no.2232/2011.
59. Judgement dated 12.10.2012 passed by the Court of XXXIX Addl. City Civil Judge, Bangalore City in O.S. no.2232/2011.
60. Order sheet filed in O.S. No.2233/2011
61. Complaint under Section 26 read with order VII Rule 1 of CPA filed in O.S. no.2233/2011
62. Judgement dated 12.10.2012 passed by the Court of XXXIX Addl. City Civil Judge, Bangalore City in O.S. no.2233/2011.
63. Order sheet filed in Misc Petition no.705/2013 in O.S. no.2231/2011.



64. Order dated 03.09.2020 passed by the Court of XXXIX Addl. City Civil judge (CCH-40), Bangalore City in Misc no.705/2013
65. Order sheet filed in Misc Petition no.706/2013 in O.S. no.2231/2011.
66. Order dated 03.09.2020 passed by the Court of XXXIX Addl. City Civil judge (CCH-40), Bangalore City in Misc no.706/2013
67. Order sheet filed in Misc Petition no.707/2013 in O.S. no.2231/2011.
68. Order dated 03.09.2020 passed by the Court of XXXIX Addl. City Civil judge (CCH-40), Bangalore City in Misc no.707/2013
69. Order dated 28.06.2023 passed by the National Consumer Disputes Redressal Commission, New Delhi I.A. no.8246/2023 (for advance of hearing, execution) E.A. no.519 of 20222 in consumer complaint no.554 of 2018.
70. Settlement agreement dated 07.07.2022 entered into between M/s NEL Holdings South Ltd., (formerly known as NEL Holdings Ltd., and known prior to that Nitesh Estates Ltd.,) rep by its Director Sri.L.S.Vaidyanathan of the one part and Sri.K.Anand Kmar, Smt.Ramadevi, Sri.B.Lokanadha Naidu, Smt.B.Renuka, Sri.K.Lokanath and Sri.M.Rukmangada Naidu of the other part
71. Nil tenancy Endorsement dated 28.11.2012 bearing no.LRF/NTC/CR/1146/2012-13 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.
72. Endorsement dated 28.11.2012 bearing no.LRF/CR/46/07-08 issued by the office of Tahsildar, Bangalore South Sub-division, Bangalore
73. Deed confirming termination of Joint Development Agreement dated 17.07.2023 entered into between M/s Satchmo Holdings Ltd., (earlier known as NEL Holdings South Ltd., prior to that known as NEL Holdings Ltd., and prior to that known as Nitesh Estates Ltd.,) rep by its Executive Director Sri.L.S.Vaidyanathan rep by SPA holder Sri.Sreenath S. of the one par and Sri.K.Anand Kumar, Smt.Ramadevi, Sri.B.Lokanadha Naidu, Smt.B.Renuka, Sri.K.Lokanath and Sri.M.Rukmangada Naidu of the other part, registered as doc no.2886/2023-24, in Book-I, at the office of Senior Sub-Registrar, Jayanagar (Kengeri), Bangalore.
74. Deed confirming termination of General Power of Attorney dated 17.07.2023 executed by M/s Satchmo Holdings Ltd., (earlier known as NEL Holdings South Ltd., prior to that known as NEL Holdings Ltd., and prior to that known as Nitesh Estates Ltd.,) rep by its Executive Director Sri.L.S.Vaidyanathan rep by SPA holder Sri.Sreenath S. in favour of Sri.K.Anand Kumar, Smt.Ramadevi, Sri.B.Lokanadha Naidu, Smt.B.Renuka, Sri.K.Lokanath and Sri.M.Rukmangada Naidu, registered as doc no.2887/2023-24, in Book-I, at the office of Senior Sub-Registrar, Jayanagar (Kengeri), Bangalore.



75. Joint Development agreement dated 21.07.2023 entered into between Sri.K.Anand Kumar, Smt.Ramadevi rep by her GPA holder Sri.Karthik Anand, Sri.B.Lokanadha Naidu, Smt.B.Renuka, Sri.K.Lokanath and Sri.M.Rukmangada Naidu of the one part and M/s Sattva Resi Private Ltd., rep by its authorized signatory Sri.Vivek Hangal of the other part, registered as doc no.4132/2023-24, in Book-I, at the office of Senior Sub-Registrar, Jayanagar (Bommanahalli), Bangalore Urban District.
76. General power of Attorney dated 21.07.2023 executed by Sri.K.Anand Kumar, Smt.Ramadevi rep by her GPA holder Sri.Karthik Anand, Sri.B.Lokanadha Naidu, Smt.B.Renuka, Sri.K.Lokanath and Sri.M.Rukmangada Naidu in favor of M/s Sattva Resi Private Ltd., rep by its authorized signatory Sri.Vivek Hangal of the other part, registered as doc no.260/2023-24, in Book-IV, at the office of Senior Sub-Registrar, Jayanagar (Bommanahalli), Bangalore Urban District.
77. Letter dated 28.06.2023 given by M/s Satchmo Holdings Ltd., addressed to HDFC Ltd., giving consent for handing over original documents of the project Nitesh British Columbia to Sattva Real Estate Pvt. Ltd.,
78. Letter dated 28.06.2023 given by Sri.K.Lokanath Sri.M.Rukmangada Naidu, Sri.K.Anand Kumar, Smt.Ramadevi, Sri.B.Lokanadha Naidu, Smt.B.Renuka addressed to HDFC Ltd., giving consent for handing over original documents of the project Nitesh British Columbia to Sattva Real Estate Pvt. Ltd.,
79. Loan closure letter dated 30.06.2023 issued by HDFC Ltd., addressed to M/s Satchmo Holdings Ltd.,
80. Tax paid receipt dated 18.07.2022 for the period 2022-23.
81. Copy of tippani.
82. Copy of Hissa.
83. Copy of RR Balabagha
84. Copy of Hissa Survey Tippani.
85. Copy of survey org prati
86. Copy of secondary reclass tippan
87. Copy of karda
88. Copy of settlement akarbandh.
89. Copy of village map.
90. Encumbrance certificates :
  - a) Dated 16.07.2006 for the period 01.04.1947 to 14.02.1957
  - b) Dated 17.07.2007 for the period 15.02.1957 to 31.05.1989.
  - c) Dated 16.07.2007 for the period 01.06.1989 to 31.03.2004 depicting the entries of sale deeds dated 13.02.1997 (doc nos.6614 & 6615), 10.05.2001 (doc nos.1586, 1587 & 1592) and 29.09.2003 (doc no.16679).
  - d) Dated 14.03.2024 for the period 01.04.2017 to 01.12.2017 depicting the entry of discharge deed dated 20.11.2017 (doc no.2317)



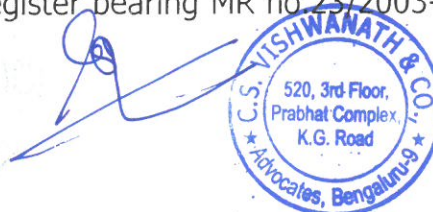
- e) Dated 01.04.2004 to 04.03.2024 depicting the entry of JDA dated 21.07.2023 (doc no.4132), cancellation deed dated 17.07.2023 (doc no.2886), DTD dated 19.06.2014 (doc no.3199), JDA dated 18.06.2014 (doc no.3069), Deed of declaration dated 31.05.2013 (doc no.4711), consent deeds dated 11.02.2013 (doc nos.9383, 9380, 9376).

### III SOURCE OF TITLE :

On perusal of documents produced for scrutiny, it is noticed that land bearing Sy no.43/3 measuring 4 acres 38 guntas including 13 guntas of kharab land situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore was earlier owned by one Sri.Kempaiah (S/o Sri.Papaiah & Smt.Muniyamma) as could be evidenced from the entries made in the IHC register bearing no.1/1968-69 issued by the office of Revenue Inspector, Bangalore South Taluk and RTC/s for the period 1969-70 to 1973-1974, 1974-1975 to 1978-1979, 1979-1980 to 1983-1984, 1984-1985 to 1988-1989, 1989-1990 to 1993-1994, 1994-1995 to 1997-1998 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.

Subsequently, Sri.Kempaiah (S/o Late Sri.Papaiah) and his sons Sri.K.Jayanna together with his minor children Kumar, Murali, Mala represented by their father natural guardian Sri.K.Jayanna, Sri.K.Narayanaswamy (S/o Sri.Kempaiah) and his minor children Somashekar & Mohan represented by their father and natural guardian Sri.K.Narayanaswamy, Sri.H.K.Manjunath (S/o Sri.Kempaiah) and his minor daughter Geetha represented by her father and natural guardian Sri.H.K.Manjunath, Smt.Subbamma and Smt.Alumelamma (daughters of Sri.Kempaiah) for a valuable consideration, sold and conveyed the aforesaid land in the following manner ;

- a) Sale deed dated 13.02.1997 in favour of Sri.K.Lokanath (S/o late Sri.K.Papa Naidu) (doc. No.6615/1996-1997) – in respect of Sy no.43/3 measuring 1 acre 25 guntas and 3 guntas of kharab land.
- b) Sale deed dated 13.02.1997 in favour of Sri.T.Shivaiah Naidu (S/o Sri.Siddaiah Naidu) (Doc. No.6614/1996-1997) – in respect of Sy no.43/3 measuring 2 acres and 4 guntas of kharab. Thereafter, Sri.T.Shivaiah Naidu (S/o Sri.T.Siddaiah Naidu) represented by his GPA holders Sri.K.Anand Kumar and Sri.B.Lokanadha Naidu sold the aforesaid land in Sy no.43/3 measuring 2 acres 4 guntas in favour of Sri.M.Rukmangada Naidu (S/o Sri.Bodappa Naidu), Smt.B.Renuka (W/o Sri.B.Lokanadha Naidu) and Smt.Ramadevi (W/o Sri.K.Anand Kumar) under a Sale deed dated 29.09.2003 and registered as doc no.16679/2003-04, at the office of Senior Sub-Registrar, Kengeri, Bangalore. The facum of sale is depicted in the Mutation register bearing MR no 23/2003-2004 issued by



the office of Village Accountant, Bangalore South Taluk, Bangalore. However, the document number of the said sale deed is wrongly mentioned as '16699/03-04' instead of '16679/03-04' in the Mutation register. Further, Sri.T.Shivaiah Naidu (S/o Sri.T.Siddaiah Naidu) executed a Deed of Confirmation dated 11.02.2013 (doc no.9383/2012-13) confirming and ratifying the execution of sale deed dated 29.09.2003 (doc no.16679/2003-04) by his GPA holder Sri.K.Anand Kumar in favour of Sri.M.Rukmangada Naidu, Smt.B.Renuka and Smt.Ramadevi in respect of the aforementioned land in Sy no.43/3 measuring 2 acres 4 guntas.

The undervaluation proceedings initiated with regard to the aforesaid sale deeds was settled pursuant to the payment of deficit stamp duty and registration fee.

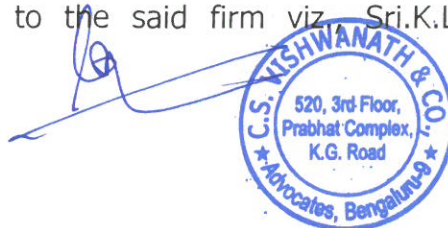
The copy of Mutation Register bearing MR no.2/1997-1998 and 3/1997-1998 issued by the office of Deputy Tahsildar, Bangalore South Taluk depicts the entries of sale deeds both dated 13.02.1997 (doc nos.6615 & 6614) respectively.

The said Sri.M.Rukmangada Naidu (S/o Sri. Bodappa Naidu), Sri.K.Lokanath (S/o late Sri.K.Papa Naidu), Smt.K.Padma (W/o Sri.K.Lokanath), Sri.D.Lokanadha Naidu (S/o Sri.Narayana Swamy), Sri.T.Shivaiah Naidu (S/o Sri.T.Siddaiah Naidu) executed a General Power of Attorney dated 14.03.1997 (notarized) in favour of Sri.K.Anand Kumar (S/o Sri.B.Kuppaswamy Naidu) and Sri.B.Lokanandha Naidu (S/o Sri.Narayanaswamy Naidu), empowering the attorney to do various acts, deeds and things with power of alienation of land bearing Sy no.43/3 measuring 2 acres among other properties.

The copy of Agreement of sale dated 23.04.1999 entered into between Sri.K.Lokanath, Sri.T.Shivaiah Naidu, Sri.K.Ananda Kumar, Sri.B.Lokanadha Naidu, Sri.M.Rukmangadha Naidu rep by their GPA holders Sri.K.Ananda Kumar, Sri.B.Lokanadha Naidu of the one part and Sri.M.Rukmangadha Naidu, Smt.B.Renuka and Smt.Ramadevi of the other part for sale of land bearing Sy no.43/3 measuring 2 acres is produced.

The copies of following documents in respect of M/s Bangalore City Sites are produced ;

- a) Partnership deed dated 14.04.1997 executed amongst Sri.Anand Kumar, Sri Ramesh, Sri.Rukmangada Naidu, Sri.M.Suresh Naidu, Sri.K.Lokanath, Smt.K.Padma, Sri.B.Lokanandha Naidu, Sri.T.Shivaiah Naidu and Sri.Naveen N.P. constituting a firm under the name and style of M/s Bangalore City Sites. The two partners to the said firm viz. Sri.K.Lokanatha was to



- contribute 1 acre 25 guntas of land and Sri.T.Shivaiah Naidu was also to contribute 2 acres of land towards the capital of the firm.
- b) Retirement deed dated 01.06.2001 executed amongst Sri.K.Anand Kumar (S/o Sri.Kuppaswamy Naidu), Sri.K.Lokanath (S/o late Sri.Papa Naidu), Smt.K.Padma (W/o Sri.K.Lokanatha), Sri.Rukmangada Naidu (S/o Sri.Bodappa Naidu) and Sri.B.Lokanadha (S/o Sri.Narayanaswamy Naidu B.) as continuing partners And Sri.Ramesh (S/o Madhava Naidu), Sri.M.Suresh Babu (S/o M.Krishna Naidu), Sri.T.Shivaiah Naidu (S/o Sri.T.Siddaiah Naidu) and Sri.Naveen N.P. (S/o Sri.N.P.Jayachandra Naidu) as retiring partners of M/s Bangalore City Sites.
- c) Reconstitution of Partnership deed dated 01.06.2001 executed amongst Sri.K.Anand Kumar (S/o Sri.Kuppaswamy Naidu), Smt.Ramadevi (W/o Sri.K.Anand Kumar), Sri.K.Lokanath (S/o late Sri.Papa Naidu), Smt.Padma w/o Sri.K.Lokanath), Sri.Rukmangada Naidu (S/o Sri.Bodappa Naidu), Sri.B.Lokanadha Naidu (S/o Sri.Narayanaswamy Naidu) and Smt.R.Renuka (W/o Sri B.Lokanadha Naidu) of M/s Bangalore City Sites. In terms of which, Sri.K.Lokanath contributed portion of Sy no.43/3 measuring 1 acre 25 guntas inclusive of 3 guntas, Sri.M.Rukmangada Naidu contributed portion of Sy no.43/3 measuring 17 ½ guntas and Sri.K.Anand Kumar contributed portion of Sy no.43/3 measuring 17 ½ guntas towards the capital of the firm
- d) Reconstitution of Partnership deed dated 02.04.2007 executed amongst Sri.K.Lokanath (S/o Sri.Papa Naidu), Sri.M.Rukmangada Naidu (S/o Sri.Bodappa Naidu), Sri.K.Anand Kumar (S/o Late Sri.B.Kuppaswamy Naidu) and his wife Smt.Ramadevi, Sri.B.Lokanadha Naidu (S/o Sri.Narayanaswamy Naidu) and his wife Smt.B.Renuka of M/s Bangalore City Sites.
- e) Dissolution deed dated 18.04.2011 executed amongst Sri.K.Lokanath (S/o Sri.Papa Naidu) and his wife Smt.K.Padma, Sri.M.Rukmangada Naidu (S/o Sri.Bodappa Naidu), Sri.K.Anand Kumar (S/o Late Sri.B.Kuppaswamy Naidu) and his wife Smt.Ramadevi, Sri.B.Lokanadha Naidu (S/o Sri.Narayanaswamy Naidu) and his wife Smt.B.Renuka of M/s Bangalore City Sites.

The land bearing Sy 43/3 measuring 4 acres 38 guntas is converted from agriculture to non-agricultural residential purpose vide Official Memorandum dated 23.04.1997 bearing no.B.Dis.ALN:SR (S)403/1996-97 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.

After the demise of Sri.Kempaiah on 24.12.1999, his children Sri.Jayanna, Sri.K.Narayanaswamy and Sri.K.Manjunath entered into an oral partition for division of joint family properties including balance land in Sy no.43/3 and in terms of the said partition, portion of land in Sy no.43/3 measuring 1 acre was allotted to the share of Sri.Jayanna. The katha for the said land was mutated

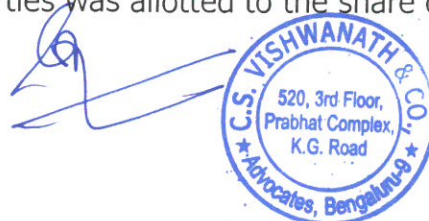


to the name of Sri.K.Jayanna vide Mutation register bearing MR.no.15/2000-2001 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore

Similarly, Sri.K.Jayanna (S/o Sri.Kempaiah) and his children Sri.A.J.Hemanth Kumar, Sri.A.J.Mahesh & A.J.Mala minor represented by her guardian /father Sri.K.Jayanna also sold the aforesaid land in the following sale deeds ;

- a) Sale deed dated 10.05.2001 in favour of Sri.M.Rukmangada Naidu (S/o Bodeppa Naidu) and Sri.B.Lokanath Naidu (S/o Sri.Narayana Swamy Naidu), (doc.no.1587/2001-2002) – in respect of Sy no.43/3 measuring 17 ½ guntas or 19040 Sq. ft., The sale transaction is reflected in the Mutation register bearing MR no.33/2003-2004 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore. Thereafter, the children of Late Sri.Kempaiah viz., Sri.K.Narayanaswamy, Sri.H.K.Manjunath, Smt.Subbamma and Smt.Alumelamma executed a Deed of Confirmation dated 11.02.2013 (doc no.9380/2012-13) confirming and ratifying the sale deed dated 10.05.2001 (doc no.1587/2001-02) in favour of Sri.M.Rukmangada Naidu (S/o Sri.Bodeppa Naidu) and Sri.B.Lokanadha Naidu (S/o Sri.Narayanaswamy Naidu) in respect of Sy no.43/3 measuring 17 ½ guntas.
- b) Sale deed dated 10.05.2001 in favour of Sri.Anand Kumar (S/o late Sri.B.Kuppaswamy Naidu) and Sri.K.Lokanath (S/o Sri.Papa Naidu) (doc no.1586/2001-2002)- in respect of Sy no.43/3 measuring 17 ½ guntas or 19040 Sq. ft.,. The sale transaction finds mention in the Mutation register bearing MR no.34/2003-2004 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore. The children of Late Sri.Kempaiah viz., Sri.K.Narayanaswamy, Sri.H.K.Manjunath, Smt.Subbamma and Smt.Alumelamma executed a Deed of Confirmation dated 11.02.2013 (doc no.9376/2012-13) confirming and ratifying the execution of sale deed dated 10.05.2001 (doc no.1586/2001-02) in favour of Sri.K.Anand Kumar and Sri.K.Lokanath in respect of Sy no.43/3 measuring 17 ½ guntas.

The said Sri.K.Anand Kumar and his wife Smt.Rama Devi entered into a Family Arrangement deed dated 06.08.2012 (doc no.2150/2012-13) with their children Smt.Ashwini Ganesh (W/o Sri.T.Ganesh Kumar), Smt.Arundathi Vinod (W/o Sri.M.Vinod), Sri.Karthik Anand (S/o Sri.K.Anand Kumar) for division of joint family properties including the land in Sy no.43/3 by metes and bounds. In terms of the said partition, undivided share in land bearing Sy no.43/3 measuring 17 ½ guntas among other properties was allotted to the share of Sri.K.Anand Kumar and undivided share in land bearing Sy no.43/3 measuring 28 ½ guntas among other properties was allotted to the share of Smt.Ramadevi.



Further, Sri.K.Lokanath, Sri.M.Rukmangada Naidu, Sri.K.Anand Kumar and his wife Smt.Ramadevi, Sri.B.Lokanadha Naidu and his wife Smt.B.Renuka executed a Deed of Declaration of Co-Ownership dated 30.05.2013 (doc no.4711/2013-14) confirming that they shall jointly and absolutely own land bearing Sy no.43/3 measuring 4 acres 27 guntas in the following manner :

Name of owner/s	Percentage of ownership in Sy no.43/3
Sri.K.Lokanath	25 %
Sri.M.Rukmangada Naidu	25 %
Sri.K.Anand Kumar	25 %
Sri.B.Lokanadha Naidu	25 %

The copy of Genealogical tree of the family of Late Sri.Kempaiah in the form of affidavit dated 07.08.2013 executed by Sri.K.Narayanaswamy (notarized) is in conformity to what is stated above.

The owners Sri.K.Lokanath, Sri.M.Rukmangada Naidu, Sri.K.Anand Kumar and his wife Smt.Ramadevi, Sri.B.Lokanadha Naidu and his wife Smt.B.Renuka have entered into a Joint Development Agreement dated 18.06.2014 (doc no.3069/2014-15) with M/s Nitesh Estates Ltd., rep by its Executive Director Sri.L.S.Vaidyanathan for the beneficial development of aforesaid land in Sy no.43/3 measuring 4 acres 5 guntas into a residential complex under symbiotic terms. The parties to the said JDA agreed to share the revenue in the ratio of 32 % (to the owners) : 68 % (to the builders). In furtherance to the said JDA, Sri.K.Lokanath, Sri.M.Rukmangada Naidu, Sri.K.Anand Kumar and his wife Smt.Ramadevi, Sri.B.Lokanadha Naidu and his wife Smt.B.Renuka executed a General Power of Attorney dated 18.06.2014 (doc no.132/2014-15) in favour of M/s Nitesh Estates Ltd., rep by its Executive Director Sri.L.S.Vaidyanathan, empowering the attorney to do various acts, deeds and things with power of alienation.

The copies of following documents of M/s Nitesh Estates Pvt. Ltd., are produced for perusal ;

- Memorandum of Association and Articles of Association of M/s Nitesh Estates Pvt. Ltd., together with Certificate of incorporation dated 20.02.2004 issued by Registrar of Companies, Bangalore favouring Nitesh Estates Pvt. Ltd.,
- Company Master data/Charge certificate dated 28.09.2016 of M/s Nitesh Estates Ltd., given by Sri.G.Nagaraju, FCS, Bangalore.



- c) Certificate of Incorporation pursuant to change of name of M/s NEL Holdings South Ltd., to M/s Satchmo Holdings Ltd., (originally incorporated with the name of M/s Nitesh Estates Pvt. Ltd.,) issued by Registrar of Companies, Bangalore


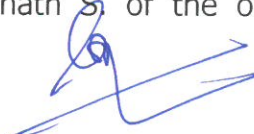
The mortgage of subject property by Sri.L.S.Vaidyanathan, Director of M/s Nitesh Estates Ltd., in favour of M/s IDBI Trusteeship Services Ltd., vide a Memorandum of Entry recording Mortgage by Deposit of Title Deeds dated 19.06.2014 (doc no.3199/2014-15) was discharged in terms of Discharge deed dated 20.11.2017 (doc no.2317/2017-18).

The copy of Escrow Agreement dated 01.08.2014 executed amongst M/s Nitesh Estates Ltd., rep by its authorized signatory of the first part, Sri.K.Lokanath, Sri.M.Rukmangada Naidu Sri.K.Anand Kumar and his wife Smt.Ramadevi, Sri.B.Lokanadha Naidu and his wife Smt.B.Renuka of the second part and M/s Axis Bank Ltd., of the third part is also produced for perusal.

Owing to the non-execution of project, the land owners Sri.Lokanath and others filed in case in F.R. no.AA1/137/2017 in case Reg no.AA/137/2017 against M/s Nitesh Estates Ltd., praying to pass an order of injunction restraining the respondent from alienating or in any manner creating any party rights in the schedule property until the constitution of the Arbitral Tribunal and necessary orders by such Tribunal and prayer as per applicant. The application under Section 9 of the Arbitration and Conciliation was dismissed vide Judgement dated 10.03.2021 passed by the Court of LXXXIV Addl. City Civil and Sessions Judge (CCH-85-Commercial Court), Bangalore in Com.A.A. no.137/2017.

Similarly, M/s Nitesh Estates Ltd., also filed a case in FR no.AA/377/2017 in registration no.AA/377/2017 against Sri.Lokanath and others before the Court of Prl. City Civil and Sessions Judge, Bangalore praying to grant an order of temporary injunction restraining the respondent from encumbering or in any manner creating any third party rights over the schedule property until the constitution of the Arbitral Tribunal and necessary orders by such Tribunal and prayer as per application.

Further, the aforementioned Joint Development Agreement dated 18.06.2014 (doc no.3069/2014-15) and General Power of Attorney dated 18.06.2014 (doc no.132/2014-15) were cancelled in terms of Deed confirming termination of Joint Development Agreement dated 17.07.2023 (doc no.2886/2023-24) entered into between M/s Satchmo Holdings Ltd., (earlier known as NEL Holdings South Ltd., prior to that known as NEL Holdings Ltd., and prior to that known as Nitesh Estates Ltd.,) rep by its Executive Director Sri.L.S.Vaidyanathan rep by SPA holder Sri.Sreenath S. of the one par and Sri.K.Anand Kumar,

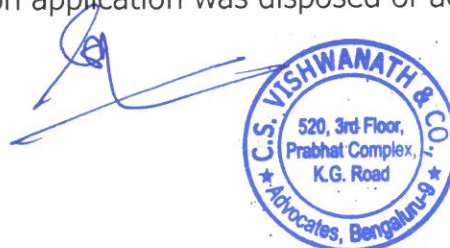


Smt.Ramadevi, Sri.B.Lokanadha Naidu, Smt.B.Renuka, Sri.K.Lokanath and Sri.M.Rukmangada Naidu of the other part AND Deed confirming termination of General Power of Attorney dated 17.07.2023 (doc no.2887/2023-24) executed by M/s Satchmo Holdings Ltd., (earlier known as NEL Holdings South Ltd., prior to that known as NEL Holdings Ltd., and prior to that known as Nitesh Estates Ltd.,) rep by its Executive Director Sri.L.S.Vaidyanathan rep by SPA holder Sri.Sreenath S. in favour of Sri.K.Anand Kumar, Smt.Ramadevi, Sri.B.Lokanadha Naidu, Smt.B.Renuka, Sri.K.Lokanath and Sri.M.Rukmangada Naidu.

The copy of Award dated 11.03.2019 passed by Arbitral Tribunal of Hon'ble Shri Justic Deepak Verma, Former Judge, Supreme Court of India, Sole Arbitrator at Arbitration & Conciliation Centre, Bangalore (Domestic and International) in A.C. no.54/2018 between Sri.K.Lokanath, Sri.M.Rukmangada Naidu, Sri.K.Anand Kumar, Smt.Ramadevi, Sri.B.Lokanadha Naidu and Smt.B.Renuka (claimants) and M/s Nitesh Estates Ltd., (respondent) held as under ;

- a) JDA dated 18.06.2014 was validly terminated by claimants herein vide Legal Notice dated 17.12.2016.
- b) Claimants were liable to refund the entire interest free refundable security deposit amounting to Rs.4,50,00,000/- within 30 days of this award
- c) Respondent was liable to pay damages amounting to Rs.1,50,00,000/- to claimants as damages for breach of JDA within 30 days of this award.
- d) Respondent was liable to pay a lump sum amount of Rs.94,96,910/- to claimants to make the property re-usable within 30 days from the date of this award
- e) Respondent was liable to return the original documents /title deeds of the property to claimants within 30 days from the date of the award
- f) Claimants were not liable to settle claims of prospective purchasers and the onus to settle claims to such nature is entirely on the respondent.
- g) The onus to settle claims of existing purchasers/ agreement holders is on both parties and the liability in this context is joint in nature.
- h) The counter claims of respondent pertaining to loss of profit and loss of reputation are dismissed and respondent is not entitle to such a claim.
- i) Both parties to bear their own costs.

The copy of Order dated 28.06.2023 passed by the National Consumer Disputes Redressal Commission, New Delhi I.A. no.8246/2023 (for advancing of hearing, execution) E.A. no.519 of 20222 in consumer complaint no.554 of 2018 mentions that the submission for execution application not need to be pressed any further and in view of the submissions made nothing remained to be adjudicated. Hence, the execution application was disposed of accordingly.

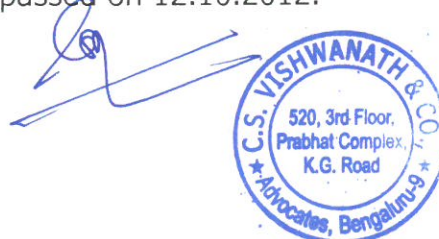


The case filed by one Sri.Ramakrishna Morya C. (S/o Sri.R.B.Chalsani) against Sri.K.Lokanath (S/o Sri.Papa Naidu) and his wife Smt.K.Padma before the Court of City Civil Judge, Bangalore in O.S. no.2231/2011 seeking for Judgement and Decree against the defendant/s restraining the defendant/s, his/their henchmen, coolies, or any person claiming through or anybody under them from interfering with the peaceful possession and enjoyment of in respect of Sy no.43/3 measuring 1179 Sq. ft., and property no.40/3 measuring 3321 Sq. ft., of Anjanapura Village was decreed against the defendants on 12.10.2012.

The Miscellaneous petition no.705/2013 filed by Sri.K.Lokanath and Smt.K.Padma against Sri.C.Ramakrishna Morya to set aside ex-parte Judgement and decree dated 12.10.2012 passed in O.S. No.2231/2011 was ordered as under vide Order dated 03.09.2020 ;

- a) IA no.I filed under Section 5 of Limitation Act, was allowed and the delay caused in filing the present petition was condoned.
- b) The petition filed by the petitioners under Order IX Rule 13 of CPC was allowed
- c) Consequently, the Judgement and decree passed in O.S. no.2231/2011 was set aside
- d) Office was directed to restore O.S. no.2231/2011 to its original number and put up entire file on 08.10.2020
- e) The plaintiff and defendants were directed to appeal before the Court on 08.10.2020 without expecting notice from court. The plaintiff and defendant were to assist court in disposing instant suit as early as possible without taking adjournments
- f) Parties to bear their own cost.

One Smt.C.Lavanya (W/o Sri.Chalasanani R.B.) also filed before the Court of XXXIX Addl. City Civil Judge, Bangalore City in O.S. no.2232/2011 against Sri.K.Lokanath seeking for judgement and decree against the defendant/s restraining the defendants, his /their henchmen, coolie, or any person/s claiming through or anybody under them from interfering with the peaceful possession and enjoyment of suit schedule property ( property bearing no.1 in converted land bearing Sy no.43/3 admeasuring East to West : 90 ft., and North to South : 60 ft., of Anjanapura Village) and award of costs. The said suit was decreed against the defendants, restraining them permanently from causing interference and enjoyment of the plaintiff over the suit schedule property as per the Judgement passed on 12.10.2012.



The Miscellaneous petition no.706/2013 filed by Sri.K.Lokanath and Sri.Lokanath against Smt.Lavanya to set aside ex-parte Judgement and decree dated 12.10.2012 passed in O.S. No.2232/2011 was ordered as under vide Order dated 03.09.2020 ;

- a) IA no.I filed under Section 5 of Limitation Act was allowed and the delay caused in filing the present petition was condoned.
- b) The petition filed by the petitioners under Order IX Rule 13 of CPC was allowed
- c) Consequently, the Judgement and decree passed in O.S. no.2232/2011 was set aside
- d) Office was directed to restore O.S. no.2232/2011 to its original number and put up entire file on 08.10.2020
- e) The plaintiff and defendants were directed to appeal before the Court on 08.10.2020 without expecting notice from court. The plaintiff and defendant were to assist court in disposing instant suit as early as possible without taking adjournments
- f) Parties to bear their own cost.

The suit in O.S. No.2233/2011 filed by Sri.Chalasanani R.B. against Sri.Lokanath K. the Court of XXXIX Addl. City Civil Judge, Bangalore City seeking for judgement and decree against the defendant/s restraining the defendants, his /their henchmen, coolie, or any person/s claiming through or anybody under them from interfering with the peaceful possession and enjoyment of suit schedule property (property bearing Sy no.43/3 admeasuring East to West : 90 ft., and North to South : 60 ft., of Anjanapura Village) and award of costs was also decreed against the defendants, restraining them permanently from causing interference and enjoyment of the plaintiff over the suit schedule property vide Judgement passed on 12.10.2012.

The Miscellaneous petition no.707/2013 filed by Sri.K.Lokanath against Sri.R.B.Chalasanani to set aside ex-parte Judgement and decree dated 12.10.2012 passed in O.S. No.2233/2011 was ordered as under vide Order dated 03.09.2020

- a) IA no.I filed under Section 5 of Limitation Act, was allowed and the delay caused in filing the present petition was condoned.
- b) The petition filed by the petitioners under Order IX Rule 13 of CPC was allowed
- c) Consequently, the Judgement and decree passed in O.S. no.2233/2011 was set aside
- d) Office was directed to restore O.S. no.2233/2011 to its original number and put up entire file on 08.10.2020



- e) The plaintiff and defendants were directed to appeal before the Court on 08.10.2020 without expecting notice from court. The plaintiff and defendant were to assist court in disposing instant suit as early as possible without taking adjournments
- f) Parties to bear their own cost.

We have further been informed that all other consumer forum cases have been settled with no obligation on the party M/s Sattva Resi Private Ltd., to pay any compensation or otherwise.

The office of Bangalore Development Authority has issued a Plan sanction letter dated 13.09.2006 for construction of basement + ground + 3 upper floors in Sy no.43/3 of Anjanapura Village.



The office of Bruhat Bangalore Mahanagara Palike has caused a Special notice dated 17.08.2012 assigning new municipal no.43/3 to Sy no.43/3 measuring 4 acres 27 guntas of Anjanapura Village.

M/s Nitesh Estates issued a Letter dated 06.06.2013 addressed to Sri.K.Anand Kumar confirming deposit of title deeds in a joint locker of Sri.K.Anand Kumar and Nitesh Estates Ltd.,

M/s Satchmo Holdings Ltd issued a Letter dated 28.06.2023 addressed to HDFC Ltd., giving consent for handing over original documents of the project Nitesh British Columbia to Sattva Real Estate Pvt. Ltd.,

Similarly, Sri.K.Lokanath Sri.M.Rukmangada Naidu, Sri.K.Anand Kumar, Smt.Ramadevi, Sri.B.Lokanadha Naidu, Smt.B.Renuka issued a Letter dated 28.06.2023 addressed to HDFC Ltd., giving consent for handing over original documents of the project Nitesh British Columbia to Sattva Real Estate Pvt. Ltd.,

M/s NEL Holdings South Ltd., (formerly known as NEL Holdings Ltd., and known prior to that Nitesh Estates Ltd.,) rep by its Director Sri.L.S.Vaidyanathan entered into a Settlement agreement dated 07.07.2022 with Sri.K.Anand Kumar, Smt.Ramadevi, Sri.B.Lokanadha Naidu, Smt.B.Renuka, Sri.K.Lokanath and Sri.M.Rukmangada Naidu confirming to refund the monies to the unpaid customers, discharge of mortgage held by HDFC Ltd., and return of original documents and execution of deeds confirming the termination of JDA/GPA.

The katha for the subject property stand in the names of Sri.K.Lokanath Sri.M.Rukmangada Naidu, Sri.K.Anand Kumar, Smt.Ramadevi, Sri.B.Lokanadha Naidu, Smt.B.Renuka vide Katha certificate and Katha extract both dated 04.03.2014 issued by the office of BBMP in respect of katha no.114/43/3 measuring 4 acres 27 guntas. The property tax is paid upto the period 2022-23.

The owners Sri.K.Anand Kumar, Smt.Ramadevi rep by her GPA holder Sri.Karthik Anand, Sri.B.Lokanadha Naidu, Smt.B.Renuka, Sri.K.Lokanath and Sri.M.Rukmangada Naidu entered into a Joint Development agreement dated 21.07.2023 (doc no.4132/2023-24) with M/s Sattva Resi Private Ltd., rep by its authorized signatory Sri.Vivek Hangal for the beneficial development of subject land bearing Sy no.43/3 measuring 4 acres 27 guntas under mutually beneficial terms. The parties to the said JDA have agreed to share the revenue in the ratio of 29.50 % (to the owner) : 70.50 % (to the builder). Further, Sri.K.Anand Kumar, Smt.Ramadevi rep by her GPA holder Sri.Karthik Anand, Sri.B.Lokanadha Naidu, Smt.B.Renuka, Sri.K.Lokanath and Sri.M.Rukmangada Naidu executed a General power of Attorney dated 21.07.2023 (doc no.260/2023-24) in favor of M/s Sattva Resi Private Ltd., rep by its authorized signatory Sri.Vivek Hangal, empowering the attorney to do various acts, deeds and things with power of alienation.

We have been provided with a copy of General Power of Attorney dated 06.07.2023 (doc no.221/2023-24) executed by Smt.Ramadevi in favour of Sri.Karthik Anand, empowering the attorney to do various acts, deeds and things with power of alienation of land in Sy no.43/3 measuring 4 acres 27 guntas of Anjanapura Village.

The office of Tahsildar, Bangalore South Taluk, Bangalore has an Endorsement dated 28.07.2023 bearing no.RK/CR/71620/2023-24 for non-availability of records for issue of IHC register bearing no.IHC 1/1968-69

The office of Tahsildar, Bangalore South Taluk, Bangalore has issued a Nil tenancy Endorsement dated 28.11.2012 bearing no.LRF/NTC/CR/1146/2012-13 in respect of Sy no.43/3 of Anjanapura Village.

The office of Tahsildar, Bangalore South Sub-division, Bangalore has issued an Endorsement dated 28.11.2012 bearing no.LRF/CR/46/07-08 confirming that no case has been filed under Section 79A & B of KLR Act in respect of Sy no.43/3 measuring 4 acres 25 guntas of Anjanapura Village.

TAPED

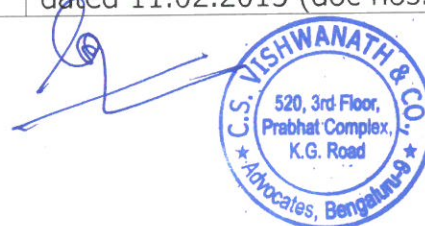

The copies of tippani, Hissa, RR Balabagha, Hissa Survey Tippani, survey org prati, secondary reclass tippan, karda, settlement akarbandh and village map depicts the extent, shape, location and existence of subject survey number 43/3 in Anjanapura Village.

The copies of RTC/s for the period 1969-70 to 1973-1974, 1974-1975 to 1978-1979, 1979-1980 to 1983-1984, 1984-1985 to 1988-1989, 1989-1990 to 1993-1994, 1994-1995 to 1997-1998, 1997-1998 to 2000-2001, 2003-2004, 2018-2019, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-2016, 2016-2017, 2017-2018, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore reflects the names of erstwhile owner/s as kathedars and occupants in respect of Sy 43/3, Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.

The copy of Loan closure letter dated 30.06.2023 issued by HDFC Ltd., addressed to M/s Satchmo Holdings Ltd., confirming the release of loan against property bearing BBMP no.114, Sy no.43/3 Anjanapura Village is produced.

Encumbrance certificate/s produced for the subject properties disclose only the following transactions and there is no registered mortgage/charge in or upon the property for the period covered in the E.C/s:

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 16.07.2007 for the period 01.06.1989 to 31.03.2004	depicting the entries of sale deeds dated 13.02.1997 (doc nos.6614 & 6615), 10.05.2001 (doc nos.1586, 1587 & 1592) and 29.09.2003 (doc no.16679).
2.	Dated 14.03.2024 for the period 01.04.2017 to 01.12.2017	depicting the entry of discharge deed dated 20.11.2017 (doc no.2317)
3.	Dated 01.04.2004 to 04.03.2024	depicting the entry of JDA dated 21.07.2023 (doc no.4132), cancellation deed dated 17.07.2023 (doc no.2886), DTD dated 19.06.2014 (doc no.3199), JDA dated 18.06.2014 (doc no.3069), Deed of declaration dated 31.05.2013 (doc no.4711), consent deeds dated 11.02.2013 (doc nos.9383, 9380, 9376),



#### IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of property in favour of Sri.K.Anand Kumar, Smt.Ramadevi rep by her GPA holder Sri.Karthik Anand, Sri.B.Lokanadha Naidu, Smt.B.Renuka, Sri.K.Lokanath and Sri.M.Rukmangada Naidu rep by their GPA holder M/s Sattva Resi Private Ltd., rep by its authorized signatory Sri.Vivek Hangal.

#### V CERTIFICATE :

On the basis of documents perused & information furnished, SUBJECT TO THE PRODUCTION OF FOLLOWING DOCUMENTS viz., :

1. COPY OF SANCTION PLAN FOR THE BUILDING,
2. COPY OF RERA REGISTRATION CERTIFICATE,

We are of the opinion that the title of Sri.K.Anand Kumar, Smt.Ramadevi rep by her GPA holder Sri.Karthik Anand, Sri.B.Lokanadha Naidu, Smt.B.Renuka, Sri.K.Lokanath and Sri.M.Rukmangada Naidu rep by their GPA holder M/s Sattva Resi Private Ltd., rep by its authorized signatory Sri.Vivek Hangal in respect of property described at para-I supra is legally valid, clear and marketable.

#### NOTE :

1. ALL THE ORIGINAL DOCUMENTS OF TITLE SHOULD BE VERIFIED.
2. COPIES OF DOCUMENTS PERUSED AND VERIFIED HEREIN ARE BONA-FIDE BELIEVED TO BE GENUINE.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC

All the documents referred to us are returned herewith.

Thanking you,  
For C.S.Vishwanath & Co.,

Advocate.

