

**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile:9731099699/9620983284**  
**Email:vanyaassociates@gmail.com**

ITEM NO. 01

All the piece and parcel of the property bearing **Sy. No. 29/6 measuring 1 Acre 05 Guntas**, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on:

East : Property of Muniswamy;  
West : Property of Ponnamma;  
North : Property of Basappa;  
South : Property of Gundappa;

**A. Documents furnished for Scrutiny (All Xerox):**

1. Index of Land.
2. Sale Deed dated 12.07.1948, executed by (i) Sri.Thayigga, (ii) Sri. Eera, S/o. Thayigga, and (iii) Sri. Munivenkatappa, S/o. Thayigga in favour of Sri. Thayappa, S/o. Abbaiah, registered as document bearing No. 247/1948-49, Book-I, Volume 1003, at pages 147-148, in the office of the Sub-registrar, Bangalore South Taluk, Bangalore.
3. Sale Deed dated 25.10.1957, executed by Sri. Thayappa, S/o. Abbaiah in favour of (i) Sri. Erappa, S/o. Thayigga and (ii) Sri. Munivenkatappa, S/o. Thayigga, registered as document bearing the No. 2682/1957-58, Book I, Volume 35, at pages 201 to 204 in the office of the Sub-registrar, Bangalore South Taluk, Bangalore.
4. Sale Deed dated 19.10.1959, executed by (i) Sri. Erappa, S/o. Thayigga, and (ii) Sri. Munivenkatappa, S/o. Thayigga and (iii) Sri. Mukthappa, S/o. Erappa in favour of Smt. Nanjamma, W/o. Donniappa registered as document bearing No. 3369/1959-60, Book-I, Vol. 139 at pages 116 to 118, in the Office of the Sub-registrar, Bangalore.
5. Sale Deed dated 05.04.1968, executed by (i) Smt. Nanjamma, W/o. Donniappa, (ii) Sri. Munagappa, S/o. Donniappa and (iii) Sri. Muniyappa, S/o. Donniappa in favour of A.G. Chandrashekar Reddy, S/o. A.G. Ramaiah Reddy registered as document bearing No. 83/1968-69, Book I, Vol. 695 at pages 36 to 38 in the Office of the Sub-registrar, Bangalore.
6. Sale Deed dated 17.05.1972, executed by Sri. A.R Chandrashekar Reddy, S/o. A.G. Ramaiah Reddy in favour of Smt. Nanjamma, W/o. Donniappa, registered as document bearing the No. 1224/1972-73, Book-I, Vol. 951 at pages 169 to 170 in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore.


**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile: 9731099699**  
**Email: mreddy@gmail.com**

7. Agreement of Sale dated 22.10.1992, executed by Smt. Nanjamma, W/o. Donniappa in favour of M/s. The Karnataka Electricity Board Employees Co-operative Society Ltd., registered as document bearing No. 3794/1992-93, Book I, Vol. 3648 at Pages 100 to 104 in the Office of the Sub-registrar Bangalore.
8. General Power of Attorney dated 22.10.1992, executed by Smt. Nanjamma, W/o. Donniappa in favour of Sri. K.P. Champakadhamaswamy, registered as document bearing the No. 629/1992-93, Book-IV, Vol. 17 at pages 54 to 57 in the Office of the Sub-Registrar, Bangalore South Taluk.
9. Official Memorandum bearing No. B.DIS.ALN.SR(S)33/1992-93 dated 10.11.1992, issued by the Office of the Deputy Commissioner Bangalore, District.
10. Sale Deed dated 28.05.2002, executed by (1) Sri. S. Ravi Kumar, S/o. Late Surappa Mudaliar, (1)(a). Sri. S. Jayaram, S/o. Late Surappa Mudaliar, (2) Sri. Chowdappa, S/o. Narasimhaiah, (3) Sri. Muniraju, S/o. Chikkamuniswamy Reddy, (4) Smt. Nanjamma, W/o. Donniappa, (5) Smt. Muniyamma, W/o. Kaverappa, (6) Smt. B. Ashwathamma, W/o. Late K.H. Ramachandra Reddy, (7) Smt. Muniakshamma, W/o. Rama Reddy, (8) Sri. K. Narayana Reddy, S/o. Late Krishna Reddy, (9) Sri. Yogananda Reddy, S/o. Late A.G. Govinda Reddy, (9)(a) Sri. Jayasheela Reddy, S/o. Late A.G. Govinda Reddy, (10) Sri. A.R. Shivaram, S/o. A.G. Ramaiah Reddy, (11) Sri. C. Ramesh, S/o. A.R. Chandrashekar Reddy, (11)(a) Sri. C. Rajkumar, S/o. A.R. Chandrashekar Reddy, (12) Smt. B. Ashwathamma, W/o. Late K.H. Ramachandra Reddy, represented by their Power of Attorney (i) M/s. The Karnataka Electricity Board Employees Co-operative Society Ltd. Bangalore and (ii) Sri. K.P. Champakadhamaswamy, (13) Sri. B. M. Narasimhamurthy and (14) (i) M/s. The Karnataka Electricity Board Employees Co-operative Society Ltd. Bangalore and (ii) Sri. K.P. Champakadhamaswamy, in favour of M/s. Golden Gate Projects registered as document bearing No. 2504/2002-03, Book-I, C.D. No. 77, in the Office of the Sub-registrar Bangalore South Taluk, Bangalore.
11. Endorsement bearing No. L.R.F.C.R.15:2001-02 dated 30.04.2002, issued by the Office of the Tahsildar, Bangalore East Taluk, K.R. Puram.
12. Absolute Sale Deed dated 20.01.2005, executed by (1) Smt. Nanjamma, W/o. late Donniappa, (2) Smt. Yellamma, W/o. late Muninagappa, (3) Sri. Rajappa, S/o. late Muninagappa, (4) Smt. Munirathamma, W/o. Shivashankar, (5) Sri. Rajendra Kumar, S/o. late Muninagappa, (6) Sri. K.M. Chandra Kumar, S/o. late Muninagappa in favour of Sri. Jayraj. C.M, S/o. late C.T.Mudalagiriappa registered as document bearing No. BAS-1-26151/2004-05, Book I, C.D. No. BASD129, in the Office of the Sub-registrar Bangalore South Taluk, Bangalore.



**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile:9731099699/9620983284**  
**Email:vanyaassociates@gmail.com**

13. Mutation Register Extract bearing M.R. No. 16/2004-05 dated 20.01.2005 issued by the Village Accountant, Bangalore East Taluk, K R Pura.
14. Rectification Deed To Equitable Mortgage By Deposit of Title Deeds dated 06.08.2005, executed by (1) M/s. Golden Gate Projects and (2) Sri. C.D. Sanjay Raj, S/o. Devraj C.H., in favour of Andhra Bank registered as document bearing No. BAS-1-9017/2005-06, Book I, C.D. No. BASD190, in the Office of the Sub-registrar Bangalore South Taluk, Bangalore.
15. Order dated 27.05.2007, passed by the Sub-Divisional Officer, Bengaluru in the Case No. RA/BE/37 /2006-07.
16. Discharge Of Mortgage Deed dated 07.07.2007, executed by (1) M/s. Golden Gate Projects and (2) Sri. C.D. Sanjay Raj in favour of Andhra Bank registered as document bearing the No. VRT-1-01871-2007-08, of Book I, C.D. No. VRTD7 in the Office of the Sub-Registrar, Varthur, Bangalore East Taluk, Bangalore.
17. Decree dated 25.07.2013, passed in the Court of the XXVIII Addl. City Civil Judge: Mayo Hall at Bangalore, in OS No. 15792/2006.
18. Judgement dated 25.07.2013, passed in the Court of the XXVIII Addl. City Civil Judge at Bangalore, in OS No. 15792/2006.
19. Memorandum of Understanding dated 24.08.2015, executed by Lake Shore Homes Plot Owners Association in favor of M/s. Golden Gate Projects and M/s. Ferns Builders and Developers (Confirming Party).
20. Endorsement dated 19.04.2022, issued by the Tahsildar Grade-2, Bangalore East Taluk, K.R.Puram.
21. Katha Certificate dated 21.02.2023.
22. Property tax-paid receipt for the year 2024-2025.
23. Moola Tippani
24. Hissa Survey Pakka
25. Hissa Survey Tippani
26. Survey Original Pakka
27. Resurvey Tippani
28. Survey Original Prati
29. Survey Original Tippani
30. Akarbandh
31. Khatha Amalgamation Order dated 16.04.2016, issued by the Bruhath Bangalore Mahanagara Palike.
32. Record of Rights, Tenancy and Crop (R.T.C) for Sy. No. 29/6, for the year 1974-75 to 1978-79, 1980-81 to 1988-89, 1990-91 to 2024-2025.
33. Encumbrance Certificate for the periods 01.04.1920 to 30.06.1924, 01.07.1924 to 31.03.1940, 01.04.1940 to 14.02.1957, 15.02.1957 to 31.03.1970, 01.04.1970 to



**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile: 9731099699**  
**Email: mreddy@gmail.com**

30.03.1991, 01.04.1989 to 31.03.2004, 01.04.2004 to 18.02.2013, 01.04.2004 to 29.03.2021, 25.12.2013 to 17.07.2014, 01.07.2014 to 16.02.2014 and 01.04.2004 to 05.11.2024.

**Tracing of Title:**

1. The documents furnished indicate that the Index of Land provided for Sy. No. 29/6, measuring 1 Acre and 5 Guntas, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East, reflects the name of Sri. Tayigga, S/o. Maddura.
2. The documents furnished indicate that Sri. Tayigga, S/o. Maddura, and his sons namely (i) Sri. Erappa, S/o. Tayigga and (ii) Sri. Munivenkatappa, S/o. Thayigga sold Item No. 01 Schedule Property, measuring 1 Acre and 05 Guntas in favour of Thayappa, S/o. Abbaiah, vide Sale Deed dated 12.07.1948, registered as document bearing No. 247/1948-49 of Book I, Volume No. 1005, pages 147 to 148 in the office of the Sub-Registrar, Bangalore South Taluk, Bangalore.
3. The documents furnished indicate that Sri. Thayappa, S/o. Abbaiah further sold Item No. 01 Schedule Property measuring 1 Acre and 05 Guntas in favour of (i) Sri. Erappa, S/o. Thayigga and (ii) Sri. Munivenkatappa, S/o. Thayigga, vide Sale Deed dated 25.10.1957, registered as document bearing No. 2682/1957-58 of Book I, Volume No. 35, pages 201 to 204 in the Office of Sub-Registrar, Bangalore South Taluk, Bangalore.
4. The documents furnished indicate that (i) Sri. Erappa, S/o. Thayigga, (ii) Sri. Munivenkatappa, S/o. Thayigga and (iii) Sri. Muthappa, S/o. Erappa sold Item No. 01 Schedule Property, vide Sale Deed dated 19.10.1959 in favour of Smt. Nanjamma, W/o. Donniappa registered as document bearing No. 3369/1959-60 of Book I, Volume No.139, pages 116 to 118 in the office of Sub-Registrar, Bangalore South Taluk, Bangalore.
5. The documents furnished further indicate that (i) Smt. Nanjamma, W/o. Donniappa, (ii) Sri. Munagappa, S/o. Donniappa and (iii) Sri. Muniyappa, S/o. Donniappa sold the Item No. 01 Schedule Property measuring 1 Acre and 05 Guntas, in favour of A.G. Chandrashekar Reddy, S/o. A.G. Ramaiah Reddy vide Sale Deed dated 05.04.1968, registered as document bearing No. 83/1968-69 of Book-I, Volume no. 695, pages 36 to 38 in the office of the Sub-Registrar, Jayanagar, Bangalore South Taluk, Bangalore.

4

**Office at No.1932, "Srigandha" 15<sup>th</sup> A Cross, 9<sup>th</sup> Main, Judicial Layout, GKVK Post, Bangalore-560065**



**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile:9731099699/9620983284**  
**Email:vanyaassociates@gmail.com**

6. The documents furnished indicate that Sri. A.R. Chandrashekar Reddy, S/o. A.G. Ramaiah Reddy further sold Item No. 01 Schedule Property measuring 1 Acre and 5 Guntas in favour of Smt. Nanjamma, W/o. Donniappa vide Sale Deed dated 17.05.1972, registered as document No. 1224/1972-73 of Book I, Volume No. 931, pages 169 to 170 in the office of Sub-Registrar, Jayanagar, Bangalore South Taluk, Bangalore.
7. The documents furnished indicate that Smt. Nanjamma, W/o. Donniappa executed an Agreement of Sale in favour of M/s. The Karnataka Electricity Board Employees Co-operative Society Ltd., dated 22.10.1992, registered as document bearing No. 3794/1992-93 of Book I, Volume No. 3648, pages 100 to 104 in the office of Sub-Registrar, Bangalore South Taluk, Bangalore.
8. The documents furnished indicate that Smt. Nanjamma, W/o. Donniappa executed a General Power of Attorney in favour of Sri. K.P.Champakadhama Swamy, S/o. K.S. Puttaswamy, Secretary of the Karnataka Electric Board Employees Co-operative Society Ltd., dated 22.10.1992, registered as document bearing No. 629/1992-93 of Book IV, Volume No.17, pages 54 to 57 in the office of the Sub-Registrar, Jayanagar, Bangalore South Taluk, Bangalore.
9. The documents furnished indicate that Smt. Nanjamma, W/o. Donniappa sought the conversion of the Item No.01 Schedule Property from agricultural to non-agricultural residential use, accordingly the Office of the Deputy Commissioner, Bangalore District, Bangalore, issued an Official Memorandum dated 10.11.1992 bearing document No. B.DIS.ALN.SR(S) 33/92-93, converting the same from agricultural to non-agricultural residential use.
10. The documents furnished further indicate that (i) Sri. S Ravi Kumar, S/o. Late Surappa Mudaliar, (ii) Sri. S Jayram, S/o. Late Surappa Mudaliar, (iii) Sri. Chowdappa, S/o. Narasimaiah, (iv) Sri. Muniraju, S/o. Chikkaswamy Reddy, (v) Smt. Nanjamma, W/o. Donniappa, (vi) Smt. Muniyamma, W/o. Kaverappa, (vii) Smt. B. Ashwathamma, W/o. Late K.H. Ramachandra Reddy, (viii) Smt. Munilakshamma, W/o. Rama Reddy, (ix) Sri. K Narayana Reddy, S/o. Late Krishna Reddy, (x) Sri. Yogananda Reddy, S/o. Late A.G. Govinda Reddy, (xi) Sri. Jayasheela Reddy, S/o. Late A.G. Govinda Reddy, (xii) Sri. A.R. Shivram, S/o. A.G. Ramaiah Reddy, (xiii) Sri. C. Ramesh, S/o. A.R. Chandrashekar Reddy, (xiv) Sri. C. Rajkumar, S/o. A.R. Chandrashekar Reddy, (xv) Sri. B.M. Narasimha


**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile: 9731099699**  
**Email: mreddy@gmail.com**

Murthy, S/o. Masthaiah, (xvi) M/s. The Karnataka Electricity Board Employees Co-operative Society Ltd., Bangalore, and (xvii) Sri. K.P. Champakadhama Swamy, S/o. K.S. Puttaswamy sold the Item No. 01 Schedule Property measuring 1 Acre and 5 Guntas in favour of M/s. Golden Gate Projects vide Absolute Sale Deed dated 28.05.2002, registered as document bearing No. 2504/2002-03 stored in Book I, C. D. No. 77, in the Office of the Sub-registrar, Bangalore South Taluk, Bangalore.

11. The documents furnished indicate that the Endorsement dated 30.04.2002, issued by the Office of the Tahsildar, Bangalore East Taluk, K.R. Puram, Bangalore, discloses that there are no tenancy claims on the Item No. 1 Schedule Property.
12. Further, the documents furnished indicate that (i) Smt. Nanjamma, W/o. Donniappa, (ii) Smt. Yellamma, W/o. Late Muninagappa, (iii) Sri. Rajappa, S/o. Late Muninagappa, (iv) Smt. Munirathnamma, W/o. Shivashankar, (v) Sri. Rajendra Kumar, S/o. late Muninagappa and (v) Sri. K. M. Chandra Kumar, S/o. Late Muninagappa sold the Item No. 01 Schedule Property in favour of Sri. Jayaraj C. M., S/o. Late C.T. Mudalagiriappa vide Sale Deed dated 20.01.2005, registered as document No. BAS-1-26151-2004-05, C.D No. BASD129, in the Office of the Sub-registrar, Bangalore South Taluk, Bangalore. Subsequent entries were made in the Mutation Register bearing M.R. No. 16/2004-05, reflecting the said transaction.
13. Subsequently, M/s Golden Gate Projects filed an Original suit bearing the O.S. No. 15792/2006 in the court of the XXVIII Additional City Civil Judge against (i) Smt. Nanjamma, W/o. Donniappa, (ii) Smt. Yellama, W/o. Muninagappa, (iii) Sri. Rajappa, S/o. Muninagappa, (iv) Smt. Munirathnamma, W/o ShivaShankar (v) Sri. Rajendra Kumar, S/o. Late Muniyappa, (vi) Sri. K.M. Chandra Kumar, S/o. Late Muniyappa and (vii) Sri. C.M. Jayaraj, S/o. Late C.T. Moodalagiriappa, seeking the cancellation of the Sale Deed executed by Smt. Nanjamma and others on 20.01.2005, bearing the document No. 26151/2004-05, Book I, C.D. No.BASD129, in the Office of the Sub-registrar, Bangalore South Taluk, Bangalore. Accordingly, in its Order dated 25.07.2013, the Hon'ble Court declared the said Sale Deed as cancelled, declaring M/s. Golden Gate Projects as the absolute owner of Item No.01 and directed the Sub-Registrar to make the necessary entry of cancellation in register No.01 maintained by them.

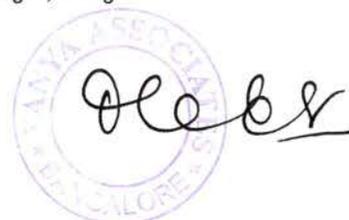
  


**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile:9731099699/9620983284**  
**Email:vanyaassociates@gmail.com**

14. It is seen from the documents that M/s. Golden Gate Projects filed RA/ BE/37/ 2006-07 before the Assistant Commissioner, Bangalore North Sub-Division, Bangalore challenging the mutation entry bearing MR No. 16/2004-05. The Assistant Commissioner vide order dated 27.05.2007 ordered for cancellation of M.R. No. 16/04-05 dated 06.04.2006.
15. The documents furnished indicate that (i) M/s. Golden Gate Projects and (ii) Sri. C.D. Sanjay Raj mortgaged the Item No. 01 Schedule Property in favour of Andhra Bank vide Mortgage Deed dated 18.11.2004, registered as document No. 20550-2004-05, stored in C.D. BASD11 in the Office of the Sub-registrar, Koramangala, Bangalore South Taluk, and the said Mortgage Deed was further rectified under registered Rectification Deed dated 06.08.2005, registered as document no. 09017/2005-06, stored in C.D. No. BASD 190 in the Office of the Sub-registrar, Koramangala, Bangalore South Taluk.
16. The documents furnished indicate that M/s. Golden Gate Projects and Sri. C. D. Sanjay Raj repaid all the amounts due to Andhra Bank. As such, the mortgage created in favour of Andhra Bank was discharged vide Discharge of Mortgage Deed dated 07.07.2007, registered as document No. BNG(U)-VRT/1871/2007-08, Book I, CD No. VRTD7 in the Office of the Sub-Registrar, Varthur, Bangalore.
17. The documents furnished further indicate that Lake Shore Homes Plot Owners Association have entered into a Memorandum of Understanding dated 24.08.2015 with M/s. Golden Gate Projects, M/s. Ferns Builders and Developers as the Confirming Party, as per which, an extent of 3 guntas of Item No. 1 Schedule Property has been agreed to be used and kept as a road.
18. The documents furnished indicate that the Endorsement dated 19.04.2022, bearing the R.K/C.R/125/2022-23 issued by the Tahsildar Grade-2, Bangalore East Taluk, K.R. Puram, states that the MR. No. 17/1967-68 and Record of Rights-71, 293, 369, 376 and 426 with respect to Item No. 01 Schedule property is not available.
19. The Khatha Certificate issued by the BBMP dated 21.02.2023, bearing the document No. D.A.W-150 bears the name of M/s. Golden Gate Projects.
20. The Property Tax paid receipt dated 19/11/2024 issued by the BBMP shows that M/s. Golden Gate Projects has paid the tax for the period 2024-2025.



**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile: 9731099699**  
**Email: mreddy@gmail.com**

21. The Record of Rights, Tenancy and Crop (R.T.C) for Item No. 1 Schedule Property bearing the Sy. No. 29/6, from 1974-75 to 1978-79, 1980-81 to 1988-89, 1990-91 to 2024-2025 conforms to the title flow.
22. Encumbrance Certificate for the periods 01.04.1920 to 30.06.1924, 01.07.1924 to 31.03.1940, 01.04.1940 to 14.02.1957, 15.02.1957 to 31.03.1970, 01.04.1970 to 30.03.1991, 01.04.1989 to 31.03.2004, 01.04.2004 to 18.02.2013, 01.04.2004 to 29.03.2021, 25.12.2013 to 17.07.2014, 01.07.2014 to 16.02.2016 and 01.04.2004 to 05.11.2024 aptly reflect the transactions discussed above.

**ITEM NO.02**

**Part-A**

All that piece and parcel of the property bearing **Sy. No. 30/2A**, measuring 3 Acres 10.25 Guntas, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Bengaluru Urban District and bounded on:

East : Property of Basappa;  
West : Property of Narasamma;  
North : Thoti Inamti Land;  
South : Northern Portion of Sy. No. 30/2.

**Part-B**

All the piece and parcel of the property bearing **Sy. No. 30/2 B**, measuring 3 Acres 6.5 Guntas, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Bengaluru Urban District and bounded on:

East : Property of Basappa and others;  
West : Property of Narasamma, Chennai Reddy and Gundappa;  
North : Southern Portion of Sy. No. 30/2;  
South : Property of Chikka Obalappa.

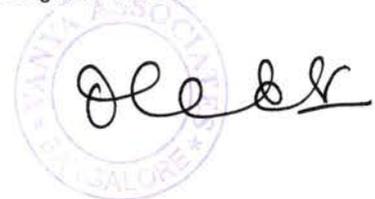

**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile:9731099699/9620983284**  
**Email:vanyaassociates@gmail.com**

➤ Documents furnished for Scrutiny (All Xerox):

1. Index of Land
2. Moola Tippani
3. Hissa Tippani
4. Pakka Book
5. Akarbandh
6. Survey Sketch
7. Sale Deed dated 27/10/1964 executed Papamma, W/o. Baiyanna Reddy, (ii) Sri. Narayana, S/o. Baiyanna Reddy, (iii) Shyama, S/o. Baiyanna Reddy, (iv) Muniyamma, W/o. Nagappa and (v) Sri. Ramachandra S/o. Baiyanna Reddy in favour of (i) Sri. Govindaraju Modaliyar, S/o. Abbaiah Modaliyar, (ii) Sri. Shyam Modaliyar, S/o. Abbaiah Modaliyar, and (iii) Aarumugam Modaliyar, S/o. Abbaiah Modaliyar registered as document bearing the No. 4338/1946-47, Book I, Volume 881, at pages 82-85, in the Office of the Sub-registrar, Bangalore South, Bangalore.
8. Mortgage Deed dated 24.05.1950, executed by (i) Sri. Govindaraju Modaliyar, S/o. Abbaiah Modaliyar, (ii) Sri. Shyam Modaliyar, S/o. Abbaiah Modaliyar, and (iii) Aarumugam Modaliyar, S/o. Abbaiah Modaliyar, in favour of Sri. A.M. Hanumantha Reddy, S/o. Muniyappa alias Doddanna Reddy, registered as document bearing No. 1245/1950-51 of Book I, Volume No. 1130 at pages 192 to 194, in the Office of the Sub-registrar, Bangalore.
9. Sale Deed dated 08.02.1951, executed by (i) Sri. Govindaraju Modaliyar, S/o. Abbaiah Modaliyar, (ii) Sri. Shyam Modaliyar, S/o. Abbaiah Modaliyar, and (iii) Aarumugam Modaliyar, S/o. Abbaiah Modaliyar in favor of Sri. Rama Reddy, S/o. Mooga Reddy, registered as document bearing the No. 6954/1950-51 of Book-I, Volume No. 1188 at pages 212 to 213 in the office of the Sub-Registrar Bangalore.
10. Sale Deed dated 14.09.1964, executed by Sri. A.R. Mooga Reddy, S/o. Rama Reddy in favour of Sri. Sunchappa, S/o. Puttaiah, registered as document bearing the No. 3829/1964-65 of Book- I, Volume No. 482 at pages 231 to 234 registered in the Office of the Sub-Registrar, Bengaluru.
11. Sale Deed dated 14.09.1964, executed by Sri. A.R. Mooga Reddy, S/o. Rama Reddy in favor of Smt. Muniyamma, W/o. Kaverappa registered as document bearing the No. 3830/1964-65 of Book- I, Volume No. 483 at pages 83 to 85 registered in the Office of the Sub-Registrar, Bangalore South Taluk.
12. Mortgage Deed dated 24.07.1970, executed by Sri. Sunchappa, S/o. Puttaiah in favor of Smt. Nanjamma alias Gujjamma, W/o. Lakshmanappa registered as

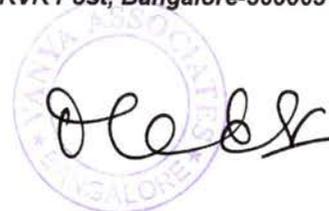


**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile: 9731099699**  
**Email: mreddy@gmail.com**

- document bearing No. 2144/1970-71 of Book-I, Volume No. 823 at pages 232 to 234 in the Office of the Sub-Registrar, Bangalore.
13. Sale Deed dated 24.05.1971, executed by Sri. Sunchappa, S/o. Puttaiah in favour of Smt. Muniyamma, W/o. Kaverappa registered as document bearing No. 1017/1971-72 of Book-I, Volume No. 868 at pages 235 to 236 in the Office of the Sub-Registrar, Bangalore.
  14. Sale Agreement dated 28.10.1992, executed by Smt. Muniyamma, W/o. Kaverappa in favour of M/s. The Karnataka Electricity Board Employees Co-operative Society Ltd., represented by Sri. K.P. Champakadhamaswamy registered as document bearing No. 3876/1992-93 of Book-I, Volume No. 3620 at pages 145 to 148 in the Office of the Sub-Registrar, Bangalore.
  15. General Power of Attorney dated 28.10.1992, executed by Smt. Muniyamma, W/o. Kaverappa in favour of Sri. K.P. Champakadhamaswamy, registered as document bearing No. 646/1992-93 of Book-IV, Volume No. 17 at pages 133 to 147 in the Office of the Sub-Registrar, Bangalore.
  16. Sale Agreement dated 29.10.1992, executed by Smt. Muniyamma, W/o. Kaverappa in favour of M/s. The Karnataka Electricity Board Employees Co-operative Society Ltd., represented by Sri. K.P. Champakadhamaswamy, registered as document bearing the No. 3907/1992-93 of Book-I, Volume no. 3621 at pages 03 to 07 in the Office of the Sub-Registrar, Bangalore.
  17. General Power of Attorney dated 29.10.1992, executed by Smt. Muniyamma, W/o. Kaverappa in favour of K.P. Champakadhamaswamy registered as document bearing No. 652/1992-93 of Book-IV, Volume No.17 at pages 166 to 169 in the Office of the Sub-Registrar, Bangalore.
  18. Official Memorandum dated 10.11.1992, bearing No. B.DIS.ALNSR(S) 34/1992-93 issued by the Office of the Special Deputy Commissioner, Bangalore District.
  19. Deed of Absolute Sale dated 28.05.2002, executed by (1) Sri. S. Ravikumar, (2) S. Jayaram, (3) Sri. Chowdappa, (4) Sri. Muniraju, (5) Smt. Nanjamma, (6) Smt. Muniyamma, (7) Smt. B. Ashwathamma, (8) Smt. Munilakshamma, (9) Sri. K. Narayana Reddy, (10) Sri. Yogananda Reddy, (11) Sri. Jayasheela Reddy, (12) Sri. A. R. Shivaram, (13) Sri. C. Ramesh, (14) Sri. C. Rajkumar and (15) Smt. B. Ashwathamma, Sl. Nos. (1) to (15) represented by their duly constituted attorney M/s. The Karnataka Electricity Board Employees Co-operative Society Ltd., and Sri. K. P. Champakadhamaswamy, (16) Sri. B. M. Narasimha Murthy and (17) M/s. The Karnataka Electricity Board Employees Co-operative Society Ltd., and (18) Sri. K. P. Champakadhamaswamy in favor of M/s. Golden Gate Projects represented by its partner Sri. S Martin, registered as document bearing the No.



**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile:9731099699/9620983284**  
**Email:vanyaassociates@gmail.com**

- 2504/2002-03 of Book-I, stored in CD. No.77 in the Office of the Sub-Registrar, Bangalore South Taluk.
20. Mortgage Deed dated 19.10.2005, executed by M/s. Golden Gate Projects in favor of State Bank of India, registered as document bearing the No.BAS-1- 09019-2005-06, of Book-I, stored in CD No. BASD190 in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore.
  21. Sale Agreement dated 12.04.2006, executed by Smt. Muniyamma, W/o. Kaverappa and others in favour of Sri. P. Ramakrishna, registered as document bearing No. BAS-1-00958-2006-07 of Book-I, stored in CD No.BASD234 in the office of the Sub-Registrar, Bangalore South Taluk, Bangalore.
  22. Deed of Cancellation of Sale Agreement dated 12.04.2006, dated 03.04.2017, executed by Smt. Muniyamma, W/o. Kaverappa and others in favour of Sri. P. Ramakrishna, registered as document bearing No. INR-1-00069-2017-18 of Book-I, stored in CD No. INRD187 in the Office of the Sub-Registrar, Indiranagar, Bangalore.
  23. Discharge Deed of Mortgage dated 07.03.2014, executed by State Bank of India in favor of M/s. Golden Gate Projects registered as document bearing the No. SHV-1-03553-2013-14, CD. No. SHVD174 in the Office of the Senior Sub-Registrar, Shivajinagar, Bangalore.
  24. Mortgage Deed dated 21.12.2005, executed by M/s. Golden Gate Projects in favor of State Bank of Hyderabad, registered as document bearing the No. BAS-1-11557-2005-06 of Book-I, stored in CD No. BASD200 in the Office of the Senior Sub-Registrar, Bangalore South Taluk, in respect of Sy. No. 30/ 2A, measuring 3 Acres 18 Guntas.
  25. Rectification/Confirmation Deed dated 06.01.2006, executed by State Bank of Hyderabad in favor of (i) M/s. Golden Gate Projects and (ii) M/s. Golden Gate Properties Ltd., registered as document bearing No. BAS-1-20005-2005-06, stored in CD. No. BASD228, in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore.
  26. Discharge Deed dated 29.04.2009, executed by M/s. Golden Gate Projects and M/s. Golden Gate Properties Ltd., in favour of State Bank of Hyderabad registered as document bearing No. VRT-1-00587-2009-10 of Book-I, stored in CD No. VRTD45 in the Office of the Senior Sub-Registrar, Varthur, Bangalore.
  27. Memorandum of Deposit of the Title Deed dated 24.07.2014, executed by Ms. M.N. Neetha, represented by GPA holder M/s. Prisha Properties India Pvt. Ltd., represented by its Director Sri. C.D. Sanjay Raj and M/s. Golden Gate projects represented by its partner Sri. C.D. Sanjay Raj in favour of Andhra Bank,



**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile: 9731099699**  
**Email: mreddy@gmail.com**

- registered as document bearing the No. SHV-1-01215-2014-15 of Book-I, stored in CD No.SHVD180, in the Office of the Sub-Registrar, Shivajinagar, Bangalore.
28. Rectification of Memorandum of Deposit of Title Deed dated 04.08.2014, executed by M/s. Golden Gate Projects in favor of Andhra Bank, registered as document bearing the No.SHV-1- 01343-2014-15 of Book-I, stored in CD No.SHVD180 in the Office of the Sub-Registrar, Shivajinagar, Bangalore.
  29. Gift Deed dated 08.05.2017, executed by Smt. Muniyamma, W/o. Late Kaverappa in favor of Sri. K. Ramamurthy, S/o. Late Kaverappa, registered as document bearing the No. INMR-1-01086-2017-18 of Book-I, stored in CD No.INRD189 in the Office of the Senior Sub-Registrar, Indiranagar, Bangalore.
  30. Joint Development Agreement dated 14.12.2022, executed by M/s. Golden Meadows Developers in favor of M/s. Keya Homes Pvt. Ltd, registered as document bearing the No. VRT-1-08641-2022-23, stored in CD No. VRTD1367, in the Office of the Senior Sub-Registrar, Shivajinagar, Varthur, Bangalore Urban.
  31. General Power of Attorney dated 14.12.2022, executed by M/s. Golden Meadows Developers in favor of M/s. Keya Homes Pvt. Ltd, registered as document bearing the No. VRT-4-00437-2022-23, Book IV, stored in CD. No. VRTD1367, in the Office of the Senior Sub-Registrar, Shivajinagar, Varthur, Bangalore Urban.
  32. Endorsement dated 05.05.2016, bearing the document No. RK.CR/443/2016-17 issued by the Tahsildar Bangalore East Taluk.
  33. Endorsement bearing the document No. R.K/C.R/50/2023-24 issued by the Tahsildar (Grade-2) Bangalore East Taluk, K.R Puram.
  34. Endorsement dated 30.04.2002, bearing the document No. L.R.F.C.R.15:2001-02 issued by the Special Tahsildar, Bangalore East Taluk, K.R. Puram.
  35. Endorsement dated 08.04.2008 issued by the Bangalore Development Authority.
  36. Order dated 24.01.2019, bearing No. LND(E)CR/193/2016-17, issued by the Deputy Commissioner, with respect to Sy. No. 30/2 A.
  37. Order dated 24.01.2019, bearing No. LND(E)CR/192/2016-17, issued by the Deputy Commissioner, with respect to Sy. No. 30/2 B.
  38. Endorsement bearing No. PTCL/BE/CR:245/2024-25 dated 01.07.2024 for Sy. No. 30/2A.
  39. Endorsement bearing No. PTCL/BE/CR:246/2024-25 dated 01.07.2024 for Sy. No. 30/2B.
  40. BBMP receipt dated 30.07.2016, for the payment of Improvement Charges.
  41. Record of Rights, Tenancy and Crop (R.T.C) for Sy. No. 30/2, for the year 1969-70 to 1972-73, 1974-75 to 1978-79, 1980-81 to 2002-2003 and 2003-04 to 2024-25.
  42. Encumbrance Certificate for the periods 01.07.1924 to 14.02.1957, 15.02.1957 to 31.03.2004, 01.04.2004 to 05.02.2010, 05.10.2010 to 17.07.2014, 06.02.2010 to

12


**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

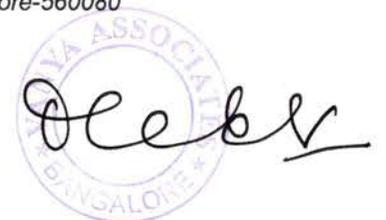
**R. MANJUNATHA REDDY**  
Advocate

**Mobile:9731099699/9620983284**  
**Email:vanyaassociates@gmail.com**

16.02.2016, 01.02.2016 to 29.03.2021, 01.04.2004 to 10.02.2022 and 01.04.2004 to 06.11.2024.

➤ **TRACING OF TITLE :**

1. The Index of Land provided with respect to the Sy. No. 30/2, shows that the land originally measured 7 Acres and 10 Guntas, reflecting the name of Smt. Papamma, W/o. Baiyanna Reddy and Smt. Muniyamma, W/o. Sri. Nagappa.
2. The documents furnished indicate that (i) Smt. Papamma, W/o. Baiyanna Reddy, (ii) Sri. Narayana, S/o. Baiyanna Reddy, (iii) Shyama, S/o. Baiyanna Reddy, (iv) Muniyamma, W/o. Nagappa and (v) Sri. Ramachandra S/o. Baiyanna Reddy sold Sy. No. 30/2, Kasavanahalli Village, Varthur Hobli, Bangalore South Taluk measuring 7 acres 10 guntas in favour of (i) Sri. Govindaraju Modaliyar, S/o. Abbaiah Modaliyar, (ii) Sri. Shyam Modaliyar, S/o. Abbaiah Modaliyar, and (iii) Aarumugam Modaliyar, S/o. Abbaiah Modaliyar vide Sale Deed dated 27.01.1947, registered as document bearing the No. 4338/1946-47, Book I, Volume 881, at pages 82-85, in the Office of the Sub-registrar, Bangalore South, Bangalore.
3. The documents furnished indicate that (i) Sri. Govindaraju Modaliyar, S/o. Abbaiah Modaliyar, (ii) Sri. Shyam Modaliyar, S/o. Abbaiah Modaliyar, and (iii) Aarumugam Modaliyar, S/o. Abbaiah Modaliyar, mortgaged Sy. No. 30/2, Kasavanahalli Village, Varthur Hobli, Bangalore South Taluk measuring 7 acres 10 guntas in favour of Sri. A.M. Hanumantha Reddy, S/o. Muniyappa alias Doddanna Reddy, vide Mortgage Deed dated 24.05.1950, registered as document bearing No. 1245/1950-51 of Book I, Volume No. 1130 at pages 192 to 194, in the Office of the Sub-registrar, Bangalore. However, there are no documents to evidence discharge of the said mortgage.
4. The documents furnished indicate that (i) Sri. Govindaraju Modaliyar, S/o. Abbaiah Modaliyar, (ii) Sri. Shyam Modaliyar, S/o. Abbaiah Modaliyar, and (iii) Aarumugam Modaliyar, S/o. Abbaiah Modaliyar sold Sy. No. 30/2, Kasavanahalli Village, Varthur Hobli, Bangalore South Taluk measuring 7 acres 10 guntas in favour of Sri. Rama Reddy, S/o. Mooga Reddy, vide the Sale Deed dated 08.02.1951, registered as document bearing the No. 6954/1950-51 of Book I, Volume No. 1188 at pages 212 to 213 in the office of the Sub-Registrar Bangalore.



**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile: 9731099699**  
**Email: mreddy@gmail.com**

5. The documents furnished indicate that Sri. A. R. Mooga Reddy, S/o. Rama Reddy sold a portion of Sy. No. 30/2, Kasavanahalli Village, Varthur Hobli, Bangalore South Taluk measuring 3 acres 25 guntas in favour of Smt. Muniyamma, W/o. Kaverappa vide Sale Deed dated 14.09.1964, registered as document bearing the Doc. No. 3830/1964-65 of Book-I, Volume No. 483 at pages 83 to 85 in the Office of the Sub-Registrar, Bangalore. The portion of Sy. No. 30/2 measuring 3 acres 25 guntas sold to Smt. Muniyamma is morefully described in the Item No. 2 of the Schedule Property. The said Item No. 2 has been subsequently numbered as Sy. No. 30/2A.
6. The documents furnished further indicate that Sri. A.R. Mooga Reddy, S/o. Rama Reddy sold a portion of Sy. No. 30/2, Kasavanahalli Village, Varthur Hobli, Bangalore South Taluk measuring 3 acres 25 guntas in favour of Sri. Sunchappa, S/o. Puttaiah, vide Sale Deed dated 14.09.1964, registered as document bearing the No. 3829/1964-65 of Book- I, Volume No. 482 at pages 431 to 434 registered in the Office of the Sub-Registrar, Bengaluru. The portion of Sy. No. 30/2 measuring 3 acres 25 guntas sold to Sunchappa is morefully described in the Item No. 3 of the Schedule Property. The said Item No. 3 has been subsequently numbered as Sy. No. 30/2B.
7. The documents furnished indicate that Sri. Sunchappa, S/o. Puttaiah mortgaged the Item No. 03 Schedule Property in favour of Smt. Narasamma alias Gujjamma, W/o. Lakshmanappa, vide Mortgage Deed dated 24.07.1970, registered as document bearing the No. 2144/1970-71 of Book-I, Volume No. 823 at pages 232 to 234 in the Office of the Sub-Registrar, Bangalore. However, we have not been furnished with any document to evidence the discharge of the said mortgage.
8. The documents furnished indicate that Sri. Sunchappa, S/o. Puttaiah sold the Item No. 03 Schedule Property in favour of Smt. Muniyamma, W/o. Kaverappa vide Sale Deed dated 24.05.1971, registered as document bearing No. 1017/1971-72 of Book-I, Volume No. 868 at pages 235 to 236 in the Office of the Sub-Registrar, Bangalore.
9. The documents furnished indicate that Smt. Muniyamma, W/o. Kaverappa executed a Sale Agreement dated 28.10.1992, in favour of M/s. The Karnataka Electricity Board Employees Co-operative Society Ltd., represented by Sri.

14


**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile:9731099699/9620983284**  
**Email:vanyaassociates@gmail.com**

K.P. Champakadhamaswamy registered as document bearing No. 3876/1992-93 of Book-I, Volume No. 3620 at pages 145 to 148 in the Office of the Sub-Registrar, Bangalore, for selling Item No. 02 Schedule Property. The documents furnished indicate that Smt. Muniyamma, W/o. Kaverappa further also executed a General Power of Attorney dated 28.10.1992, with respect to Item No. 02 Schedule Property in favour of Sri. K.P. Champakadhamaswamy, registered as document bearing No. 646/1992-93 of Book-IV, Volume No. 17 at pages 133 to 147 in the Office of the Sub-Registrar, Bangalore.

10. The documents furnished indicate that Smt. Muniyamma, W/o. Kaverappa executed a Sale Agreement with respect to Item no. 03 Schedule Property dated 29.10.1992, in favour of M/s. The Karnataka Electricity Board Employees Co-operative Society Ltd., represented by Sri. K.P. Champakadhamaswamy, registered as document bearing the No. 3907/1992-93 of Book-I, Volume no. 3621 at pages 03 to 07 in the Office of the Sub-Registrar, Bangalore. The documents furnished indicate that Smt. Muniyamma, W/o. Kaverappa also executed General Power of Attorney with respect to Item No. 03 Schedule Property dated 29.10.1992, in favour of K.P. Champakadhamaswamy registered as document bearing No. 652/1992-93 of Book-IV, Volume No.17 at pages 166 to 169 in the Office of the Sub-Registrar, Bangalore.
11. The Office of the Special Deputy Commissioner, Bangalore District, has vide Official Memorandum bearing No. B.DIS.ALN.SR(S)33/92-93 dated 10.11.1992 converted Item Nos. 02 & 03 Schedule Properties from agricultural to non-agricultural residential use subject to the conditions stated to therein.
12. The documents furnished indicate that (1) Sri. S. Ravikumar, (2) S. Jayaram, (3) Sri. Chowdappa, (4) Sri. Muniraju, (5) Smt. Nanjamma, (6) Smt. Muniyamma, (7) Smt. B. Ashwathamma, (8) Smt. Munilakshamma, (9) Sri. K. Narayana Reddy, (10) Sri. Yogananda Reddy, (11) Sri. Jayasheela Reddy, (12) Sri. A. R. Shivaram, (13) Sri. C. Ramesh, (14) Sri. C. Rajkumar and (15) Smt. B. Ashwathamma, Sl. Nos. (1) to (15) represented by their duly constituted attorney M/s. The Karnataka Electricity Board Employees Co-operative Society Ltd., and Sri. K. P. Champakadhamaswamy, (16) Sri. B. M. Narasimha Murthy and (17) M/s. The Karnataka Electricity Board Employees Co-operative Society Ltd., and (18) Sri. K. P. Champakadhamaswamy sold the


**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile: 9731099699**  
**Email: mreddy@gmail.com**

Item No. 02 & 03 Schedule Property in favor of M/s. Golden Gate Projects represented by its partner Sri. S Martin, vide Deed of Absolute Sale dated 28.05.2002 registered as document bearing the No. 2504/2002-03 of Book-I, stored in CD. No.77 in the Office of the Sub-Registrar, Bangalore South Taluk.

13. The documents furnished further indicate that M/s. Golden Gate Projects mortgaged the Item No. 03 Schedule Property in favor of State Bank of India, vide Mortgage Deed dated 19.10.2005, registered as document bearing the No.BAS-1- 09019-2005-06, of Book-I, stored in CD No. BASD190 in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore.
14. The documents furnished indicate that Smt. Muniyamma, W/o. Kaverappa and others executed a Sale Agreement dated 12.04.2006 with respect to Item No. 02 & 03 Schedule Property, in favour of Sri. P. Ramakrishna, registered as document bearing No. BAS-1-00958-2006-07 of Book-I, stored in CD No.BASD234 in the office of the Sub-Registrar, Bangalore South Taluk, Bangalore. However, Smt. Muniyamma, W/o. Kaverappa and others executed a Deed of Cancellation of Sale Agreement dated 03.04.2017, in favour of Sri. P. Ramakrishna, registered as document bearing No. INR-1-00069-2017-18 of Book-I, stored in CD No. INRD187 in the Office of the Sub-Registrar, Indiranagar, Bangalore, thereby cancelling the Sale Agreement dated 12.04.2006.
15. The documents furnished indicate that the Mortgage dated 19.10.2005 was discharged vide Discharge Deed of Mortgage dated 07.03.2014, executed by State Bank of India in favour of M/s. Golden Gate Projects registered as document bearing the No. SHV-1-03553-2013-14, CD. No. SHVD174 in the Office of the Senior Sub-Registrar, Shivajinagar, Bangalore.
16. The documents furnished indicate that M/s. Golden Gate Projects mortgaged the Item No. 02 Schedule Property in favor of State Bank of Hyderabad, vide Mortgage Deed dated 21.12.2005, registered as document bearing the No. BAS-1-11557-2005-06 of Book-I, stored in CD No. BASD200 in the Office of the Senior Sub-Registrar, Bangalore South Taluk.
17. The documents furnished further indicate that the Mortgage Deed dated 21.12.2005 was rectified vide Rectification/Confirmation Deed dated 06.01.2006, executed by (i) M/s. Golden Gate Projects and (ii) M/s. Golden


**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile:9731099699/9620983284**  
**Email:vanyaassociates@gmail.com**

---

Gate Properties Ltd., in favor of State Bank of Hyderabad registered as document bearing No. BAS-1-20005-2005-06, stored in CD. No. BASD228, in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore for the purposes of confirming the execution of the mortgage and including a sketch to the Deed.

18. The documents furnished indicate that the Mortgage dated 21.12.2005 was discharged vide Discharge Deed dated 29.04.2009, executed by M/s. Golden Gate Projects and M/s. Golden Gate Properties Ltd., in favor of State Bank of Hyderabad registered as document bearing No. VRT-1-00587-2009-10 of Book-I, stored in CD No. VRTD45 in the Office of the Senior Sub-Registrar, Varthur, Bangalore.
19. The documents furnished indicate that M/s. Golden Gate Projects along with M/s. Prisha Properties India Pvt. Ltd., represented by Ms. M.N. Neeta mortgaged the Item No. 3 Schedule Property to Andhra Bank vide Memorandum of Deposit of the Title Deeds dated 24.07.2014 registered as document bearing the No. SHV-1-01215-2014-15 of Book-I, stored in CD No.SHVD180, in the Office of the Sub-Registrar, Shivajinagar, Bangalore.
20. The documents furnished further indicate that M/s. Golden Gate Projects along with Prisha Properties India Pvt. Ltd., represented by Ms. M.N. Neeta executed a Rectification of Memorandum of Deposit of Title Deed dated 04.08.2014, in favor of Andhra Bank, registered as document bearing the No.SHV-1- 01343-2014-15 of Book-I, stored in CD No.SHVD180 in the Office of the Sub-Registrar, Shivajinagar, Bangalore carrying out a rectification of the measurement in document.
21. It is seen from the documents furnished that Smt. Muniyamma along with her legal heirs namely (1) Y. G. Ramakrishna, (2) Munirathna, (3) Gowramma, (4) K. Ramamurthy filed O. S. No. 1537/2017 against M/s. Karnataka Electricity Board Employees Co-operative Society Limited, Sri. K. P. Chamapakadhamaswamy and M/s. Golden Gate Projects seeking the relief/s of cancellation of agreements of sale dated 24.01.1992, 29.10.1992 and 28.10.1992 and to declare that the sale deed dated 28.05.2002 executed by Sri. K. P. Champakadhamaswamy in favour of M/s. Golden Gate Projects as not binding on them and also to grant permanent injunction against M/s. Karnataka Electricity Board Employees Co-operative Society Limited, Sri. K.

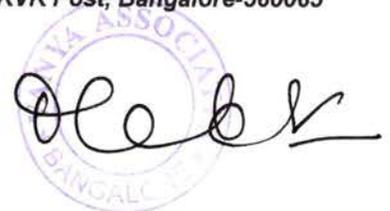

**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile: 9731099699**  
**Email: mreddy@gmail.com**

P. Chamapakadhamaswamy and M/s. Golden Gate Projects not to interfere with their peaceful possession and enjoyment of the Item Nos. 2 & 3 Schedule Properties before the Hon'ble City Civil Court, at Bangalore.

22. The documents furnished indicate that Smt. Muniyamma, W/o. Late Kaverappa during the pendency of the said suit has gifted the Item No. 02 & 03 Schedule Property in favor of Sri. K. Ramamurthy, S/o. Late Kaverappa, vide Gift Deed dated 08.05.2017, registered as document bearing the No. INMR-1-01086-2017-18 of Book-I, stored in CD No. INRD189 in the Office of the Senior Sub-Registrar, Indiranagar, Bangalore.
23. It is seen that the plaint in the said suit was rejected by the Hon'ble City Civil Court vide order dated 17.03.2021. The said order was challenged before the Hon'ble High Court of Karnataka at Bangalore in RFA No. 312/2021. The Hon'ble High Court of Karnataka has vide order dated 31.10.2023 dismissed the appeal confirming the order dated 17.03.2021. The said order dated 31.10.2023 was challenged before the Hon'ble Supreme Court of India in SLP No. 26036/2023. The Hon'ble Supreme Court of India vide order dated 01.12.2023 dismissed the petition thus confirming the order dated 31.10.2023 passed by the Hon'ble High Court. Thus the challenge of the legal representatives of Muniyamma to the title of M/s. Golden Gate Projects has ceased. Furthermore, as the Gift Deed dated 08.05.2017 has been executed during the pendency of O.S. No. 1537/2017 and as the Hon'ble Courts have refused to recognise the right of Smt. Muniyamma and her legal heirs over the Item Nos. 2 & 3 Schedule Properties, the Gift Deed dated 08.05.2017 does not give any right, title or interest over the Item Nos. 2 & 3 Schedule Properties in favour of Sri. K. Ramamurthy.
24. The Endorsement dated 05.05.2016, bearing the document No. RK.CR/443/2016-17 issued by the Tahsildar Bangalore East Taluk, states that the Record of Rights for Sy. No. 30/2 is not available.
25. The Endorsement dated 30.04.2002, bearing the document No. L.R.F.C.R.15:2001-02 issued by the Special Tahsildar, Bangalore East Taluk, K.R. Puram states that there are no tenancy claims under the Karnataka Land Reforms Act, 1961, Column 48 (A) and Forms 7 and 7 A with respect to Sy. No. 30/2.

**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile:9731099699/9620983284**  
**Email:vanyaassociates@gmail.com**

26. The Endorsement bearing No. PTCL/BE/CR:245/2024-25 dated 01.07.2024 issued by Assistant Commissioner, Bangalore North Sub-Division for Item No. 2 Schedule Property states that there are no proceedings pending under the provisions of Karnataka SC/ST (Prevention of Transfer of Lands) Act, 1978.
27. Endorsement bearing No. PTCL/BE/CR:246/2024-25 dated 01.07.2024 issued by Assistant Commissioner, Bangalore North Sub-Division for Item No. 3 Schedule Property states that there are no proceedings pending under the provisions of Karnataka SC/ST (Prevention of Transfer of Lands) Act, 1978.
28. The Endorsement dated 08.04.2008, bearing Doc. No. BDA/ABV/LA/749/08-09, issued by the Bangalore Development Authority states that there are no Acquisition proceedings against Item No 3 Schedule Property.
29. The Record of Rights, Tenancy and Crop (R.T.C) for Sy. No. 30/2, for the year 1969-70 to 1972-73, 1974-75 to 1978-79, 1980-81 to 2002-2003 and 2003-04 to 2024-25.
30. The Encumbrance Certificate for the periods 01.07.1924 to 14.02.1957, 15.02.1957 to 31.03.2004, 01.04.2004 to 05.02.2010, 05.10.2010 to 17.07.2014, 06.02.2010 to 16.02.2016, 01.02.2016 to 29.03.2021, 01.04.2004 to 10.02.2022 and 01.04.2004 to 06.11.2024 aptly reflect the transactions discussed above.

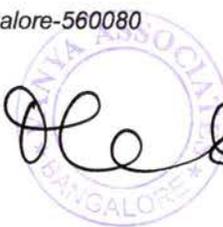
**COMPOSITE PROPERTY**

All that piece and parcel of the property bearing **Sy. No. 29/6, Sy. No. 30/2A** and **Sy No.30/2B**, measuring 8 Acres 1 Gunta, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Bengaluru Urban District and bounded on:

East : Sy No. 30/1 and Sy No. 29  
West : Sy No. 33, Sy No. 31 and Sy No. 33/3  
North : Sy No. 33 and Sy No. 15  
South : Sy No.30/3 and Road

**COMMON DOCUMENTS FOR COMPOSITE PROPERTY:**

Office at No.138/6, 6<sup>th</sup> A Cross, RMV Extn, Sadashivanagar, Bangalore-560080

**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile: 9731099699**  
**Email: mreddy@gmail.com**

- 1) Khatha Amalgamation Order dated 16.04.2016, issued by the Office of the Joint Commissioner, BBMP, Mahadevapura.
- 2) Deed of Admission of New Partner and Reconstitution of Partnership dated 05.12.2015, entered between (i) Sri. K. Prathap, S/o. K. Satyanarayana, (ii) Sri. C.D. Sanjay Raj, S/o. C.H. Devraj, and (iii) Sri. D. Amarnath, S/o. Prabhakar Chetty Devaki.
- 3) Acknowledgement of Registration of Firms of M/s. Golden Meadows Developers, dated 15.10.2015.
- 4) Joint Development Agreement dated 14.12.2022, executed by M/s. Golden Meadows Developers in favor of M/s. Keya Homes Pvt. Ltd, registered as document bearing the No. VRT-1-08641-2022-23, stored in CD No. VRTD1367, in the Office of the Senior Sub-Registrar, Shivajinagar, Varthur, Bangalore Urban.
- 5) General Power of Attorney dated 14.12.2022, executed by M/s. Golden Meadows Developers in favor of M/s. Keya Homes Pvt. Ltd, registered as document bearing the No. VRT-4-00437-2022-23, stored in CD. No. VRTD1367, in the Office of the Senior Sub-Registrar, Shivajinagar, Varthur, Bangalore Urban.
- 6) Development Plan Approval bearing No. BDA/NYS/DLP-49/2023-24/1135/2024-2025 dated 21/08/2024 issued by Bangalore Development Authority.
- 7) No Objection Certificate for Height Clearance dated 09.10.2024 issued by Airports Authority of India.
- 8) No Objection Certificate bearing No. DGM(CM)BGTD/NOC for High rise/2024-2025/192 dated 16/10/2024 issued by Bharat Sanchar Nigam Limited.
- 9) Letter bearing No. SEIAA 64 CON 2024 dated 12/11/2024 issued by State Level Environment Impact Assessment Authority - Karnataka.

**Common Documents for Sy Nos 29/6, 30/2A and 30/2B:**

- 1) The documents furnished indicate that M/s. Golden Gate Projects had applied for the Khatha Amalgamation of the Item Nos. 01, 02 and 03 Schedule Properties. Accordingly, the Joint Commissioner, BBMP, Mahadevapura issued an Order dated 16.04.2016 wherein the three properties were amalgamated and the Joint

20


**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

**Mobile:9731099699/9620983284**  
**Email:vanyaassociates@gmail.com**

Khatha No. 1287/1228/29/6, was given thereby ensuing in the formation of the Composite Property, measuring an extent of 8 Acres 01 Gunta.

- 2) The documents furnished indicate that (i) Sri. K. Prathap, S/o. K. Satyanarayana, (ii) Sri. C.D. Sanjay Raj, S/o. C.H. Devraj, entered into a Deed of Admission of New Partner and Reconstitution of Partnership dated 05.12.2015, with Sri. D. Amarnath, S/o. Prabhakar Chetty Devaki.
- 3) Acknowledgement of Registration of Firms of M/s. Golden Meadows Developers, dated 15.10.2015.
- 4) The Office of the Deputy Commissioner vide two separate orders bearing No. ALND (E) CR/ 192/ 2016-17 dated 24.01.2019 and No. ALND (E) CR/ 193/ 2016-17 dated 24.01.2019 permitted change of path of the 'B' Kharab stream and pathway from their respective position to the edge of the property. As such, a total extent of 33 guntas has been reserved as 'B' Kharab land in the Item Nos. 2 & 3 Schedule Properties.
- 5) The documents furnished indicate that M/s. Golden Meadows Developers executed a Joint Development Agreement dated 14.12.2022, in favour of M/s. Keya Homes Pvt. Ltd, registered as document bearing the No. VRT-1-08641-2022-23, stored in CD No. VRTD1367, in the Office of the Senior Sub-Registrar, Shivajinagar, Varthur, Bangalore Urban.
- 6) The documents furnished indicate that M/s. Golden Meadows Developers executed a General Power of Attorney dated 14.12.2022, in favour of M/s. Keya Homes Pvt. Ltd, registered as document bearing the No. VRT-4-00437-2022-23, stored in CD. No. VRTD1367, in the Office of the Senior Sub-Registrar, Shivajinagar, Varthur, Bangalore Urban.
- 7) It is further seen that M/s. Keya Homes Private Limited, based on the above permissions has applied for and got Development plan bearing No. BDA/NYS/DLP-49/2023-24/1135/2024-2025 dated 21/08/2024 from Bangalore Development Authority for the construction of a residential apartment complex.


**VANYA ASSOCIATES**  
**Advocates and Legal Consultants**

**R. MANJUNATHA REDDY**  
Advocate

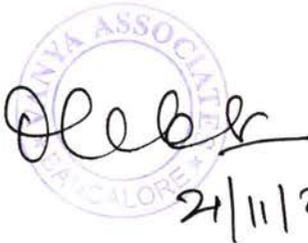
**Mobile: 9731099699**  
**Email: mreddy@gmail.com**

---

**Conclusion:**

From a perusal of the documents furnished to us, we opine that Golden Meadows Developers have clear and valid title over the Composite Property. Further, M/s. Keya Homes Private Limited, has entered into a Joint Development Agreement dated 14.12.2022 with Golden Meadows Developers for developing the Composite Property into a residential apartment project. This opinion is subject to the following conditions:

- (a) The copies of the documents provided to us being genuine and confirms to the original of the same;
- (b) The fact that no independent search of any proceedings/s, claims or litigation has been conducted by us; and
- (c) The fact that no site survey or physical inspection of the Schedule Properties has been undertaken by us for the purpose of verifying the description, title and schedule of the Schedule Properties.

  
21/11/2024