

**To,**M/s.Sumadhura Infracon Private Limited  
Bangalore**Sir,**

**Sub:** Legal Scrutiny Report of title deeds and documents pertaining to all the piece and parcel of the project known as **SUMADHURA FOLIUM PHASE- I, II, III & IV**, to be constructed on Sy.No.47/1 measuring 5 acres 4 guntas, Sy no.48/4 measuring 1 acre 38 guntas, Sy.no.47/2A, measuring 1 acre 16.08 guntas, Sy.no.47/3, measuring 1 acre 16.08 guntas, Sy.no.47/2B, measuring 31 guntas, Sy.no.48/3 measuring 29.03 guntas, Sy no.48/1C measuring 4 acre 5 guntas, Sy.no.48/5, (Old No.48/1B1), measuring 01 acre, situated at Whitefield village, K.R.Puram Hobli, Bangalore East Taluk, coming within limits of BBMP. Presently belonging to 1. Sri.Naved M Hassan, 2.M/s Samarkhand property management pvt Ltd rep by its director Sri.Naved M Shah, 3.H.A.Srinivas 4.H.A.Narendra Kumar 5.H.A.Somashekar 6.H.A.Satish Kumar 7.Kavitha , 8.M/s.Sumadhura Infracon Private Limited.

**I. DESCRIPTION OF THE PROPERTY:**

All the piece and parcel of project known as **SUMADHURA FOLIUM PHASE- I, II, III & IV**, to be constructed on Sy.No.47/1 measuring 5 acres 4 guntas, Sy no.48/4 measuring 1 acre 38 guntas, Sy.no.47/2A, measuring 1 acre 16.08 guntas, Sy.no.47/3, measuring 1 acre 16.08 guntas, Sy.no.47/2B, measuring 31 guntas, Sy.no.48/3 measuring 29.03 guntas, Sy no.48/1C measuring 4 acre 5 guntas, Sy.no.48/5, (Old No.48/1B1), measuring 01 acre, situated at Whitefield village, K.R.Puram Hobli, Bangalore East Taluk, coming within limits of BBMP, totally measuring 16 acres 20.03 guntas and bounded on :

East by : Land in Sy No.48/1B1 and Road

West by : Land in Sy.no.41

North by : Land in Sy.No.23 and Road

South by : Road and Land in Sy.No.48/1A

**II. LIST OF DOCUMENTS SCRUTINISED (ALL PHOTO COPIES) :**

Sl. No	Date	Description of documents	Original/ copy
1.	Nil	RTC for the period from 1977-78 to 1979-80 stands in the name of Sri.Narayanappa for Sy.No.47/1 measuring 5 acres 4 guntas	Photocopy
2.	14.10.1980	Partition deed entered between Sri.Narayanappa s/o Late.Doddamunishamappa, his children Sri.Muniswamappa, Sri.Lakshmaiah and Sri.Srinivasa, wherein Sy.No.47/1 measuring 2 acres 4 guntas came to be allotted to share of Sri.Muniswamappa along with other properties, Sy.No.47/1 measuring 2 acres 4 guntas	Photocopy

		came to be allotted to share of Sri.Lakshmaiah along with other properties, Sy.No.47/1 measuring 36 guntas came to be allotted to share of Sri.Srinivasa along with other properties	
3.	Nil	Mutation register extract bearing M.R.No.3/1995-96 stands in the name of Sy.No.47/1 measuring 2 acres 4 guntas came to be allotted to share of Sri.Muniswamappa along with other properties, Sy.No.47/1 measuring 2 acres 4 guntas came to be allotted to share of Sri.Lakshmaiah along with other properties, Sy.No.47/1 measuring 36 guntas came to be allotted to share of Sri.Srinivasa along with other properties (partition deed dated 14.10.1980)	Photocopy
4.	Nil	RTC for the period from 1992-93 to 2003-04 stands in the names of Sri.Muniswamappa (2 acres 4 guntas), Sri.Lakshmaiah (2 acres 4 guntas) and Sri.Srinivasa (36 guntas) for Sy.No.47/1	Photocopy
		<b>Lakshmaiah's share</b>	
5.	26.08.2004	SPA executed by Ms.Shubha in favour of father Sri.Lakshmaiah to produce registered deeds etc., before concerned SROs	Photocopy
6.	29.09.2004	Registered sale deed bearing doc.no.18183/2004-05 executed by 1.Sri.Lakshmaiah, 2.Smt.Lakshmidevi, 3.Smt.Shuba rep/by her SPA holder Sri.Lakshmaiah, 5.Ms.Shilpa and Sri.Prasad in favour of Sri.Naved M.Hassan for Sy.No.47/1 measuring 21 guntas	Photocopy
7.	25.10.2004	Registered sale deed bearing doc.no.20452/2004-05 executed by 1.Sri.Lakshmaiah, 2.Smt.Lakshmidevi, 3.Smt.Shuba rep/by her SPA holder Sri.Lakshmaiah, 4.Ms.Shilpa and 5.Sri.Prasad in favour of Sri.Naved M.Hassan for Sy.No.47/1 measuring 21 guntas	Photocopy
8.	03.11.2004	Registered sale deed bearing doc.no.20923/2004-05 executed by 1.Sri.Lakshmaiah, 2.Smt.Lakshmidevi, 3.Smt.Shuba rep/by her SPA holder Sri.Lakshmaiah, 4.Ms.Shilpa and 5.Sri.Prasad in favour of Sri.Naved M.Hassan for Sy.No.47/1 measuring 21 guntas	Photocopy
9.	03.11.2004	Registered sale deed bearing doc.no.4068/2004-05 executed by 1.Sri.Lakshmaiah, 2.Smt.Lakshmidevi, 3.Smt.Shuba rep/by her SPA holder Sri.Lakshmaiah, 4.Ms.Shilpa and 5.Sri.Prasad in favour of Sri.Naved M.Hassan for Sy.No.47/1 measuring 21 guntas	Photocopy
		<b>Muniswamappa's share</b>	
10.	29.09.2004	SPA executed by Sri.Pavan in favour of Sri.Muniswamaiah and Smt.Jayanthi to produce registered deeds etc., before concerned SROs	Photocopy
11.	02.09.2004	SPA executed by Ms.Ashwini in favour of Sri.Muniswamaiah and Smt.Jayanthi to produce registered deeds etc., before concerned SROs	Photocopy
12.	29.09.2004	Registered sale deed bearing doc.no.18184/2004-05 executed by 1.Sri.Muniswamaiah, 2.Smt.Jayanthi, 3.Smt.Malini, 4.Ashwini and 5.Sri.Pavan (both are rep/by their father) in favour of Sri.Naved M.Hassan for Sy.No.47/1 measuring 21 guntas	Photocopy
13.	25.10.2004	Registered sale deed bearing doc.no.20460/2004-05	Photocopy

		executed by 1.Sri.Muniswamaiah, 2.Smt.Jayanthi, 3.Smt.Malini, 4.Ashwini and 5.Sri.Pavan (both are rep/by their father) in favour of Sri.Naved M.Hassan for Sy.No.47/1 measuring 21 guntas	
14.	03.11.2004	Registered sale deed bearing doc.no.20924/2004-05 executed by 1.Sri.Muniswamaiah, 2.Smt.Jayanthi, 3.Smt.Malini, 4.Ashwini and 5.Sri.Pavan (both are rep/by their father) in favour of Sri.Naved M.Hassan for Sy.No.47/1 measuring 21 guntas	Photocopy
15.	07.03.2005	Registered sale deed bearing doc.no.4067/2004-05 executed by 1.Sri.Muniswamaiah, 2.Smt.Jayanthi, 3.Smt.Malini, 4.Ashwini and 5.Sri.Pavan (both are rep/by their father) in favour of Sri.Naved M.Hassan for Sy.No.47/1 measuring 21 guntas	Photocopy
		<b>Srinivasa's share</b>	
16.	29.09.2004	SPA executed by Smt.Vijayalakshmi in favour of Sri.Srinivas to produce registered deeds etc., before concerned SROs	Photocopy
17.	03.11.2004	Registered sale deed bearing doc.no.20927/2004-05 executed by 1.Sri.Srinivas, 2.Smt.Vijayalakshmi rep/by her husband, 3.Kum.Harini and 4.Kum.Thanushri (since minors rep/by their father) in favour of Sri.Naved M.Hassan for Sy.No.47/1 measuring 18 guntas	Photocopy
18.	21.03.2005	Registered sale deed bearing doc.no.35228/2004-05 executed by 1.Sri.Srinivas, 2.Smt.Vijayalakshmi rep/by her husband, 3.Kum.Harini and 4.Kum.Thanushri (since minors rep/by their father) in favour of Sri.Naved M.Hassan for Sy.No.47/1 measuring 18 guntas	Photocopy
		<b>Sy.No.48/4</b>	
19.	Nil	RTC for the period from 1967-68 to 1979-80 stands in the name of Sri.Ballari Munishami @ Doddamunishamappa for Sy.No.48/4 measuring 1 acre 38 guntas	Photocopy
20.	14.10.1980	Partition deed entered between Sri.Narayanappa s/o Late.Doddamunishamappa, his children 1.Sri.Muniswamappa, 2.Sri.Lakshmaiah and 3.Sri.Srinivasa, wherein Sy.No.48/4 measuring 28 guntas came to be allotted to share of Sri.Narayanappa along with other properties, Sy.No.48/4 measuring 1 acre 10 guntas came to be allotted to share of Sri.Srinivas along with other properties	Photocopy
21.	Nil	Mutation register extract bearing M.R.No.3/1995-96 stands in the name of Sri.Srinivas for Sy.No.48/4 measuring 1 acre 10 guntas along with other properties, Sri.Narayanappa for Sy.No.48/4 measuring 28 guntas along with other properties (partition deed dated 14.10.1980)	Photocopy
22.	Nil	RTC for the period from 1992-93 to 2003-04 stands in the names of Sri.Srinivas for Sy.No.48/4 measuring 1 acre 10 guntas and Sri.Narayanappa for Sy.No.48/4 measuring 28 guntas	Photocopy
23.	29.09.2004	Registered sale deed bearing doc.no.18186/2004-05 executed by Sri.Narayanappa in favour of Sri.Naved.M.Hassan for Sy.No.48/4 measuring 14 guntas	Photocopy

24.	25.10.2004	Registered sale deed bearing doc.no.20520/2004-05 executed by Sri.Narayanappa in favour of Sri.Naved M.Hassan for Sy.No.48/4 measuring 14 guntas	Photocopy
25.	29.09.2004	Registered sale deed bearing doc.no.18187/2004-05 executed by 1.Sri.Srinivas, 2.Smt.Vijayalakshmi rep/by her husband, 3.Kum.Harini and 4.Kum.Thanushri (since minors rep/by their father) in favour of Sri.Naved M.Hassan for Sy.No.48/4 measuring 25 guntas	Photocopy
26.	25.10.2004	Registered sale deed bearing doc.no.20518/2004-05 executed by 1.Sri.Srinivas, 2.Smt.Vijayalakshmi rep/by her husband, 3.Kum.Harini and 4.Kum.Thanushri (since minors rep/by their father) in favour of Sri.Naved M.Hassan for Sy.No.48/4 measuring 25 guntas	Photocopy
27.	21.12.2015	Final order passed in V.O.S.No.90/2012 (O.S.No.90/2012 renumbered as 628/2012) which was a partition suit filed by Sri.Venugopal and others against Sri.Munisamaiah and others, wherein suit came to be settled on the basis of compromise petition filed by parties	Photocopy
28.	21.02.2015	Registered confirmation deed bearing doc.no.6777/2014-15 executed by 1.Ms.Manjula, 2.Sri.Venugopal, 3.Smt.Nagaveni, 4.Sri.Ramesh, 5.Sri.Lakshmisha, 6.Smt.Venkatamma, 7.Smt.Gowramma, 8.Smt.Nagaveni @ Nagamma, 9.Smt.Yashodamma and 10.Smt.Padma (legal heirs i.e. grand children and children of Late.Narayanappa) in favour of Sri.Naved M.Hassan confirming sale deed nos. 18183/2004-05, 20452/2004-05, 20923/2004-05, 4068/2004-05, 18184/2004-05, 20460/2004-05, 20924/2004-05, 4067/2004-05, 20927/2004-05, 35228/2004-05, 18186/2004-05, 20520/2004-05, 18187/2004-05, 20518/2004-05 in his favour	Photocopy
		<b>Sy.No.48/3</b>	
29.	28.06.1990	Registered sale deed bearing doc.no.1640/1990-91 executed by Sri.Chandramohan in favour of Smt.Sylvia Joyce Coelho for Sy.no.48/3 measuring 50 ft x 100 ft	Photocopy
30.	30.07.1994	Registered sale deed bearing doc.no.3669/1994-95 executed by Smt.Sylvia Joyce Coelho in favour of Smt.Farah Gasim for Sy.no.48/3 measuring 50 ft x 100 ft	Photocopy
31.	07.11.2006	Registered sale deed bearing doc.no.25720/2006-07 executed by Smt.Farah Gasim also known as Qasim Farah Abdullah in favour of M/s Samarkhand property management pvt Ltd rep/by its director Sri.Naved M.Shah for Sy.no.48/3 measuring 50 ft x 100 ft	Photocopy
32.	01.07.1987	Registered sale deed bearing doc.no.2327/1987-88 executed by Sri.Venkatappa in favour of Major Syed Amin shah for Sy.no.48/3 measuring 50 ft x 100 ft	Photocopy
33.	23.01.2003	Registered sale deed bearing doc.no.19500/2003-04 executed by Sri.Syed Aminshah in favour of M/s Samarkhand property management pvt Ltd rep/by its director Sri.Naved M.Shah for Sy.no.48/3 measuring 50 ft x 100 ft	Photocopy
34.	20.01.2003	Registered sale deed bearing doc.no.16101/2002-03	Photocopy

		executed by Sri.Ramareddy, Sri.Gopalkrishnareddy, Sri.Anandareddy, Smt.Lakshamma, Smt.Savithamma, Smt.Munirathnamma, Smt.Susheelamma, Smt.Jayalakshamma, and Smt.Venkatalakshamma in favour of Sri.Naved M.Hassan for Sy.No.48/3 measuring 20 guntas	
35.	04.10.2021	Registered JDA bearing doc.no.4027/2021-22 entered between Sri.Naved M.Hassan, M/s Samarkhand property management pvt Ltd rep/by its director Sri.Naved M.Hassan with M/s Sumadhura Infracon Pvt Ltd rep/by its chairman and Managing Director Sri.Madhusudan for development of Sy.No.47/2A, new no.47/3 measuring 1 acre 16.08 guntas, Sy.No.47/2B measuring 31 guntas and Sy.No.48/3 measuring 20 guntas and measuring 10000 sq ft or 9.03 guntas totally measuring 2 acres 36.11 guntas	Photocopy
36.	04.10.2021	Registered GPA bearing doc.no.170/2021-22 executed by Sri.Naved M.Hassan, M/s Samarkhand property management pvt Ltd rep/by its director Sri.Naved M.Hassan in favour of M/s Sumadhura Infracon Pvt Ltd rep/by its chairman and Managing Director Sri.Madhusudan to do all acts and deeds pertaining to Sy.No.47/2A, new no.47/3 measuring 1 acre 16.08 guntas, Sy.No.47/2B measuring 31 guntas and Sy.No.48/3 measuring 20 guntas and measuring 10000 sq ft or 9.03 guntas totally measuring 2 acres 36.11 guntas to an extent of developer's share	Photocopy
		<b>Sy.No.47/2B</b>	
37.	Nil	RTC for the period from 1977-78 to 1986-87 stands in the name of Sri.Venkatappa for Sy.No.47/2B measuring 31 guntas	Photocopy
38.	Nil	Mutation register extract bearing M.R.No.1/1991-92 stands in the name of Sri.Ramareddy for Sy.No.47/2b measuring 31 guntas, Sy.no.48/1A measuring 3 acres 20 guntas and Sy.No.48/3 measuring 30 guntas.  <u>Mutation reflects Srinivasreddy s/o Late.Venkatareddy died as bachelor.</u>	Photocopy
39.	Nil	RTC for the period from 1992-93 to 1996-97 stands in the name of Sri.Ramareddy for Sy.No.47/2B measuring 31 guntas	Photocopy
40.	Nil	Family tree of Late.Venkatappa issued by village accountant that shows Late.Ammayamma is his wife, Sri.Ramareddy, Smt.Lakshamma, Sri.Gopalkrishnareddy, Smt.Savithamma, Late.Srinivasareddy, Smt.Munirathnamma, Smt.Jayalakshmi, Sri.Anandreddy, Smt.Susheelamma and Smt.Venkatalakshmi are their children	Photocopy
41.	20.01.2003	Registered sale deed bearing doc.no.16100/2002-03 executed by Sri.Ramareddy, Sri.Gopalkrishnareddy, Sri.Anandareddy, Smt.Lakshamma, Smt.Savithamma, Smt.Munirathnamma, Smt.Susheelamma, Smt.Jayalakshamma, and Smt.Venkatalakshamma in favour of Sri.Naved M.Hassan for Sy.No.47/2B measuring	Photocopy

		31 guntas <u>Sale deed reflects Srinivasareddy s/o Late.Venkatareddy died as bachelor</u>	
		<b>Sy.No.47/2A and Sy.No.47/3 (old No.47/2A)</b>	
42.	25.05.1957	Certified copy of registered sale deed bearing doc.no.1228/1957-58 executed by Sri.Chikkamunishamappa in favour of Sri.Anjinappa for Sy.No.47/2 measuring 1 acre 18 guntas	Photocopy
43.	08.08.1957	Certified copy of registered sale deed bearing doc.no.11788/1957-58 executed by Sri.Muniyappa in favour of Sri.Anjinappa for Sy.No.47/2 measuring 1 acre 18 guntas	Photocopy
44.	18.04.1960	Certified copy of registered sale deed bearing doc.no.260/1960-61 executed by Sri.Chokkappa in favour of Sri.Anjinappa for Sy.No.47/2 measuring 1 acre 18 guntas and Sy.No.153/1 measuring 1 acre 17 guntas	Photocopy
45.	30.04.1992	Registered sale deed bearing doc.no.556/1991-92 executed by Sri.Kashyapa and Sri.Anjinappa in favour of Sri.Raju Thomas, Sri.Senthomas and Smt.Asha T husu for Sy.No.47/2A measuring 1 acre 16 ½ guntas Raju Thomas - 25 guntas Sen Thomas - 25 guntas Smt.Asha thusu - 6 ½ guntas	Photocopy
46.	22.08.1995	Registered sale deed bearing doc.no.5018/1995-96 executed by Smt.Asha thusu in favour of Sri.Jose J.Kallivayalil for Sy.No.47/2A measuring 6 ½ guntas	Photocopy
47.	01.02.1996	Registered GPA bearing doc.no.783/1995-96 executed by Sri.Jose J.Kallivayalil in favour of Smt.Lubna Hassan to do all acts and deeds pertaining to Sy.No.47/2A measuring 6 ½ guntas	Photocopy
48.	01.02.1996	Registered GPA bearing doc.no.784/1995-96 executed by Sri.Raju Thomas in favour of Smt.Lubna Hassan to do all acts and deeds pertaining to Sy.No.47/2A measuring 25 guntas	Photocopy
49.	01.02.1996	Registered GPA bearing doc.no.785/1995-96 executed by Sri.Senthomas in favour of Sri.Naved M.Hassan to do all acts and deeds pertaining to Sy.No.47/2A measuring 25 guntas	Photocopy
50.	19.09.2007	Registered sale deed bearing doc.no.2587/2007-08 executed by Sri.Rajuthomas rep/by his GPA holder Smt.Lubna Hassan in favour of Sri.Naved M.Hassan for Sy.No.47/2A measuring 25 guntas	Photocopy
51.	19.09.2007	Registered sale deed bearing doc.no.2586/2007-08 executed by Sri.Senthomas rep/by his GPA holder Sri.Naved M.Hassan in favour of Sri.Naved M.Hassan for Sy.No.47/2A measuring 25 guntas	Photocopy
52.	19.09.2007	Registered sale deed bearing doc.no.2585/2007-08 executed by Sri.Jose J.Kallivayalil rep/by his GPA holder Smt.Lubna Hassan in favour of Sri.Naved M.Hassan for Sy.No.47/2A measuring 6 ½ guntas	Photocopy
53.	23.08.2012	Registered release deed bearing doc.no.2510/2012-13 executed by Smt.Gowramma, Smt.Muninarasamma, Smt.Renuka, Smt.Bhagya, Smt.Ambuja, Smt.Rooparani	Photocopy

		and Smt.Kavita (legal heirs of Late.Anjinappa) in favour of Sri.Narendrakumar, Sri.Satishkumar, Sri.Srinivas and Sri.Somashekar for releasing their right, title and interest towards Sy.No.47/2A measuring 1 acre 16 ½ guntas	
54.	14.01.2020	Final order passed in O.S.No.837/2016, which was partition suit filed by Smt.Kavitha against Smt.Gowramma and others, wherein suit came to be dismissed as not pressed  It is mentioned that H.C.Anjinappa had two wives Smt.H.N.Gowramma and Smt.Muninarasamma  Renuka, Bhagyamma, Ambuja, Narendra Kumar, Satish Kumar are children of H.C.Anjinappa and Smt.H.N.Gowramma  Sri.H.A.Srinivas, Sri.H.A.Somashekar, Smt.Rooparani and Smt.,Kavitha are childrne of H.C.Anjinappa and Smt.Muninarasamma	Photocopy
55.	16.12.2019	Registered JDA bearing doc.no.5732/2019-20 entered between Sri.Narendrakumar, Sri.Satishkumar, Sri.Srinivas Sri.Somashekar and Smt.Kavitha (legal heirs of Late.Anjinappa) with M/s Sumadhura Infracon Pvt Ltd rep/by its Managing partner Sri.Madhusudan for development of Sy.No.47/2A measuring 1 acre 16 ½ guntas, wherein it was mutually agreed among them to share property to an extent of 70% (developer's share) : 30% (owner's share)	Photocopy
56.	16.12.2019	Registered GPA bearing doc.no.235/2019-20 executed by Sri.Narendrakumar, Sri.Satishkumar, Sri.Srinivas Sri.Somashekar and Smt.Kavitha in favour of M/s Sumadhura Infracon Pvt Ltd rep/by its Managing partner Sri.Madhusudan to do all acts and deeds pertaining to Sy.No.47/2A measuring 1 acre 16 ½ guntas to an extent of developer's share	Photocopy
57.	19.08.2020	Khatha certificate issued by BBMP in the name of Sri.Narendrakumar, Sri.Satishkumar, Sri.Srinivas and Sri.Somashekar for Sy.No.47/2A	Photocopy
58.	19.08.2020	Khatha extract issued by BBMP in the name of Sri.Narendrakumar, Sri.Satishkumar, Sri.Srinivas and Sri.Somashekar for Sy.No.47/2A measuring 1 acre 16 ½ guntas	Photocopy
59.	Nil	Re -Survey sketch / Hissa Mojani shows Sy.No.47/2A is renumbered bifurcated as 47/2A and 47/3, after phodi The revenue records of Sy.No.47/2A is in the name of Narendrakumar, Sathiskumar, Srinivas and Somashekar and The revenue record of Sy.No.47/3 is in the name of Naved M.Hassan	Photocopy
60.	04.10.2021	Registered JDA bearing doc.no.4027/2021-22 entered between Sri.Naved M.Hassan, M/s Samarkhand property management pvt Ltd rep/by its director Sri.Naved M.Hassan with M/s Sumadhura Infracon Pvt Ltd rep/by its chairman and Managing Director Sri.Madhusudan for	Photocopy

		development of Sy.No.47/2A, new no.47/3 measuring 1 acre 16.08 guntas, Sy.No.47/2B measuring 31 guntas and Sy.No.48/3 measuring 20 guntas totally measuring 2 acres 36.11 guntas	
61.	04.10.2021	Registered GPA bearing doc.no.170/2021-22 executed by Sri.Naved M.Hassan, M/s Samarkhand property management pvt Ltd rep/by its director Sri.Naved M.Hassan in favour of M/s Sumadhura Infracon Pvt Ltd rep/by its chairman and Managing Director Sri.Madhusudan to do all acts and deeds pertaining to Sy.No.47/2A, new no.47/3 measuring 1 acre 16.08 guntas, Sy.No.47/2B measuring 31 guntas and Sy.No.48/3 measuring 20 guntas totally measuring 2 acres 36.11 guntas to an extent of developer's share	Photocopy
		<b>Common documents</b>	
62.	16.01.2012	Memorandum of Association and Articles of Association of M/s Sumadhura Infracon Pvt Ltd	Photocopy
63.	23.01.2009	Order passed by DC bearing No.ALN.PU.SR.KRUHO.239A/2007-08 permitting the applicant to convert Sy.No.47/1 measuring 5 acres 4 guntas, 47/2A measuring 1 acre 16 ½ guntas, 47/2B measuring 31 guntas, 48/3 measuring 20 guntas and Sy.No.48/4 measuring 1 acre 38 guntas totally measuring 9 acres 29.08 guntas from agricultural to non-agricultural residential purpose	Photocopy
64.	26.12.2018	Registered sale deed bearing doc.no.5795/2018-19 executed by Sri.Naved M.Hassan in favour of M/s Sumadhura Infracon Pvt Ltd rep/by its Managing partner Sri.Madhusudan for Sy.No.47/1, 48/4 and other properties measuring 3 acres (42.55 % )	Photocopy
65.	26.12.2018	Registered JDA bearing doc.no.5796/2018-19 entered between Sri.Naved M.Hassan with M/s Sumadhura Infracon Pvt Ltd rep/by its Managing partner Sri.Madhusudan for development of 57.45% undivided right, title and interest in Sy.No.47/1, 48/4 and other properties totally measuring 4 acres 2 guntas out of 7 acres 2 guntas, wherein it was mutually agreed among them to share property to an extent of 63% (developer's share ) : 37% (owner 's share)	Photocopy
66.	26.12.2018	Registered GPA bearing doc.no.271/2018-19 entered between Sri.Naved M.Hassan with M/s Sumadhura Infracon Pvt Ltd rep/by its Managing partner Sri.Madhusudan for development of 57.45% undivided right, title and interest in Sy.No.47/1, 48/4 and other properties totally measuring 4 acres 2 guntas out of 7 acres 2 guntas, wherein it was mutually agreed among them to share property to an extent of 63% (developer's share) : 37% (owner 's share)	Photocopy
67.	16.01.2019	Khatha endorsement issued by BBMP in the name of Sri.Naved M.Hassan and M/s Sumadhura Infracon Pvt Ltd for Khatha No.650/398, Sy.No.47/1 and 48/4	Photocopy
68.	16.01.2019	Khatha certificate issued by BBMP in the name of Sri.Naved M.Hassan and M/s Sumadhura Infracon Pvt Ltd for Khatha No.650/398, Sy.No.47/1 and 48/4	Photocopy

69.	12.04.2012	Khatha extract issued by BBMP in the name of Sri.Naved M.Hassan for Khatha No.650/398 measuring 7 acres 2 guntas	Photocopy
70.	07.06.2021	Commencement certificate issued by BDA for change of land use in Sy.No.47/1, 47/2A, 47/2B, 47/3, 48/3 and 48/4 measuring 11 acres 15.03 guntas from industrial (hi-tech) to residential purpose	Photocopy
71.	07.06.2021	Work Order issued by BDA for residential development on Sy.No.47/1, 47/2A, 47/2B, 47/3, 48/3 and 48/4 measuring 11 acres 15.03 guntas from industrial (hi-tech) to residential purpose	Photocopy
72.	25.01.2022	Approved construction plan issued by BBMP for construction of residential apartment consisting of Wing A-D consisting of common 2BF+GF+19 UF on Khatha No.650/398, Sy.No.47/1, 47/2A, 47/2B, 47/3, 48/3 and 48/4 measuring 45057.66 sq.mtrs	Photocopy
73.	28.02.2022	RERA Certificate of FOLIUM BY SUMADHURA PHASE-I bearing No.PRM/KA/RERA/1251/446/PR/280222/004738	Photocopy
74.	29.11.2021	Registered MOTD bearing doc.no.5897/2021-22 executed by M/s Sumadhura Infracon Pvt Ltd in favour of TCHFL for Sy.No.47/1 measuring 5 acres 4 guntas, 48/4 measuring 1 acre 38 guntas, 47/2A 1 acre 38 guntas, 47/2B measuring 31 guntas, 48/3 measuring 29.03 guntas	Photocopy
75.	20.01.2022	Board resolution of M/s Sumadhura Infracon Pvt Ltd., Bharath Kumar Kundukuri and Rahul Kundukuri are severally authorized on behalf of the company to sign and execute sale deed and other documents with respect of project of FOLIUM BY SUMADHURA PHASE - 1	Photocopy
76.	Nil	Articles of Association of M/s Samarkhand Property Management Pvt Ltd.,	Photocopy
77.	01.10.2021	Board resolution of M/s Samarkhand Property Management Pvt Ltd., resolved that Naved M Hassan, Managing Director of the company is authorized to sign and execution of Joint development agreement, General power of Attorney and sharing agreement between the company and M/s Sumadhura Infracon Pvt Ltd.,	Photocopy
78.	18.05.2022	Search report of M/s Samarkhand Property Management Pvt Ltd., stating that the company has not created any charges against the property Sy.No.48/3	Photocopy
79.	13.05.2022	Search report of M/s.Sumadhura Infracon Pvt Ltd., stating that the company has not created any charges against the property Sy.No.48/3	Photocopy
80.	28.03.2022	Sharing agreement entered into between Sri.Naved M.Hassan, M/s Samarkhand Property Management Pvt Ltd rep/by its director Sri.Naved M.Hassan, M/s Sumadhura Infracon Pvt Ltd, Sri.Narendrakumar, Sri.Satishkumar, Sri.Srinivas and Sri.Somashekar AND M/s.Sumadhura Infracon Pvt Ltd	Photocopy
		<b>Sy.No.48/1C, measuring 01 acre</b>	
81.	09.05.1980	General Power of Attorney executed by Mrs.Margaret Elizabeth Giddens in favour of his son Mr.James Giddens to do acts, deeds and things together with sale power with	Photocopy

		respect to Sy.No.48/1, measuring 04 acres.	
82.	28.10.1980	Registered sale deed bearing No.7545/1980-81 executed by Mrs.Margaret Elizabeth Giddens represented by GPA holder Mr.James Giddens in favour of Mrs.Yolander Noreen Venner for Sy.No.48/1, measuring 43,648 sq.ft (1 acre approximately)	Photocopy
83.	13.12.1985	Registered sale deed bearing No.3823/1985-86 executed by Mrs.Yolander Noreen Venner in favour of Sri.M.M.Prabhu for Sy.No.48/1, measuring 01 acre	Photocopy
84.	31.12.1991	Order passed in LRF (83)505/1995-96 filed in the court of Sub-Divisional Officer, filed by Government against Sri.M.M.Prabhu for violation of section 79 A and 80 of the Act for land bearing Sy.No.43/1 measuring 01 acre under section 79(A) & 80 of land reforms act.  Wherein court ordered that the sale transaction for purchase of land is not in violation of section 79 A and 80 of the Act and the said Sri.M.M.Prabhu was agriculturist.	Photocopy
85.	Nil	RTC's for the period from 1988-89 to 2021-22 for Sy.NO.48/1C, measuring 01 acre in the name of Capt.M.M.Prabhu	Photocopy
86.	07.01.2004	DC conversion order bearing No.ALN.SR(E)146/2003-04 for conversion of land bearing Sy.NO.48/1C, measuring 01 acre from agriculture to non agricultural public and semi public purpose.	Photocopy
87.	12.01.2004	Registered sale deed bearing No.,20576/2003-04 executed by Capt.M.M.Prabhu in favour Master.Sudharshan Venu, minor represented by his father Venu Srinivasan for Sy.No.48/1C, kahtha No.228 to 234, measuring 19124 sq.ft of 0.44 acts out of 01 acres,	Photocopy
88.	12.01.2004	Registered sale deed bearing No.20573/2003-04 executed by Cpat.M.M.PRabhu in favour of Lakshmi Venu for Sy.NO.48/1C, measuring 24436 sq.ft or 0.56 acres out of 01 acre	Photocopy
89.	23.09.2010	Specific power of attorney bearing No.919/2010 executed by Ms.Lakshmi Venu in favour of Sri.V.N.Venkatanathan and C.Mukundhan to do acts, deeds and things together with sale power with respect to land measuring 65,869 sq.ft or 1.51 acres out of 03 Acres 05 guntas and measuring 24436 sq.ft or 0.56 acres out of 01 acre in land bearing Sy.NO.48/1C	Photocopy
90.	23.11.2010	Registered sale deed bearing No.4010/2010-11 executed by Dr.Lakshmi Venu represented by her power of attorney holder Mr.C.Mukundhan in favour of Tafe Motors and Tractors Limited represented by its company secretary Mr.K.Guruswamy for Sy.NO.48/1C, measuring 24436 sq.ft or 0.56 acres out of 01 acre	Photocopy
91.	23.09.2010	Registered Specific power of attorney bearing No.7884/2010 executed by Sri.Sudharshan Venu in favour of Sri.v.N.Venkatanathan and Sri.C.Mukundhan to do acts, deeds and things together with sale power with respect to Sy.No.48/1C, measuring 70,256 sq.ft or 1.61 acres out of 03 acres 05 guntas and 19,124 sq.ft or 0.44 acres out of 01 acres	Photocopy

92.	23.11.2010	Registered sale deed bearing No.4012/2010-11 executed by Mr.Sudharshan Venu represented by his SPA holder Mr.C.Mukundhan in favour of Tafe Motors and Tractors Limited represented by its company secretary Mr.K.Guruswamy for Sy.NO.48/1C, measuring 19,124 sq.ft or 0.44 acres out of 01 acres	Photocopy
93.	05.04.2018	Khatha certificate issued by Bruhat Bangalore Mahanagara Palike in the name of Tafe Motors And Tractors Limited for property No.224/228/48/1C	Photocopy
94.	21.03.2012	Khatha extract issued by Bruhat Bangalore Mahanagara Palike in the name of Tafe Motors And Tractors Limited for property No.224/228/48/1C, measuring 43560 sq.ft	Photocopy
<b>Sy.No.48/1C, measuring 03 acres 05 guntas</b>			
95.	22.02.1989	Registered sale deed bearing no.3547/1989-90 executed by Mr.Gaye Cursetjee in favour of Mrs.Sabrina shroff-Simonelli represented by her GPA holder Mr.Renzo Gastalde for sY.no.48/1C, measuring 03 acres 05 guntas	Photocopy
96.	30.07.2003	Registered agreement for sale bearing No.7861/2003-04 executed by Sabrina Shroff Simonelli in favour of Venu Srinivasan and Miss.Lakshmi Venu and Master.Sudharsha Venu represented by their GPA holder Dr.V.N.Seshadri Acharya for Sy.No.48/1C, measuring 03 acres 05 guntas	Photocopy
97.	Nil	RTC's for the period from 1988-89 to 2006-07 for sy.No.48/1C, measuring 03 acre 05 guntas in the name of Sabrina Shroff Simonelli	Photocopy
98.	19.11.2003	DC conversion order bearing No.ALN.SR(E)96/2003-04 for conversion of land bearing Sy.NO.48/1C, measuring 03 acres 05 guntas from agriculture to non agricultural public and semi public purpose.	Photocopy
99.	30.07.2003	Registered General Power of Attorney bearing No.131/2003-04 executed by Sabrina Shroff Simonelli in favour of Sri.Venu Srinivasan to do acts, deeds and things together with sale power of land bearing Sy.NO.48/1C, measuring 03 acres 05 guntas	Photocopy
100	06.02.2004	Registered sale deed baring No.23207/2003-04 executed by Sabrina Shroff Simonelli represented by her GPA holder Venu Srinivasan in favour of Master.Sudharshan Venu represented by his father Venu Srinivasan for Sy.NO.48/1C, measuring 70,256 sq.ft or 1.61 acres out of 03 acres 05 guntas	Photocopy
101	06.02.2004	Registered sale deed baring No.23208/2003-04 executed by Sabrina Shroff Simonelli represented by her GPA holder Venu Srinivasan in favour of Lakshmi Venu represented by her father Venu Srinivsan for Sy.NO.48/1C, measuring 65,869 sq.ft or 1.51 acres out of 03 acres 05 guntas	Photocopy
102	Nil	Mutation register bearing No.19/2006-07 for Sy.No.48/1C and other properties in the name of Government on the basis of order passed in LRF(83)24/1995-96	Photocopy
103	Nil	RTC's for the period from 2007-08 to 2010-11 for sy.No.48/1C, measuring 03 acre 05 guntas in the name of Government	Photocopy
104	22.03.2011	Order passed in W.P.No.35057/2010 (LR-RE) filed in the	Photocopy

		<p>Court of Karnataka, Bangalore by Ms.Lakshmi Venu and Mr.Sudharshan Venu both represented by their power of attorney holder Mr.C.Mukundhan AGAINST Government of Karnataka and the Assistant Commissioner to quash the order passed by the Assistant Commissioner, Bangalore in proceedings No.LRF(83) 24/1995-96.</p> <p>Wherein court ordered that, petitioner is affected, she should have been issued with notice. The order is arbitrary and unsustainable.</p> <p>The learned High Court Government pleader submits that since the petitioner was not available, notice was affixed on the land and therefore there I compliance of service of notice. There is a long delay in approaching the court and on this ground alone; the writ petition is liable to be rejected.</p> <p>The petitioner has purchased the converted property in the year 2004. In the circumstances, the petitioner is entitle for notice and petitioner is permitted to approach the authority within 10 days from the date of receipt of the order.</p> <p>With above observations, writ petition is disposed off.</p>	
105	02.11.2011	<p>Order passed in LRF (83)24/1995-96 filed in the court of Sub-Divisional Office, Bangalore North Sub-division, Bangalore filed by Government against of Dr.Lakshmi Venu and Sudharshan Venu violation of section 79 A and 80 of the Act for land bearing Sy.No.43/1C measuring 03 acres 05 guntas under section 79(A) &amp; 80 of land reforms act.</p> <p>Wherein court ordered that the sale transaction for purchase of land is not in violation of section 79 A and 80 of the Act.</p>	Photocopy
106	10.03.2022	<p>Mutation register bearing No. 19/2011-12 for sy.No.48/1C, measuring 03 acre 05 guntas in the names of Dr.Lakshmi Venu and Sudharshan Venu on the basis of Order passed in LRF (83)24/1995-96</p>	Photocopy
107	Nil	<p>RTC's for the period from 2011-12 to 2021-22 for sy.No.48/1C, measuring 03 acre 05 guntas Dr.Lakshmi Venu and Sudharshan Venu.</p>	Photocopy
108	23.09.2010	<p>Specific power of attorney bearing No.919/2010 executed by Ms.Lakshmi Venu in favour of Sri.V.N.Venkatanathan and C.Mukundhan to do acts, deeds and things together with sale power with respect to land measuring 65,869 sq.ft or 1.51 acres out of 03 Acres 05 guntas and measuring 24436 sq.ft or 0.56 acres out of 01 acre in land bearing Sy.NO.48/1C</p>	Photocopy
109	10.02.2012	<p>Registered sale deed bearing No.2355/2011-12 executed by Dr.Lakshmi Venu represented by her GPA holder Mr.C.Mukundhan in favour of Tafe Motors and tractors Limited represented by its company secretary Mr.K.Guruswamy for for Sy.NO.48/1C, measuring 65,869</p>	Photocopy

		sq.ft approximately out of 1,36,125 sq.ft or 03 acres 05 guntas	
110	23.09.2010	Registered Specific power of attorney bearing No.7884/2010 executed by Sri.Sudharshan Venu in favour of Sri.V.N.Venkatanathan and Sri.C.Mukundhan to do acts, deeds and things together with sale power with respect to Sy.No.48/1C, measuring 70,256 sq.ft or 1.61 acres out of 03 acres 05 guntas and 19,124 sq.ft or 0.44 acres out of 01 acres	Photocopy
111	10.02.2012	Registered sale deed bearing No.2356/2011-12 executed by Mr.Sudharshan Venu represented by her GPA holder MR.C.Mukundhan in favour of Tafe Motors and tractors Limited represented by its company secretary Mr.K.Guruswamy for Sy.NO.48/1C, measuring 70,256 sq.ft approximately out of 1,36,125 sq.ft or 03 acres 05 guntas	Photocopy
112	21.03.2012	Khatha certificate issued by Bruhat Bangalore Mahanagara Palike in the name of Tafe Motors And Tractors Limited for property No.645/394	Photocopy
113	21.03.2012	Khatha extract issued by Bruhat Bangalore Mahanagara Palike in the name of Tafe Motors And Tractors Limited for property No.645/394, Sy.No.48/1C, measuring 03 acres 05 guntas or measuring 136125 sq.ft	Photocopy
114	Nil	AOA, MOA of Tafe Motors and Tractors Limited	Photocopy
115	07.04.2022	Board resolution of Tafe Motors and Tractors Limited authorizing Mr.S.Chandra Mohan & Mr.P.B.Sampath, both are Directors, Mr.C.P.Sounderarajan company secretary hereby severally authorized to agree to the terms of Agreement to Sell, Purchase/Sale agreement, undertakings, affidavits, papers and sign and execute the same on behalf of the Company, present it to the registration authorities, where required, to apply to statutory authorities for mutation of title records and to do all such acts, deeds and things incidental and necessary for implementation of the aforesaid resolution.,	Photocopy
116	05.04.2022	Search report of M/s.Tafe Motors and tractors Limited stating that the subject property is not mortgaged with any financial institutions.	Photocopy
117	18.04.2022	Registered sale deed bearing No.422/2022-23 executed by M/s. Tafe Motors And Tractors Limited, Represented by its Authorized Signatory Sri.C.P.Sounderarajan in favour of M/s. Sumadhura Infracon Private Limited, Represented by it's Authorized Signatory Sri.K.Bharat Kumar for <b>(1)</b> Sy.No.48/1C, Present BBMP Katha No. No.645,394/Sy No.48/1C, measuring about 3 Acres 05 Guntas <b>(2)</b> Sy.No.48/1C, Present BBMP Katha No.224/228/48/1C, measuring about 1 Acre, totally measuring 04 acres 05 guntas	Photocopy
118	---	Certificate of incorporation, MOA and AOA of M/s. Sumadhura Infracon Private Limited	Photocopy
119	13.01.2023	Official memorandum bearing No.LCCP102437/2023 for conversion of land bearing Sy.No.48/1C, measuring 1 acre from Public and semi public users to residential group housing / apartment purpose	Photocopy

120	13.01.2023	Official memorandum bearing No.LCCP102438/2023 for conversion of land bearing Sy.No.48/1C, measuring 3 acre 5 guntas from Public and semi public users to residential group housing / apartment purpose	Photocopy
<b>Common documents</b>			
121	27.04.2022	Registered Memorandum of deposit of title deeds bearing Doc no.757/2022-23 executed by M/s. Sumadhura Infracon Private Limited rep its authorized signatory Madhusudhan in favour of Bajaj Housing Finance Limited for Sy no.48/1C measuring 4 acre 5 guntas	Photocopy
122	17.10.2022	Registered Memorandum of deposit of title deeds bearing Doc no.7182/2022-23 executed by M/s. Sumadhura Infracon Private Limited rep its authorized signatory Madhusudhan in favour of Bajaj Housing Finance Limited for Sy no.47/1,48/4,47/2A,47/3,47/2B,48/3	Photocopy
123	21.11.2022	Khatha certificate issued by Bruhat Bangalore Mahanagara Palike in the name of M/s. Sumadhura Infracon Private Limited and others for Khatha no.650/398/47/1,48/4,47/2A,47/2B,48/3,48/1C,47/3	Photocopy
124	21.11.2022	Khatha extract issued by Bruhat Bangalore Mahanagara Palike in the name of M/s. Sumadhura Infracon Private Limited and others for Khatha no.650/398/47/1,48/4,47/2A,47/2B,48/3,48/1C,47/3 measuring 15 acre 20.03 guntas	Photocopy
125	23.03.2023	Modify Approved construction plan issued by Bruhat Bangalore Mahanagara Palike Vide LP no.92/2022-23, for construction on GF+FF+SF+TT+FF up to Nineteenth floor + Terrace floor for Sy no.47/1, 47/2A, 47/2B, 47/3, 48/1C, 48/3 and 48/4 measuring 61751.48 Sq meters (Wing A,B,C,D,E)	Photocopy
126	25.04.2023	Unregistered Modified Sharing agreement entered between 1. Sri.Naved M Hassan, 2.M/s Samarkhand property management pvt Ltd rep by its director Sri.Naved M Shah, 3.H.A.Srinivas 4.H.A.Narendra Kumar 5.H.A.Somashekar 6.H.A.Satish Kumar 7.Kavitha "Owners" M/s. Sumadhura Infracon Private Limited "Developer" the flat construction on Khatha no.650/398/47/1, 48/4, 47/2A new no.47/3, 47/2B, 48/3, 48/1C.	Photocopy
127	25.04.2023	RERA certificate bearing No.ACK/KA/RERA/1251/446/PR/250423/005893 for the project known as FOLIUM BY SUMADHURA PHASE - II, Sy.No.47/1,47/2A,47/2B,47/3,48/3, 48/4,48/1C valid from 31.12.2025	Photocopy
<b>Sy.no.48/5</b>			
128	18.04.1978	Certified copy of registered sale deed bearing No.342/1978-79 executed by Margaret Elegabeth Giddens and her son James Eden Giddens in favour of Lionel Vincent Moss and Christa Brigitta Moss for western portion of sy.no.48/1, measuring 03 acres.	Photocopy
129	Nil	Resurvey sketch for Sy.no.48/1B for old No.48/1	Photocopy
130	Nil	Resurvey sketch for Sy.no.48/1B1 for old No.48/1B	Photocopy
131	Nil	RTC's from 1988-89 to 1991-92 for Sy.no.48/1B1, measuring 02 acres 29 gunats in the name of LV Moss.	Photocopy

132	04.08.1994	Registered sale deed bearing No.3943/1994-95 executed by Lionel Vincent Moss and Christa Brigitta Moss in favour of Sri.Shantha Kumar.H.S for sy.no.48/1B, measuring 08 guntas	Photocopy
133	Nil	Mutation register bearing No.2/1994-95 for Sy.no.48/1B, measuring 08 guntas in the name of Sri.Shantha Kumar.H.S on the basis of registered sale deed bearing No.3943/1994-95	Photocopy
134	04.08.1994	Registered sale deed bearing No.3945/1994-95 executed by Lionel Vincent Moss and Christa Brigitta Moss in favour of Sri.Shantha Kumar.H.S for sy.no.48/1B, measuring 08 guntas	Photocopy
135	Nil	Mutation register bearing No.3/1994-95 for Sy.no.48/1B, measuring 08 guntas in the name of Sri.Shantha Kumar.H.S on the basis of registered sale deed bearing No.3945/1994-95	Photocopy
136	04.08.1994	Registered sale deed bearing No.3947/1994-95 executed by Lionel Vincent Moss and Christa Brigitta Moss in favour of Sri.Shantha Kumar.H.S for sy.no.48/1B, measuring 08 guntas	Photocopy
137	Nil	Mutation register bearing No.4/1994-95 for Sy.no.48/1B, measuring 08 guntas in the name of Sri.Shantha Kumar.H.S on the basis of registered sale deed bearing No.3947/1994-95	Photocopy
138	05.08.1994	Registered sale deed bearing No.3763/1994-95 executed by Lionel Vincent Moss and Christa Brigitta Moss in favour of Sri.Shantha Kumar.H.S for sy.no.48/1B, measuring 08 guntas	Photocopy
139	Nil	Mutation register bearing No.5/1994-95 for Sy.no.48/1B, measuring 08 guntas in the name of Sri.Shantha Kumar.H.S on the basis of registered sale deed bearing No.3763/1994-95	Photocopy
140	05.08.1994	Registered sale deed bearing No.3765/1994-95 executed by Lionel Vincent Moss and Christa Brigitta Moss in favour of Sri.Shantha Kumar.H.S for sy.no.48/1B, measuring 08 guntas	Photocopy
141	Nil	Mutation register bearing No.6/1994-95 for Sy.no.48/1B, measuring 08 guntas in the name of Sri.Shantha Kumar.H.S on the basis of registered sale deed bearing No.3765/1994-95	Photocopy
142	30.03.1996	Registered sale deed bearing No.309/1996-97 executed by Mr.Shantha Kumar.H.S in favour of Mr.Jamshed Jehangir Madan for Sy.no.48/1-B1, measuring 08 guntas	Photocopy
143	Nil	Mutation register bearing No.6/1996-97 for Sy.no.48/1B1, measuring 08 guntas in the name of Mr.Jamshed Jehangir Madan on the basis of Registered sale deed bearing No.309/1996-97	Photocopy
144	30.03.1996	Registered sale deed bearing No.333/1996-97 executed by Mr.Shantha Kumar.H.S in favour of Mr.Jamshed Jehangir Madan for Sy.no.48/1-B1, measuring 08 guntas	Photocopy
145	Nil	Mutation register bearing No.7/1996-97 for Sy.no.48/1B1, measuring 08 guntas in the name of Mr.Jamshed Jehangir Madan on the basis of Registered sale deed bearing No.333/1996-97	Photocopy

146	30.03.1996	Registered sale deed bearing No.153/1996-97 executed by Mr.Shantha Kumar.H.S in favour of Mr.Jamshed Jehangir Madan for Sy.no.48/1-B1, measuring 08 guntas	Photocopy
147	Nil	Mutation register bearing No.3/1996-97 for Sy.no.48/1B1, measuring 08 guntas in the name of Mr.Jamshed Jehangir Madan on the basis of Registered sale deed bearing No.153/1996-97	Photocopy
148	30.03.1996	Registered sale deed bearing No.191/1996-97 executed by Mr.Shantha Kumar.H.S in favour of Mr.Jamshed Jehangir Madan for Sy.no.48/1-B1, measuring 08 guntas	Photocopy
149	Nil	Mutation register bearing No.5/1996-97 for Sy.no.48/1B1, measuring 08 guntas in the name of Mr.Jamshed Jehangir Madan on the basis of Registered sale deed bearing No.191/1996-97	Photocopy
150	30.03.1996	Registered sale deed bearing No.165/1996-97 executed by Mr.Shantha Kumar.H.S in favour of Mr.Jamshed Jehangir Madan for Sy.no.48/1-B1, measuring 08 guntas	Photocopy
151	Nil	Mutation register bearing No.4/1996-97 for Sy.no.48/1B1, measuring 08 guntas in the name of Mr.Jamshed Jehangir Madan on the basis of Registered sale deed bearing No.165/1996-97	Photocopy
152	Nil	RTC's for the period from 1992-93 to 2018-19 for Sy.no.48/1B1, measuring 01 acre in the name of Mr.Jamshed Jehangir Madan	Photocopy
153	21.01.2010	Notarised will executed by Jamshed Jehangir Madan @ Jimmy Jehangir Madan bequeathing tranquility situated at 246A, Borewell Road, Whitefield measuring 01 acre with three structure erected thereon, namely Big House, the Smaller house and the Servants quarters in favour of my wife Diana J Madan absolutely forever and in the event of her predeceasing her bequeathed the said land to his wife's nephew Farhad Dhun Irani and his wife's Niece Nazneen Fariddon Gamadia in equal share absolutely forever. The bid house together with furniture and fixtures to his wife Diana absolutely forever and in the event of her predeceasing he bequeathed the big house to his wife's Nephew Farhad Dhun Irani The smaller house situated on the said land to his wife Diana absolutely forever and in the event of her predeceasing he bequeathed the big house to his wife's Niece Nazneen Fariddon Gamadia	Photocopy
154	10.03.2010	Death certificate of Jamshed Jehangir Madan issued by Chief registrar of birth and death who died on 22.01.2010	Photocopy
155	26.04.2010	Will executed by Dian Jamshed Madan bequeathing tranquility situated at 246A, Borewell Road, Whitefield measuring 01 acre with three structure erected thereon, namely Big House, the Smaller house and the Servants quarters in favour of her nephew Farhad Dhun Irani and her Niece Nazneen Fariddon Gamadia in equal share absolutely forever.  The big house together with furniture and fixtures to her Nephew Farhad Dhun Irani	Photocopy

		The smaller house situated on the said land to her Niece Nazneen Fariddon Gamadia	
156	12.04.2011	Death certificate of Dian J.Madan issued by Chief registrar of birth and death who died on 27.03.2011	Photocopy
157	08.02.2019	Farhad Dhun Irani and Nazneen Faridoon Gamadia have filed P & SC No.29/2018 in the court of VI Addl District and Sessions Judge, Bangalore against Nil seeking probate of the will dated 26.04.2010 executed by Dian Jamshed Madan with respect to Tranquility situated at 246A, Borewell Road, Whitefield measuring 01 acre comprised in Sy.no.48/1B  Wherein court ordered that the petition filed by the petitioners succession act, 1925 is hereby allowed.  Issue probate of the will dated 26.04.2010 executed by Deceased Mrs.Diana Jamshed Madan in favour of Farhad Dhun Irani and Nazneen Faridoon Gamadia the petitioners in respect of Tranquility situated at 246A, Borewell Road, Whitefield measuring 01 acre comprised in Sy.no.48/1B after collecting the requisite stamps.	Photocopy
158	25.04.2019	Probate order passed in P & SC No.29/2018 in the court of VI Addl District and Sessions Judge, Bangalore filed by Farhad Dhun Irani and Nazneen Faridoon Gamadia against Nil in the matter of the will of Late.Diana Jamshed Madan  The land measuring 01 acre forming part of the property i.e. Tranquility situated at 246A, Borewell Road, Whitefield measuring 01 acre comprised in Sy.no.48/1B with three structures, i.e.big house, Smaller House and servant quaters and garden and swimming poll along with other properties were bequeathed in favour of Farhad Dhun Irani and Nazneen Faridoon Gamadia (petitioners)	Photocopy
159	10.12.2019	Mutation register bearing No.H4/2019-20 for Sy.no.48/1B1, measuring 01 acre in the names of Farhad Dhun Irani and Nazneen Faridoon Gamadia on the basis of RRT CR 46/2019-20.	Photocopy
160	Nil	RTC's for the period from 2019-20 to 2022-23for Sy.no.48/1B1, measuring 01 acre in the name of Farhad Dhun Irani and Nazneen Faridoon Gamadia (MR H4/2019-20.	Photocopy
161	29.03.2023	Registered full settlement agreement of sale bearing No.12880/2022-23 entered into between Farhad Dhun Irani and Nazneen Faridoon Gamadia with M/s.Sumadhura Infracon Pvt Ltd represented by its authorised Signatory Mr.G.Madhu Sudhan for Sy.no.48/1B1, measuring 01 acre.	Photocopy
162	29.03.2023	Registered Irrevocable GPA bearing No.640/2022-23 executed by Farhad Dhun Irani and Nazneen Faridoon Gamadia in favour of M/s.Sumadhura Infracon Pvt Ltd represented by its authorised Signatory Mr.G.Madhu Sudhan to do acts, deeds and things together with sale of	Photocopy

		land bearing Sy.no.48/1B1, measuring 01 acre.	
163	Nil	Resurvey sketch for Sy.no.48/5 for old No.48/1B1	Photocopy
164	03.09.2025	Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.48/5	Photocopy
165	03.09.2025	Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for property bearing Sy.No.48/5	Photocopy
166	29.03.2023	Police complaint issued by Nazneen Faridoon Gamadia for lost of original sale deed bearing No.3763/1994-95	Photocopy
167	18.01.2024	Paper publication issued by Farhad Dhun Irani in Kannada PRabha and Indian Express for lost of original sale deed bearing No.3763/1994-95	Photocopy
168	11.01.2024	DC conversion order bearing No.581572 for conversion of land bearing Sy.no.48/5, measuring 01 acre from agriculture to non-agricultural Hitech Industrial (IT/BT) purpose	Photocopy
169	06.12.2023	Registered sale deed bearing No.6978/2023-24 executed by Farhad Dhun Irani and Nazneen Faridoon Gamadia represented by their GPA holder M/s.Sumadhura Infracon Pvt Ltd represented by its authorized signatory Mr.G.Madhu Sudhan in favour of M/s.Sumadhura Infracon Pvt Ltd represented by its authorized signatory Mr.G.Madhu Sudhan for Sy.no.48/5 (old No.48/1B1), measuring 01 acre.	Photocopy
170	16.12.2023	Mutation register bearing No.H2/2023-24 for Sy.no.48/5, measuring 01 acre in the name of M/s.Sumadhura Infracon Pvt Ltd on the basis of Registered sale deed bearing No.6978/2023-24	Photocopy
171	Nil	RTC's for the period 2023-24 for Sy.no.48/5, measuring 01 acre in the name of M/s.Sumadhura Infracon Pvt Ltd (MR no.H2/2023-24)	Photocopy
172	18.03.2024	Special notice issued by BBMP in the name of M/s.Sumadhura Infracon Pvt Ltd for Sy.no.48/5, Municipal No.173/18, measuring 01 acre.	Photocopy
173	18.05.2024	Commencement certificate issued by BDA for change of land use from industrial (hi-tech) to residential purpose for Sy.no.48/1B1, measuring 01 acre	Photocopy
		<b>Common documents</b>	
174	03.07.2025	Tax paid receipt for the year 2025-26 issued by BBMP for property No.482/650/398, 47/1,48/4,48/5,47/2A,47/2B,48/3,48/1C,47/3	Photocopy
175	26.12.2024	Approved modified development plan vide work order No.2427/2024-25 issued by BDA for construction of residential building consisting of Lower basement, upper basement, Wing A (Willow) with ground, first to nineteenth and terrace floor, Wing B (Orchid) with ground, first to nineteenth and terrace floor, Wing C (Ivy) with ground, first to nineteenth and terrace floor, Wing D (Tulip) with ground, first to nineteenth and terrace floor, Wing E (Maple) with ground, first to nineteenth and terrace floor, Wing F (Oak) with ground, first to nineteenth and terrace floor, Wing G (Elm) with ground, first to nineteenth and terrace floor at Property No.650/398, Sy.No.47/1, 47/2A,	Photocopy

		47/2B, 47/3, 48/1C, 48/3, 48/4 & 48/5, measuring 65797.64 sq.mtrs	
176	13.12.2023	Registered memorandum of Deposit of title deeds bearing No.7165/2023-24 executed by Sumadhura Infracon Private Limited represented by its authorized signatory Mr.K.Rahul in favour of Bajaj Housing Finance Limited for unsold units at sy.no.47/1, 48/4, 47/2A, 47/3, 47/2A, 48/3, 47/2A, 48/1C,	Photocopy
177	23.01.2024	Registered rectification deed bearing No.8338/2023-24 executed by Sumadhura Infracon Private Limited represented by its authorized signatory Mr.K.Rahul in favour of Bajaj Housing Finance Limited for Sy.No.47/1 measuring 5 acres 4 guntas, Sy no.48/4 measuring 1 acre 38 guntas, Sy.no.47/2A, measuring 1 acre 16.08 guntas, Sy.no.47/3, measuring 1 acre 16.08 guntas, Sy.no.47/2B, measuring 31 guntas, Sy.no.48/3 measuring 29.03 guntas, Sy no.48/1C measuring 4 acre 5 guntas, Sy.no.48/5, (Old No.48/1B1), measuring 01 acre  Rectifying registered memorandum of Deposit of title deeds bearing No.7165/2023-24, one survey number and its measurement was not mentioned and the same was added	Photocopy
178	18.06.2025	ROC search report of M/s.Sumadhura Infracon Pvt Ltd issued by D A Hegde & Company stating that the subject property is mortgaged with Bajaj Housing Finance Limited	Photocopy
179	08.09.2021	EC for the period from 01.06.1989 to 31.03.2004 for Sy.No.48/3 (16101)	Photocopy
180	08.09.2021	Nil EC for the period from 01.06.1989 to 31.03.2004 for Sy.No.48/4	Photocopy
181	08.09.2021	Nil EC for the period from 01.06.1989 to 31.03.2004 for Sy.No.47/1	Photocopy
182	08.09.2021	EC for the period from 01.06.1989 to 31.03.2004 for Sy.No.47/2B (16100)	Photocopy
183	28.09.2021	EC from 01.06.1989 to 31.03.2004 for Sy.No.47/2A (5560, 5018)	Photocopy
184	08.09.2021	EC from 01.04.2004 to 07.09.2021 (1328, , 7371-agreement)	Photocopy
185	21.12.2021	EC from 01.09.2021 to 21.12.2021 (5897-DTD)	Photocopy
	<b>Sy no.48/1C</b>		
186	16.03.2022	EC for the period from 15.02.1957 to 31.05.1989 (342, 341, 7544, 7545)	Photocopy
187	31.03.2022	EC for the period from 01.06.1989 to 31.03.2004 (3547, 7861, 20573, 20576, 23207, 23208)	Photocopy
188	25.02.2022	EC for the period from 01.04.2004 to 25.02.2022 (2356, 2355, 4012, 4010)	Photocopy
189	13.04.2023	EC for the period from 01.04.2004 to 13.04.2023 (422, 4012, 4010)	Photocopy
190	27.04.2022	EC for the period from 27.04.2022 to 27.04.2022 (757)	Photocopy
191	13.04.2023	EC for the period from 01.04.2004 to 13.04.2023 (4027, 1328, 7371, 5732, 5795, 5796, 2510, 2587, 35228, 4067, 20924, 20923, 20452, 20460, 20518, 20520, 18183, 18184, 18187, 18186)	Photocopy

		<b>Sy.no.48/5</b>	
192	03.02.2023	EC for the period from 01.06.1989 to 31.03.2004 for Sy.no.48/1B (3763, 3765, 3943, 3947, 3945, 153, 165, 191, 309, 333)	Photocopy
193	15.10.2025	Nil EC for the period from 01.06.1989 to 31.03.2004 for Sy.no.48/1B1	Photocopy
194	14.10.2025	EC from 01.04.2004 to 14.10.2025 for sy.no.48/5 (Old No.48/1B1) (6978, 12880, 8338)	Photocopy

### III. FLOW OF TITLE TO THE PROPERTY :

The residential project known as **SUMADHURA FOLIUM PHASE-II, III & IV**, to be constructed on Sy.No.47/1 measuring 5 acres 4 guntas, Sy no.48/4 measuring 1 acre 38 guntas, 47/2A 1 acre 16.08 guntas, 47/3 measuring 1 acre 16.08 guntas, 47/2B measuring 31 guntas, 48/3 measuring 29.03 guntas, Sy no.48/1C measuring 4 acre 5 guntas, Sy.no.48/5, (Old No.48/1B1), measuring 01 acre, situated at Whitefield village, K.R.Puram Hobli, Bangalore East Taluk, coming within limits of BBMP.

#### **Sy no.47/1**

The property bearing Sy.No.47/1 measuring 5 acres 4 guntas was previously belonging to Sri.Narayanappa, as seen from the RTC for the period from 1977-78 to 1979-80 for Sy.No.47/1 measuring 5 acres 4 guntas, which is referred in **Sl No.1 of II Para.**

Sri.Narayanappa s/o Late.Doddamunishamappa, his children Sri.Muniswamappa, Sri.Lakshmaiah and Sri.Srinivasa, have entered into Partition deed, which is referred in **Sl No.2 of II Para.** Wherein Sy.No.47/1 measuring 2 acres 4 guntas came to be allotted to share of Sri.Muniswamappa along with other properties, Sy.No.47/1 measuring 2 acres 4 guntas came to be allotted to share of Sri.Lakshmaiah along with other properties, and Sy.No.47/1 measuring 36 guntas came to be allotted to share of Sri.Srinivasa along with other properties

The khatha for the property was accordingly transferred on the basis of partition deed dated 14.10.1980, as seen from the Mutation register extract bearing M.R.No.3/1995-96 and RTC for the period from 1992-93 to 2003-04 for Sy.No.47/1 measuring 2 acres 4 guntas in the name of Sri.Muniswamappa along with other properties, Sy.No.47/1 measuring 2 acres 4 guntas in the name of Sri.Lakshmaiah along with other properties, Sy.No.47/1 measuring 36 guntas in the name of Sri.Srinivasa along with other properties, which are referred in **Sl No.3 and 4 of II Para**

#### **Lakshmaiah's share**

The SPA executed by Ms.Shubha in favour of her father Sri.Lakshmaiah to produce deeds and documents etc., before concerned SROs for registration, is referred in **Sl No.5 of II Para.**

Sri.Lakshmaiah, Smt.Lakshmidevi, Smt.Shuba rep/by her SPA holder Sri.Lakshmaiah, Ms.Shilpa and Sri.Prasad, have sold portion of Sy No.47/1 in favour of Sri.Naved M.Hassan, through below sale deeds :

- Registered sale deed bearing doc.no.18183/2004-05 for Sy.No.47/1 measuring 21 guntas,
- Registered sale deed bearing doc.no.20452/2004-05 for Sy.No.47/1 measuring 21 guntas,
- Registered sale deed bearing doc.no.20923/2004-05 for Sy.No.47/1 measuring 21 guntas and

- d. Registered sale deed bearing doc.no.4068/2004-05 for Sy.No.47/1 measuring 21 guntas, which are referred in **Sl No.6 to 9 of II Para**

#### **Muniswamappa's share**

The SPA executed by Sri.Pavan and Ms.Ashwini in favour of Sri.Muniswamaiah and Smt.Jayanthi to produce deeds and documents etc., before concerned SRO for registration, are referred in **Sl No.10 and 11 of II Para.**

Sri.Muniswamaiah, Smt.Jayanthi, Smt.Malini, Ashwini and Sri.Pavan (both are rep/by their father) have sold their share of Sy No.47/1 in favour of Sri.Naved M.Hassan, through below sale deeds :

- a. Registered sale deed bearing doc.no.18184/2004-05 for Sy.No.47/1 measuring 21 guntas,
- b. Registered sale deed bearing doc.no.20460/2004-05 for Sy.No.47/1 measuring 21 guntas
- c. Registered sale deed bearing doc.no.20924/2004-05 for Sy.No.47/1 measuring 21 guntas
- d. Registered sale deed bearing doc.no.4067/2004-05 for Sy.No.47/1 measuring 21 guntas, which are referred in **Sl No.12 to 15 of II Para.**

#### **Srinivasa's share**

The SPA executed by Smt.Vijayalakshmi in favour of Sri.Srinivas to produce deeds and documents etc., before concerned SROs for registration, is referred in **Sl No.16 of II Para.**

Sri.Srinivas, Smt.Vijayalakshmi rep/by her husband, Kum.Harini and Kum.Thanushri (since minors rep/by their father) have sold Sy.No.47/1 measuring 18 guntas in favour of Sri.Naved M.Hassan, through Registered sale deed bearing doc.no.20927/2004-05, which is referred in **Sl No.17 of II Para.**

Sri.Srinivas, Smt.Vijayalakshmi rep/by her husband, Kum.Harini and Kum.Thanushri (since minors rep/by their father) have sold remaining portion of Sy.No.47/1 measuring 18 guntas in favour of Sri.Naved M.Hassan, through Registered sale deed bearing doc.no.35228/2004-05, which is referred in **Sl No.18 of II Para.**

#### **Sy.No.48/4**

The property bearing Sy.No.48/4 measuring 1 acre 38 guntas was previously belonging to Sri.Ballari Munishami @ Doddamunishamappa, as seen from the RTC for the period from 1967-68 to 1979-80 for Sy.No.48/4 measuring 1 acre 38 guntas, which is referred in **Sl No.19 of II Para**

Sri.Narayanappa s/o Late.Doddamunishamappa, his children Sri.Muniswamappa, Sri.Lakshmaiah and Sri.Srinivasa, have entered into Partition deed, which is referred in **Sl No.20 of II Para**, wherein Sy.No.48/4 measuring 28 guntas came to be allotted to share of Sri.Narayanappa along with other properties, Sy.No.48/4 measuring 1 acre 10 guntas came to be allotted to share of Sri.Srinivas along with other properties.

The khatha for property was accordingly transferred, as seen from the Mutation register extract bearing M.R.No.3/1995-96 and RTC for the period from 1992-93 to 2003-04 in the name of Sri.Srinivas for Sy.No.48/4 measuring 1 acre 10 guntas along with other properties, Sri.Narayanappa for Sy.No.48/4 measuring 28 guntas along

with other properties (partition deed dated 14.10.1980), which are referred in **SI No.21 and 22 of II Para**

Sri.Narayanappa has sold Sy.No.48/4 measuring 14 guntas in favour of Sri.Naved.M.Hassan, through Registered sale deed bearing doc.no.18186/2004-05, which is referred in **SI No.23 of II Para**

Sri.Narayanappa has sold another portion of Sy.No.48/4 measuring 14 guntas in favour of Sri.Naved M.Hassan, through Registered sale deed bearing doc.no.20520/2004-05, which is referred in **SI No.24 of II Para**

Sri.Srinivas, Smt.Vijayalakshmi rep/by her husband, Kum.Harini and Kum.Thanushri (since minors rep/by their father) has sold Sy.No.48/4 measuring 25 guntas in favour of Sri.Naved M.Hassan, through Registered sale deed bearing doc.no.18187/2004-05, which is referred in **SI No.25 of II Para**

Sri.Srinivas, Smt.Vijayalakshmi rep/by her husband, Kum.Harini and Kum.Thanushri (since minors rep/by their father) have sold remaining portion of Sy.No.48/4 measuring 25 guntas in favour of Sri.Naved M.Hassan, through Registered sale deed bearing doc.no.20518/2004-05, which is referred in **SI No.26 of II Para**

Sri.Venugopal and others have then filed suit for partition against Sri.Munisamaiah and others, however the same was compromised, as seen from the Final order passed in V.O.S.No.90/2012 (O.S.No.90/2012 renumbered as 628/2012), which is referred in **SI No.27 of II Para.**

Ms.Manjula, Sri.Venugopal, Smt.Nagaveni, Sri.Ramesh, Sri.Lakshmisha, Smt.Venkatamma, Smt.Gowramma, Smt.Nagaveni @ Nagamma, Smt.Yashodamma and Smt.Padma (legal heirs i.e. grand children and children of Late.Narayanappa) have executed Registered confirmation deed bearing doc.no.6777/2014-15 in favour of Sri.Naved M.Hassan confirming execution of sale deed nos. 18183/2004-05, 20452/2004-05, 20923/2004-05, 4068/2004-05, 18184/2004-05, 20460/2004-05, 20924/2004-05, 4067/2004-05, 20927/2004-05, 35228/2004-05, 18186/2004-05, 20520/2004-05, 18187/2004-05, 20518/2004-05, which is referred in **SI No.28 of II Para**

### **Sy.No.48/3**

The property bearing Sy.no.48/3 measuring 50 ft x 100 ft was previously belonging to Sri.Chandramohan, who has sold the same in favour of Smt.Sylvia Joyce Coelho, through Registered sale deed bearing doc.no.1640/1990-91, which is referred in **SI No.29 of II Para**

Smt.Sylvia Joyce Coelho has sold Sy.no.48/3 measuring 50 ft x 100 ft in favour of Smt.Farah Gasim, through Registered sale deed bearing doc.no.3669/1994-95, which is referred in **SI No.29 of II Para.**

Smt.Farah Gasim also known as Qasim Farah Abdullah has sold the above property in favour of M/s Samarkhand property management pvt Ltd rep/by its director Sri.Naveed M.Shah, through Registered sale deed bearing doc.no.25720/2006-07, which is referred in **SI No.30 of II Para**

Another portion of Sy.no.48/3 measuring 50 ft x 100 ft was previously belonging to Sri.Venkatappa who has sold the same in favour of Major Syed Amin shah, through

Registered sale deed bearing doc.no.2327/1987-88, which is referred in **SI No.32 of II Para**

Sri.Syed Amin shah has sold Sy.no.48/3 measuring 50 ft x 100 ft in favour of M/s Samarkhand property management pvt Ltd rep/by its director Sri.Naveed M.Shah, through Registered sale deed bearing doc.no.19500/2003-04, which is referred in **SI No.33 of II Para**

Other portion of Sy.No.48/3 measuring 20 guntas was previously belonging to Sri.Ramareddy, Sri.Gopalkrishnareddy, Sri.Anandareddy, Smt.Lakshamma, Smt.Savitramma, Smt.Munirathnamma, Smt.Susheelamma, Smt.Jayalakshamma, and Smt.Venkatalakshamma who have sold the same in favour of Sri.Naved M.Hassan, through Registered sale deed bearing doc.no.16101/2002-03, which is referred in **SI No.34 of II Para**

To develop Sy.No.47/2A, new no.47/3 measuring 1 acre 16.08 guntas, Sy.No.47/2B measuring 31 guntas and Sy.No.48/3 measuring 20 guntas and measuring 10000 sq ft or 9.03 guntas totally measuring 2 acres 36.11 guntas, Sri.Naved M.Hassan, M/s Samarkhand property management pvt Ltd rep/by its director Sri.Naved M.Hassan have entered into Registered JDA bearing doc.no.4027/2021-22 with M/s Sumadhura Infracon Pvt Ltd rep/by its chairman and Managing Director Sri.Madhusudan, which is referred in **SI No.35 of II Para**. Wherein the owner and developer sharing ratio is 37% and 63% respectively.

To deal with the property as per Registered JDA bearing doc.no.4027/2021-22, Sri.Naved M.Hassan, M/s Samarkhand property management pvt Ltd rep/by its director Sri.Naved M.Hassan have executed Registered GPA bearing doc.no.170/2021-22 in favour of M/s Sumadhura Infracon Pvt Ltd rep/by its chairman and Managing Director Sri.Madhusudan, authorizing them to do all acts and deeds pertaining to Sy.No.47/2A, new no.47/3 measuring 1 acre 16.08 guntas, Sy.No.47/2B measuring 31 guntas and Sy.No.48/3 measuring 20 guntas and measuring 10000 sq ft or 9.03 guntas totally measuring 2 acres 36.11 guntas to an extent of developer's share, which is referred in **SI No.36 of II Para**. The clause 24 of the GPA authorizes developer to avail project finance/loan on mortgage of developer's share in the property.

#### **Sy.No.47/2B**

The property bearing Sy.No.47/2B measuring 31 guntas was previously belonging to Sri.Venkatappa, as seen from the RTC for the period from 1977-78 to 1986-87, which is referred in **SI No.37 of II Para**.

On death of Venkatappa, the khatha for the property was mutated in the name of Sri.Ramareddy, as seen from the Mutation register extract bearing M.R.No.1/1991-92 for Sy.No.47/2B measuring 31 guntas, 48/1A measuring 3 acres 20 guntas and Sy.No.48/3 measuring 30 guntas and RTC for the period from 1992-93 to 1996-97 stands in the name of Sri.Ramareddy for Sy.No.47/2B measuring 31 guntas, which are referred in **SI No.38 and 39 of II Para**. The Mutation shows Srinivasreddy s/o Late.Venkatareddy died as bachelor.

The Family tree of Late.Venkatappa issued by village accountant that shows Late.Ammayamma is his wife, Sri.Ramareddy, Smt.Lakshamma, Sri.Gopalkrishnareddy, Smt.Savitramma, Late.Srinivasareddy, Smt.Munirathnamma, Smt.Jayalakshmi, Sri.Anandreddy, Smt.Susheelamma and Smt.Venkatalakshmi are their children, is referred in **SI No.40 of II Para**.

Sri.Ramareddy, Sri.Gopalkrishnareddy, Sri.Anandareddy, Smt.Lakshamma, Smt.Savithamma, Smt.Munirathnamma, Smt.Susheelamma, Smt.Jayalakshamma, and Smt.Venkatalakshamma, have then sold Sy.No.47/2B measuring 31 guntas in favour of Sri.Naved M.Hassan, through Registered sale deed bearing doc.no.16100/2002-03, which is referred in **Sl No.41 of II Para**. The Sale deed reflects Srinivasreddy s/o Late.Venkatareddy died as bachelor.

**Sy.No.47/2A and 47/3 (old No.47/2A)**

The property bearing Sy.No.47/2 measuring 1 acre 18 guntas was previously belonging to Sri.Chikkamunishamappa, who has sold the same in favour of Sri.Anjinappa, as seen from the Certified copy of registered sale deed bearing doc.no.1228/1957-58, which is referred in **Sl No.42 of II Para**.

Other portion of Sy.No.47/2 measuring 1 acre 18 guntas was previously belonging to Sri.Muniyappa who have sold the same in favour of Sri.Anjinappa, as seen from the Certified copy of registered sale deed bearing doc.no.11788/1957-58, which is referred in **Sl No.43 of II Para**.

Another portion of Sy.No.47/2 measuring 1 acre 18 guntas and Sy.No.153/1 measuring 1 acre 17 guntas was previously belonging to Sri.Chokkappa who has sold the same in favour of Sri.Anjinappa, as seen from Certified copy of registered sale deed bearing doc.no.260/1960-61, which is referred in **Sl No.44 of II Para**.

Sri.Kashyapa and Sri.Anjinappa have sold Sy.No.47/2A measuring 1 acre 16 ½ guntas in favour of Sri.Raju Thomas, Sri.Senthomas and Smt.Asha Thusu, as seen from the Registered sale deed bearing doc.no.556/1991-92, which is referred in **Sl No.45 of II Para**. Wherein Raju Thomas was allotted 25 guntas, Sen Thomas was allotted 25 guntas and Smt.Asha Thusu was allotted 6 ½ guntas.

Smt.Asha Thusu has sold her share of Sy.No.47/2A measuring 6 ½ guntas in favour of Sri.Jose J.Kallivayalil, through Registered sale deed bearing doc.no.5018/1995-96, which is referred in **Sl No.46 of II Para**.

Sri.Jose.J.Kallivayalil has executed Registered GPA bearing doc.no.783/1995-96 in favour of Smt.Lubna Hassan to do all acts and deeds pertaining to Sy.No.47/2A measuring 6 ½ guntas, which is referred in **Sl No.47 of II Para**

Sri.Raju Thomas has executed Registered GPA bearing doc.no.784/1995-96 authorising Smt.Lubna Hassan to do all acts and deeds pertaining to Sy.No.47/2A measuring 25 guntas, which is referred in **Sl No.48 of II Para**

Sri.Senthomas has executed Registered GPA bearing doc.no.785/1995-96 in favour of Sri.Naved M.Hassan authorizing him to do all acts and deeds pertaining to Sy.No.47/2A measuring 25 guntas, which is referred in **Sl No.49 of II Para**

Sri.Raju Thomas rep/by his GPA holder Smt.Lubna Hassan has sold Sy.No.47/2A measuring 25 guntas in favour of Sri.Naved M.Hassan, through Registered sale deed bearing doc.no.2587/2007-08, which is referred in **Sl No.50 of II Para**

Sri.Senthomas rep/by his GPA holder Sri.Naved M.Hassan has sold Sy.No.47/2A measuring 25 guntas in favour of Sri.Naved M.Hassan, through Registered sale deed bearing doc.no.2586/2007-08, which is referred in **Sl No.51 of II Para**.

Sri.Jose J.Kallivayalil rep/by his GPA holder Smt.Lubna Hassan has sold Sy.No.47/2A measuring 6 ½ guntas in favour of Sri.Naved M.Hassan, through Registered sale deed bearing doc.no.2585/2007-08, which is referred in **SI No.52 of II Para.**

Smt.Gowramma, Smt.Muninarasamma, Smt.Renuka, Smt.Bhagya, Smt.Ambuja, Smt.Rooparani and Smt.Kavita (legal heirs of Late.Anjinappa) have released their right, title and interest over Sy.No.47/2A measuring 1 acre 16 ½ guntas in favour of Sri.Narendrakumar, Sri.Satishkumar, Sri.Srinivas and Sri.Somashekar, through Registered release deed bearing doc.no.2510/2012-13, which is referred in **SI No.53 of II Para.**

Smt.Kavitha, has filed suit for partition against Smt.Gowramma and others, however the same came to be dismissed as not pressed, as seen from the Final order passed in O.S.No.837/2016,

It is mentioned that H.C.Anjinappa had two wives Smt.H.N.Gowramma and Smt.Muninarasamma

Renuka, Bhagyamma, Ambuja, Narendra Kumar, Satish Kumar are children of H.C.Anjinappa and Smt.H.N.Gowramma

Sri.H.A.Srinivas, Sri.H.A.Somashekar, Smt.Rooparani and Smt.,Kavitha are childrne of H.C.Anjinappa and Smt.Muninarasamma which is referred in **SI No.54 of II Para.**

To develop Sy.No.47/2A measuring 1 acre 16 ½ guntas, 1.Sri.Narendrakumar, 2.Sri.Satishkumar, 3.Sri.Srinivas, 4.Sri.Somashekar and 5.Smt.Kavitha (legal heirs of Late.Anjinappa) have entered into Registered JDA bearing doc.no.5732/2019-20 with M/s Sumadhura Infracon Pvt Ltd rep/by its Managing partner Sri.Madhusudan, which is referred in **SI No.55 of II Para.** Wherein it was mutually agreed among them to share property to an extent of 70% (developer's share) : 30% (owner's share).

To do all acts and deeds pertaining to Sy.No.47/2A measuring 1 acre 16 ½ guntas and deal with developer's share, Sri.Narendrakumar, Sri.Satishkumar, Sri.Srinivas Sri.Somashekar and Smt.Kavitha have executed Registered GPA bearing doc.no.235/2019-20 in favour of M/s Sumadhura Infracon Pvt Ltd rep/by its Managing partner Sri.Madhusudan, which is referred in **SI No.56 of II Para.**

The khatha for Sy.No.47/2A measuring 1 acre 16 ½ guntas stands transferred in the name of Sri.Narendrakumar, Sri.Satishkumar, Sri.Srinivas and Sri.Somashekar, as seen from the Khatha certificate and Khatha extract issued by BBMP, which are referred in **SI No.57 and 58 of II Para.**

Re -Survey sketch / Hissa Mojani issued by revenue department, shows Sy.No.47/2A is renumbered / bifurcated as 47/2A and 47/3, after phodi  
The revenue records for Sy.No.47/2A is in the name of 1.Narendrakumar, 2.Sathiskumar, 3.Srinivas and Somashekar and for Sy.No.47/3 in the name of Naved M.Hassan, is referred in **SI.No.59 of II Para.**

To develop Sy.No.47/2A, new no.47/3 measuring 1 acre 16.08 guntas, Sy.No.47/2B measuring 31 guntas and Sy.No.48/3 measuring 20 guntas totally measuring 2 acres 36.11 guntas, 1.Sri.Naved M.Hassan and 2.M/s Samarkhand property management pvt Ltd rep/by its director Sri.Naved M.Hassan have entered into Registered JDA bearing doc.no.4027/2021-22 with M/s Sumadhura Infracon Pvt Ltd rep/by its

chairman and Managing Director Sri.Madhusudan, which is referred in **Sl No.60 of II Para.**

To deal with the property as per Registered JDA bearing doc.no.4027/2021-22, Sri.Naved M.Hassan, M/s Samarkhand property management pvt Ltd rep/by its director Sri.Naved M.Hassan have executed Registered GPA bearing doc.no.170/2021-22 in favour of M/s Sumadhura Infracon Pvt Ltd rep/by its chairman and Managing Director Sri.Madhusudan, authorizing them to do all acts and deeds pertaining to Sy.No.47/2A, new no.47/3 measuring 1 acre 16.08 guntas, Sy.No.47/2B measuring 31 guntas and Sy.No.48/3 measuring 20 guntas totally measuring 2 acres 36.11 guntas to an extent of developer's share, which is referred in **Sl No.61 of II Para**

#### **COMMON DOCUMENTS :**

The Memorandum of Association and Articles of Association of M/s Sumadhura Infracon Pvt Ltd, is referred in **Sl No.62 of II Para.**

The Order passed by DC bearing No.ALN.PU.SR.KRUHO.239A/2007-08 permitting the applicant to convert Sy.No.47/1 measuring 5 acres 4 guntas, 47/2A measuring 1 acre 16 ½ guntas, 47/2B measuring 31 guntas, 48/3 measuring 20 guntas and Sy.No.48/4 measuring 1 acre 38 guntas totally measuring 9 acres 29.08 guntas from agricultural to non-agricultural residential purpose, is referred in **Sl No.63 of II Para.** Sri.Naved M.Hassan, has sold Sy.No.47/1, 48/4 and other properties measuring 3 acres (42.55 %) in favour of M/s Sumadhura Infracon Pvt Ltd rep/by its Managing partner Sri.Madhusudan, through Registered sale deed bearing doc.no.5795/2018-19, which is referred in **Sl No.64 of II Para.**

To develop 57.45% of UDS in Sy.No.47/1, 48/4 and other properties totally measuring 4 acres 2 guntas out of 7 acres 2 guntas, Sri.Naved M.Hassan has entered into Registered JDA bearing doc.no.5796/2018-19 with M/s Sumadhura/Infracon Pvt Ltd rep/by its Managing partner Sri.Madhusudan, which is referred in **Sl No.65 of II Para.** wherein it was mutually agreed among them to share property to an extent of 63% (developer's share) : 37% (owner 's share)

The Registered GPA bearing doc.no.271/2018-19 executed by Sri.Naved M.Hassan in favour of M/s Sumadhura Infracon Pvt Ltd rep/by its Managing partner Sri.Madhusudan to deal with 57.45% undivided right, title and interest in Sy.No.47/1, 48/4 and other properties totally measuring 4 acres 2 guntas out of 7 acres 2 guntas, is referred in **Sl No.66 of II Para.**

The khatha for No.650/398, Sy.No.47/1 and 48/4 measuring 7 acres 2 guntas, stands in the name of Sri.Naved M.Hassan and M/s Sumadhura Infracon Pvt Ltd, as seen from the Khatha endorsement, Khatha certificate and Khatha extract issued by BBMP in the name of Sri.Naved M.Hassan for Khatha No.650/398, which are referred in **Sl No.67 to 69 of II Para.**

The Commencement certificate issued by BDA for change of land use in Sy.No.47/1, 47/2A, 47/2B, 47/3, 48/3 and 48/4 measuring 11 acres 15.03 guntas from industrial (hi-tech) to residential purpose, is referred in **Sl No.70 of II Para** Work Order issued by BDA for residential development on Sy.No.47/1, 47/2A, 47/2B, 47/3, 48/3 and 48/4 measuring 11 acres 15.03 guntas from industrial (hi-tech) to residential purpose, is referred in **Sl No.71 of II Para**

The Approved construction plan issued by BBMP for construction of residential apartment having Wing A-D consisting of common 2BF+GF+19 UF on Khatha

No.650/398, Sy.No.47/1, 47/2A, 47/2B, 47/3, 48/3 and 48/4 measuring 45057.66 sq.mtrs, is referred in **Sl No.72 of II Para**

The RERA Certificate of FOLIUM BY SUMADHURA PHASE-I bearing No.PRM/KA/RERA/1251/446/PR/280222/004738, is referred in **Sl No.73 of II Para.**

M/s Sumadhura Infracon Pvt Ltd have mortgaged Sy.No.47/1 measuring 5 acres 4 guntas, 48/4 measuring 1 acre 38 guntas, 47/2A 1 acre 38 guntas, 47/2B measuring 31 guntas, 48/3 measuring 29.03 guntas in favour of TCHFL, as seen from the Registered MOTD bearing doc.no.5897/2021-22, which is referred in **Sl No.74 of II Para.** Hence discharge deed from TCHFL has to be obtained.

The Board resolution of M/s Sumadhura Infracon Pvt Ltd., Bharath Kumar Kundukuri and Rahul Kundukuri are severally authorized on behalf of the company to sign and execute sale deed and other documents with respect of project of FOLIUM BY SUMADUR PHASE – 1, is referred in **Sl.No.75 of II Para.**

Articles of Association of M/s Samarkhand Property Management Pvt Ltd., is referred in **Sl.No.76 of II Para.**

The Board resolution of M/s Samarkhand Property Management Pvt Ltd, authorizing Naved M Hassan, Managing Director of the company to sign and execute Joint development agreement, General power of Attorney and sharing agreement between the company and M/s Sumadhura Infracon Pvt Ltd., is referred in **Sl.No.77 of II Para.**

The Search report of M/s Samarkhand Property Management Pvt Ltd., stating that the company has not created any charge over the property Sy.No.48/3, is referred in **Sl.No.78 of II Para.**

The Search report of M/s.Sumadhura Infracon Pvt Ltd., issued by D A Hegde and Company, Company Secretaries, shows charge created by TATA Housing Finance Ltd, is referred in **Sl No.79 of II Para.**

The Sharing agreement entered into between Sri.Naved M.Hassan, M/s Samarkhand Property Management Pvt Ltd rep/by its director Sri.Naved M.Hassan, M/s Sumadhura Infracon Pvt Ltd, Sri.Narendrakumar, Sri.Satishkumar, Sri.Srinivas Sri.Somashekar and Smt.Kavita AND M/s.Sumadhura Infracon Pvt Ltd, for sharing of flats, is referred in **Sl No.80 of II Para.**

#### **Sy.No.48/1C measuring 1 acre**

The land bearing Sy.No.48/1, measuring 04 acres originally belonged to Mrs.Margaret Elizabeth Giddens.

The said Mrs.Margaret Elizabeth Giddens had authorized her son Mr.James Giddens to do acts, deeds and things together with sale power with respect to Sy.No.48/1, measuring 04 acres, as could be seen from General Power of Attorney dated 09.05.1980, which is referred in **Sl.No.81 of II Para.**

Thereafter the said Mrs.Margaret Elizabeth Giddens represented by GPA holder Mr.James Giddens had sold and conveyed the land bearing Sy.No.48/1, measuring 43,648 sq.ft (1 acre approximately) in favour of Mrs.Yolander Noreen Venner, as could

be seen from Registered sale deed bearing No.7545/1980-81, which is referred in **Sl.No.82 of II Para.**

Subsequently the said Mrs.Yolander Noreen Venner had sold and conveyed the Sy.No.48/1, measuring 01 acre in favour of Sri.M.M.Prabhu, as could be seen from Registered sale deed bearing No.3823/1985-86, which is referred in **Sl.No.83 of II Para.**

The Government had filed a case in LRF (83)505/1995-96 in the court of Sub-Divisional Officer, against Sri.M.M.Prabhu for violation of section 79 A and 80 of the Act for land bearing Sy.No.43/1 measuring 01 Acre. However the court later ordered that the sale transaction for purchase of land is not in violation of section 79 A and 80 of the Act and the said Sri.M.M.Prabhu was agriculturist, which is referred in **Sl.No.84 of II Para.**

The khatha for the property was accordingly transferred in the name of Capt.M.M.Prabhu, as could be seen from the RTC's for the period from 1988-89 to 2021-22 for Sy.No.48/1C, measuring 01 acre in the name of Capt.M.M.Prabhu, which is referred in **Sl.No.85 of II Para.**

The land bearing Sy.NO.48/1C, measuring 01 acre was converted from agriculture to non-agricultural public and semi-public purpose, as could be seen from DC conversion order bearing No.ALN.SR(E)146/2003-04, which is referred in **Sl.No.86 of II Para.**

Thereafter the said Capt.M.M.Prabhu had sold and conveyed portion of land bearing Sy.No.48/1C, kahtha No.228 to 234, measuring 19124 sq.ft of 0.44 acts out of 01 acres in favour Master.Sudharshan Venu, minor represented by his father Venu Srinivasan, as could be seen from Registered sale deed bearing No.,20576/2003-04, which is referred in **Sl.No.87 of II Para.**

The said Capt.M.M.Prabhu had sold and conveyed the remaining portion of land bearing Sy.No.48/1C, measuring 24436 sq.ft or 0.56 acres out of 01 acre in favour of Lakshmi Venu, represented by her constituted attorney V.N.Venkatanathan, as could be seen from Registered sale deed bearing No.20573/2003-04, which is referred in **Sl.No.88 of II Para.**

The said Ms.Lakshmi Venu had authorized Sri.V.N.Venkatanathan and C.Mukundhan to do acts, deeds and things severally along with sale power with respect to land measuring 65,869 sq.ft or 1.51 acres out of 03 Acres 05 guntas and measuring 24436 sq.ft or 0.56 acres out of 01 acre in land bearing Sy.No.48/1C, as could be seen from Specific power of attorney bearing No.919/2010, which is referred in **Sl.No.89 of II Para.**

Thereafter the said Dr.Lakshmi Venu represented by her power of attorney holder Mr.C.Mukundhan had sold and conveyed land bearing Sy.NO.48/1C, measuring 24436 sq.ft or 0.56 acres out of 01 acre in favour of Tafe Motors and Tractors Limited represented by its company secretary Mr.K.Guruswamy, as could be seen from Registered sale deed bearing No.4010/2010-11, which is referred in **Sl.No.90 of II Para.**

The said Sri.Sudharshan Venu had authorized Sri.V.N.Venkatanathan and Sri.C.Mukundhan to do acts, deeds and things severally along with sale power with respect to Sy.No.48/1C, measuring 70,256 sq.ft or 1.61 acres out of 03 acres 05 guntas and 19,124 sq.ft or 0.44 acres out of 01 acres, as could be seen from

Registered Specific power of attorney bearing No.7884/2010, which is referred in **Sl.No.91 of II Para.**

The said Mr.Sudharshan Venu represented by his SPA holder Mr.C.Mukundhan had sold and conveyed the land bearing Sy.No.48/1C, measuring 19,124 sq.ft or 0.44 acres out of 01 acres in favour of Tafe Motors and Tractors Limited represented by its company secretary Mr.K.Guruswamy, as could be seen from Registered sale deed bearing No.4012/2010-11, which is referred in **Sl.No.92 of II Para.**

The khatha of the property No.224/228/48/1C, measuring 43560 sq.ft stands transferred in the name of Tafe Motors And Tractors Limited, as could be seen from khatha certificate and Khatha extract issued by Bruhat Bangalore Mahanagara Palike, which are referred in **Sl.Nos.93 and 94 of II Para.**

**Sy.No.48/1C, measuring 03 acres 05 guntas**

The portion of land bearing Sy.NO.48/1C, measuring 03 acres 05 guntas originally belonged to Mr.Gaye Cursetjee.

The said Mr.Gaye Cursetjee had sold and conveyed the land bearing Sy.no.48/1C, measuring 03 acres 05 guntas in favour of Mrs.Sabrina Shroff Simonelli represented by her GPA holder Mr.Renzo Gastalde, as could be seen from Registered sale deed bearing no.3547/1989-90, which is referred in **Sl.No.95 of II Para.**

With an intention to sell the land bearing Sy.No.48/1C, measuring 03 acres 05 guntas, the said Sabrina Shroff Simonelli had entered into Registered agreement for sale bearing No.7861/2003-04 with Venu Srinivasan and Miss.Lakshmi Venu and Master.Sudharsha Venu represented by their GPA holder Dr.V.N.Seshadri Acharya, which is referred in **Sl.No.96 of II Para.**

RTC's for the period from 1988-89 to 2006-07 for sy.No.48/1C, measuring 03 acre 05 guntas in the name of Sabrina Shroff Simonelli, is referred in **Sl.No.97 of II Para.**

The land bearing Sy.No.48/1C, measuring 03 acres 05 guntas was converted from agriculture to non agricultural public and semi public purpose, as could be seen from DC conversion order bearing No.ALN.SR(E)96/2003-04, which is referred in **Sl.No.98 of II Para.**

Further the said Sabrina Shroff Simonelli had authorized Sri.Venu Srinivasan to do acts, deeds and things together with sale power of land bearing Sy.No.48/1C, measuring 03 acres 05 gunats, as could be seen from Registered General Power of Attorney bearing No.131/2003-04, which is referred in **Sl.No.99 of II Para.**

The said Sabrina Shroff Simonelli represented by her GPA holder Venu Srinivasan had sold and conveyed the portion of land bearing Sy.NO.48/1C, measuring 70,256 sq.ft or 1.61 acres out of 03 acres 05 guntas in favour of Master.Sudharshan Venu, minor represented by his father Venu Srinivasan, as could be seen from Registered sale deed baring No.23207/2003-04, which is referred in **Sl.No.100 of II Para.**

Subsequently the said Sabrina Shroff Simonelli represented by her GPA holder Venu Srinivasan had sold and conveyed the remaining portion of land bearing Sy.No.48/1C, measuring 65,869 sq.ft or 1.51 acres out of 03 acres 05 guntas in favour of Lakshmi Venu represented by her father and Attorney holder Venu Srinivsan, as could be seen from Registered sale deed baring No.23208/2003-04, which is referred in **Sl.No.101 of II Para.**

The khatha for land bearing Sy.No.48/1C and other properties was mutated in the name of Government on the basis of order passed in LRF(83)24/1995-96, as could be seen from Mutation register bearing No.19/2006-07, which is referred in **Sl.No.102 of II Para.**

RTC's for the period from 2007-08 to 2010-11 for sy.No.48/1C, measuring 03 acre 05 guntas in the name of Government, which is referred in **Sl.No.103 of II Para.**

The said Ms.Lakshmi Venu and Mr.Sudharshan Venu both represented by their power of attorney holder Mr.C.Mukundhan have filed a case in W.P.No.35057/2010 (LR-RE) filed in the Court of Karnataka, Bangalore AGAINST Government of Karnataka and the Assistant Commissioner to quash the order passed by the Assistant Commissioner, Bangalore in proceedings No.LRF(83) 24/1995-96.

Wherein court ordered that, petitioner is affected, as they should have been issued with notice. Hence the order is arbitrary and unsustainable.

The learned High Court Government pleader had submitted that since the petitioner was not available, notice was affixed on the land and therefore there is compliance of service of notice. There is a long delay in approaching the court and on this ground alone; the writ petition is liable to be rejected.

The Court observed that, petitioner had purchased the converted property in the year 2004. In the circumstances, the petitioner is entitled for notice and petitioner is permitted to approach the authority within 10 days from the date of receipt of the order.

With above observations, writ petition is disposed off, which is referred in **Sl.No.104 of II Para.**

The Government had filed case in LRF (83)24/1995-96 in the court of Sub-Divisional Office, Bangalore North Sub-division, Bangalore against Dr.Lakshmi Venu and Sudharshan Venu for violation of section 79 A and 80 of the Act to purchase land bearing Sy.No.43/1C measuring 03 acres 05 guntas under section 79(A) & 80 of land reforms act.

On verification of the facts and documents, the court ordered that the sale transaction for purchase of land is not in violation of section 79 A and 80 of the Act, which is referred in **Sl.No.105 of II Para.**

The khatha for land bearing sy.No.48/1C, measuring 03 acre 05 guntas was mutated in the names of Dr.Lakshmi Venu and Sudharshan Venu on the basis of Order passed in LRF (83)24/1995-96, as could be seen from Mutation register bearing No. 19/2011-12, which is referred in **Sl.No.106 of II Para.**

RTC's for the period from 2011-12 to 2021-22 for Sy.No.48/1C, measuring 03 acre 05 guntas in the names of Dr.Lakshmi Venu and Sudharshan Venu, is referred in **Sl.No.107 of II Para.**

The said Ms.Lakshmi Venu had authorized Sri.V.N.Venkatanathan and C.Mukundhan to do acts, deeds and things severally along with sale power with respect to land measuring 65,869 sq.ft or 1.51 acres out of 03 Acres 05 guntas and measuring 24436 sq.ft or 0.56 acres out of 01 acre in land bearing Sy.NO.48/1C, as could be seen from Specific power of attorney bearing No.919/2010, which is referred in **Sl.No.108 of II Para.**

Subsequently the said Dr.Lakshmi Venu represented by her Power of attorney holder Mr.C.Mukundhan had sold and conveyed the Sy.NO.48/1C, measuring 65,869 sq.ft approximately out of 1,36,125 sq.ft or 03 acres 05 guntas in favour of Tafe Motors

and tractors Limited represented by its company secretary Mr.K.Guruswamy, as could be seen from Registered sale deed bearing No.2355/2011-12, which is referred in **Sl.No.109 of II Para.**

The said Sri.Sudharshan Venu had authorized Sri.V.N.Venkatanathan and Sri.C.Mukundhan to do acts, deeds and things severally along with sale power with respect to Sy.No.48/1C, measuring 70,256 sq.ft or 1.61 acre out of 03 acres 05 guntas and 19,124 sq.ft or 0.44 acres out of 01 acre, as could be seen from Registered Specific power of attorney bearing No.7884/2010-11, which is referred in **Sl.No.110 of II Para.**

Thereafter the said Mr.Sudharshan Venu represented by his Power of attorney holder Mr.C.Mukundhan had sold and conveyed the land bearing Sy.NO.48/1C, measuring 70,256 sq.ft approximately out of 1,36,125 sq.ft or 03 acres 05 guntas in favour of Tafe Motors and tractors Limited represented by its company secretary Mr.K.Guruswamy, as could be seen from Registered sale deed bearing No.2356/2011-12, which is referred in **Sl.No.111 of II Para.**

The khatha for property No.645/394, Sy.No.48/1C, measuring 03 acres 05 guntas or measuring 136125 sq.ft stands transferred in the name of Tafe Motors And Tractors Limited, as could be seen from Khatha Certificate and Khatha extract issued by Bruhat Bangalore Mahanagara Palike, which are referred in **Sl.Nos.112 and 113 of II Para.**

Memorandum of Association and Articles of Association of Tafe Motors and Tractors Limited, is referred in **Sl.No.114 of II Para.**

Board resolution of Tafe Motors and Tractors Limited authorizing Mr.S.Chandra Mohan & Mr.P.B.Sampath, both are Directors, Mr.C.P.Sounderarajan company secretary hereby severally authorized to agree to the terms of Agreement to Sell, Purchase/Sale agreement, undertakings, affidavits, papers and sign and execute the same on behalf of the Company, present it to the registration authorities, where required, to apply to statutory authorities for mutation of title records and to do all such acts, deeds and things incidental and necessary for implementation of the aforesaid resolution, which is referred in **Sl.No.115 of II Para.**

Search report of M/s.Tafe Motors and tractors Limited stating that the subject property is not mortgaged with any financial institutions, is referred in **Sl.No.116 of II Para.**

Thereafter the said M/s. Tafe Motors And Tractors Limited, Represented by its Authorized Signatory Sri.C.P.Sounderarajan have sold and conveyed the (1) Sy.No.48/1C, Present BBMP Katha No. No.645,394/Sy No.48/1C, measuring about 3 Acres 05 Guntas (2) Sy.No.48/1C, Present BBMP Katha No.224/228/48/1C, measuring about 1 Acre, totally measuring 04 acres 05 guntas in favour of M/s. Sumadhura Infracon Private Limited, Represented by it's Authorized Signatory Sri.K.Bharat Kumar, as could be seen from Registered sale deed bearing No.422/2022-23, which is referred in **Sl.No.117 of II Para.**

Certificate of incorporation, MOA and AOA of M/s. Sumadhura Infracon Private Limited, which is referred in **Sl.No.118 of II Para.**

The land in Sy.No.48/1C, measuring 1 acre and 3 acre 5 guntas was converted from Public and semi public users to residential group housing / apartment purpose , as seen from the Official memorandum bearing No.LCCP102437/2023 and Official

memorandum bearing No.LCCP102438/2023, which are referred in **Sl.No.119 and 120 of II Para.**

### **Common documents**

M/s. Sumadhura Infracon Private Limited have availed loan from Bajaj Housing Finance Limited on mortgage of Sy no.48/1C measuring 4 acre 5 guntas and Sy no.47/1,48/4,47/2A,47/3,47/2B,48/3 through Registered Memorandum of deposit of title deeds bearing Doc no.757/2022-23, which are referred in **Sl.No.121 and 122 of II Para.**

On the basis of above transaction, the Khatha no.650/398/47/1,48/4,47/2A,47/2B,48/3,48/1C,47/3 measuring 15 acre 20.03 guntas stands transferred in the name of M/s. Sumadhura Infracon Private Limited and others, as could be seen from Khatha certificate & Khatha extract issued by Bruhat Bangalore Mahanagara Palike, which are referred in **Sl.No.123 and 124 of II Para.**

The Bruhat Bangalore Mahanagara Palike has approved Modify Approved construction plan Vide LP no.92/2022-23, for construction on residential building apartment for consisting of GF+FF+SF+TT+FF up to Nineteenth floor + Terrace floor for Sy no.47/1, 47/2A, 47/2B, 47/3, 48/1C, 48/3 and 48/4 measuring 61751.48 Sq meters (Wing A,B,C,D,E) , which is referred in **Sl.No.125 of II Para.**

1. Sri.Naved M Hassan, 2.M/s Samarkhand property management pvt Ltd rep/by its director Sri.Naved M Shah, 3.H.A.Srinivas 4.H.A.Narendra Kumar 5.H.A.Somashekar 6.H.A.Satish Kumar 7.Kavitha "Owners" M/s. Sumadhura Infracon Private Limited "Developer" have entered in to Unregistered Modified Sharing agreement for sharing of flats constructed on Khatha no.650/398/47/1, 48/4, 47/2A new no.47/3, 47/2B, 48/3, 48/1C , which is referred in **Sl.No.126 of II Para.**

RERA certificate bearing No.ACK/KA/RERA/1251/446/PR/250423/005893 for the project known as FOLIUM BY SUMADHURA PHASE -II, Sy.No.47/1,47/2A,47/2B,47/3,48/3, 48/4,48/1C valid from 31.12.2025, which is referred in **Sl.No.127 of II Para.**

### **Sy.no.48/5**

The composite property was previously belonging to Lionel Vincent Moss and Christa Brigitta Moss who acquired the same through a registered sale deed dated 18.04.1978 bearing No.342/1978-79 executed by Margaret Elegabeth Giddens and her son James Eden Giddens for conveying western portion of sy.no.48/1, measuring 03 acres, which is referred in **Sl.no.128 of II Para.**

The Resurvey sketch for bifurcation of survey number and assigning new Sy.no.48/1B for old No.48/1 is referred in **Sl.No.129 of II Para.**

Thereafter Sy.No.No.48/1B Is bifurcated and new number is assigned as could be seen from the Resurvey sketch for new Sy.no.48/1B1 measuring 02 acres 29 gunats, which is referred in **Sl.no.130 of II Para.**

The RTC's from 1988-89 to 1991-92 for Sy.no.48/1B1, measuring 02 acres 29 gunats in the name of LV Moss as owner Is referred in **Sl.No.131 of II Para.**

The Sy.no.48/1B, measuring 08 guntas is a conveyed through Registered sale deed dated 04.08.1994 bearing No.3943/1994-95 executed by Lionel Vincent Moss and Christa Brigitta Moss in favour of Sri.Shantha Kumar.H.S, which is referred in **Sl.no.132 of II Para.**

The Mutation register bearing No.2/1994-95 for Sy.no.48/1B, measuring 08 guntas reflects mutation in the revenue records in the name of Sri.Shantha Kumar.H.S on the basis of registered sale deed bearing No.3943/1994-95, which is referred in **Sl.no.133 of II Para.**

Another Registered sale deed dated 04.08.1994 bearing No.3945/1994-95 is executed by Lionel Vincent Moss and Christa Brigitta Moss in favour of Sri.Shantha Kumar.H.S for conveying Sy.no.48/1B, measuring 08 guntas, which is referred in **Sl.no.134 of II Para.**

The Mutation register bearing No.3/1994-95 for Sy.no.48/1B, measuring 08 guntas reflects mutation in the revenue records in the name of Sri.Shantha Kumar.H.S on the basis of registered sale deed bearing No.3945/1994-95, which is referred in **Sl.no.135 of II Para.**

Thereafter a Registered sale deed dated 04.08.1994 bearing No.3947/1994-95 is executed by Lionel Vincent Moss and Christa Brigitta Moss in favour of Sri.Shantha Kumar.H.S for conveying Sy.no.48/1B, measuring 08 guntas, which is referred in **Sl.no.136 of II Para.**

The Mutation register bearing No.4/1994-95 for Sy.no.48/1B, measuring 08 guntas reflects mutation in the revenue records in the name of Sri.Shantha Kumar.H.S on the basis of registered sale deed bearing No.3947/1994-95, which is referred in **Sl.no.137 of II Para.**

Another portion of Sy.no.48/1B, measuring 08 guntas is conveyed through a Registered sale deed dated 05.08.1994 bearing No.3763/1994-95 executed by Lionel Vincent Moss and Christa Brigitta Moss in favour of Sri.Shantha Kumar.H.S, which is referred in **Sl.no.138 of II Para.**

The Mutation register bearing No.5/1994-95 for Sy.no.48/1B, measuring 08 guntas reflects mutation in the revenue records in the name of Sri.Shantha Kumar.H.S on the basis of registered sale deed bearing No.3763/1994-95, which is referred in **Sl.no.139 of II Para.**

Thereafter a Registered sale deed dated 05.08.1994 bearing No.3765/1994-95 is executed by Lionel Vincent Moss and Christa Brigitta Moss in favour of Sri.Shantha Kumar.H.S for conveying Sy.no.48/1B, measuring 08 guntas, which is referred in **Sl.no.140 of II Para.**

The Mutation register bearing No.6/1994-95 for Sy.no.48/1B, measuring 08 guntas reflects mutation in the revenue records in the name of Sri.Shantha Kumar.H.S on the basis of registered sale deed bearing No.3765/1994-95, which is referred in **Sl.no.141 of II Para.**

In the above manner Mr.Shantha Kumar.H.S becomes the absolute owner of Sy.no.48/1-B1, measuring 1 acre having khatha mutations in revenue records in his name.

Thereafter a Registered sale deed dated 30.03.1996 bearing No.309/1996-97 is executed by Mr.Shantha Kumar.H.S in favour of Mr.Jamshed Jehangir Madan for conveying Sy.no.48/1-B1, measuring 08 guntas, which is referred in **Sl.no.142 of II Para.**

The Mutation register bearing No.6/1996-97 for Sy.no.48/1B1, measuring 08 guntas reflects mutation in the revenue records in the name of Mr.Jamshed Jehangir Madan on the basis of Registered sale deed bearing No.309/1996-97, which is referred in **Sl.no.143 of II Para.**

Another portion of Sy.no.48/1-B1, measuring 08 guntas is conveyed through a Registered sale deed dated 30.03.1996 bearing No.333/1996-97 executed by Mr.Shantha Kumar.H.S in favour of Mr.Jamshed Jehangir Madan, which is referred in **Sl.no.144 of II Para.**

The Mutation register bearing No.7/1996-97 for Sy.no.48/1B1, measuring 08 guntas reflects mutation in the revenue records in the name of Mr.Jamshed Jehangir Madan on the basis of Registered sale deed bearing No.333/1996-97, which is referred in **Sl.no.145 of II Para.**

Another portion of Sy.no.48/1-B1, measuring 08 guntas is conveyed through a Registered sale deed dated 30.03.1996 bearing No.153/1996-97 executed by Mr.Shantha Kumar.H.S in favour of Mr.Jamshed Jehangir Madan for conveying Sy.no.48/1-B1, measuring 08 guntas, which is referred in **Sl.no.146 of II Para.**

The Mutation register bearing No.3/1996-97 for Sy.no.48/1B1, measuring 08 guntas reflects mutation in the revenue records in the name of Mr.Jamshed Jehangir Madan on the basis of Registered sale deed bearing No.153/1996-97, which is referred in **Sl.no.147 of II Para.**

Another portion of Sy.no.48/1-B1, measuring 08 guntas is conveyed through a Registered sale deed dated 30.03.1996 bearing No.191/1996-97 executed by Mr.Shantha Kumar.H.S in favour of Mr.Jamshed Jehangir Madan for conveying Sy.no.48/1-B1, measuring 08 guntas, which is referred in **Sl.no.148 of II Para.**

The Mutation register bearing No.5/1996-97 for Sy.no.48/1B1, measuring 08 guntas reflects mutation in the revenue records in the name of Mr.Jamshed Jehangir Madan on the basis of Registered sale deed bearing No.191/1996-97, which is referred in **Sl.no.149 of II Para.**

Another portion of Sy.no.48/1-B1, measuring 08 guntas is conveyed through a Registered sale deed dated 30.03.1996 bearing No.165/1996-97 is executed by Mr.Shantha Kumar.H.S in favour of Mr.Jamshed Jehangir Madan for conveying Sy.no.48/1-B1, measuring 08 guntas, which is referred in **Sl.no.150 of II Para.**

The Mutation register bearing No.4/1996-97 for Sy.no.48/1B1, measuring 08 guntas reflects mutation in the revenue records in the name of Mr.Jamshed Jehangir Madan on the basis of Registered sale deed bearing No.165/1996-97, which is referred in **Sl.no.151 of II Para.**

In the above manner Mr.Jamshed Jehangir Madan becomes the absolute owner of Sy.no.48/1-B1, measuring 1 acre having khatha mutations in revenue records in his name.

The RTC's for the period from 1992-93 to 2018-19 for Sy.no.48/1B1, measuring 01 acre reflects Mr.Jamshed Jehangir Madan as owner, which is referred in **Sl.no.152 of II Para.**

A Notarised WILL dated is executed by Jamshed Jehangir Madan @ Jimmy Jehangir Madan bequeathing property being tranquility situated at 246A, Borewell Road, Whitefield measuring 01 acre with three structure erected thereon, namely Big House, the Smaller house and the Servants quarters in favour of his wife Diana J Madan absolutely forever and in the event of her predeceasing her bequeathed the said land to his wife's nephew Farhad Dhun Irani and his wife's Niece Nazneen Fariddon Gamadia in equal share absolutely forever.

The big house together with furniture and fixtures to his wife Diana absolutely forever and in the event of her predeceasing he bequeathed the big house to his wife's Nephew Farhad Dhun Irani

The smaller house situated on the said land to his wife Diana absolutely forever and in the event of her predeceasing he bequeathed the big house to his wife's Niece Nazneen Fariddon Gamadia, the WILL is referred in **Sl.no.153 of II Para.**

The Death certificate dated 10.03.2010 of Jamshed Jehangir Madan issued by Chief registrar of birth and death reflects date of death as 22.01.2010, which is referred in **Sl.no.154 of II Para.**

After the death of Jamshed Jehangir Madan the said property devolved to his wife Diana J Madan as per the above said WILL.

Thereafter a Will dated 26.04.2010 is executed by Diana Jamshed Madan bequeathing tranquility situated at 246A, Borewell Road, Whitefield measuring 01 acre with three structure erected thereon, namely Big House, the Smaller house and the Servants quarters in favour of her nephew Farhad Dhun Irani and her Niece Nazneen Fariddon Gamadia in equal share absolutely forever. The big house together with furniture and fixtures to her Nephew Farhad Dhun Irani. The smaller house situated on the said land to her Niece Nazneen Fariddon Gamadia, which is referred in **Sl.no.155 of II Para.**

The Death certificate dated 12.04.2011 of Dian J.Madan datissued by Chief registrar of birth and death reflecting date of death as 27.03.2011, which is referred in **Sl.no.156 of II Para.**

Thereafter Farhad Dhun Irani and Nazneen Faridoon Gamadia have filed P & SC No.29/2018 in the court of VI Addl District and Sessions Judge, Bangalore seeking probate of the will dated 26.04.2010 executed by Dian Jamshed Madan with respect to Tranquility situated at 246A, Borewell Road, Whitefield measuring 01 acre comprised in Sy.no.48/1B. Wherein court ordered that the petition filed by the petitioners succession act, 1925 is hereby allowed. Ordered to Issue probate of the will dated 26.04.2010 executed by Deceased Mrs.Diana Jamshed Madan in favour of Farhad Dhun Irani and Nazneen Faridoon Gamadia the petitioners in respect of Tranquility situated at 246A, Borewell Road, Whitefield measuring 01 acre comprised in Sy.no.48/1B after collecting the requisite stamps, which is referred in **Sl.no.157 of II Para.**

The Probate order dated 25.04.2019 passed in P & SC No.29/2018 in the court of VI Addl District and Sessions Judge, Bangalore filed by Farhad Dhun Irani and Nazneen Faridoon Gamadia allowing the WILL of Late.Diana JAMshed Madan, which is referred

in **Sl.no.158 of II Para.** Wherein The land measuring 01 acre forming part of the property i.e. Tranquility situated at 246A, Borewell Road, Whitefield measuring 01 acre comprised in Sy.no.48/1B with three structures, i.e.big house, Smaller House and servant quaters and garden and swimming poll along with other properties devolved to Farhad Dhun Irani and Nazneen Faridoon Gamadia (petitioners)

The Mutation register dated 10.12.2019 bearing No.H4/2019-20 for Sy.no.48/1B1, measuring 01 acre reflects mutation in the revenue records in the name of Farhad Dhun Irani and Nazneen Faridoon Gamadia on the basis of RRT CR 46/2019-20, which is referred in **Sl.no.159 of II Para.**

The RTC's for the period from 2019-20 to 2022-23for Sy.no.48/1B1, measuring 01 acre reflects the name of Farhad Dhun Irani and Nazneen Faridoon Gamadia as owners as per MR H4/2019-20, which is referred in **Sl.no.160 of II Para.**

A Registered full settlement agreement of sale dated 29.03.2023 bearing No.12880/2022-23 is entered into between Farhad Dhun Irani and Nazneen Faridoon Gamadia with M/s.Sumadhura Infracon Pvt Ltd represented by its authorised Signatory Mr.G.Madhu Sudhan for sale of Sy.no.48/1B1, measuring 01 acre, which is referred in **Sl.no.161 of II Para.**

In continuation to the above said sale agreement a Registered Irrevocable GPA dated 29.03.2023 bearing No.640/2022-23 is executed by Farhad Dhun Irani and Nazneen Faridoon Gamadia in favour of M/s.Sumadhura Infracon Pvt Ltd represented by its authorised Signatory Mr.G.Madhu Sudhan to do acts, deeds and things together power to convey property bearing Sy.no.48/1B1, measuring 01 acre, which is referred in **Sl.no.162 of II Para.**

The land bearing Sy.no.48/1B1 phoded and renumbered as Sy.no.48/5, as could be seen from Resurvey sketch, which is referred in **Sl.No.163 of II Para.**

The Thashildar had issued an Endorsement stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.48/5, which is referred in **Sl.No.164 of II Para.**

The Sub-divisional Officer had issued an Endorsement stating that, there no claims under PTCL act for property bearing Sy.No.48/5, which is referred in **Sl.No.165 of II Para**

The Nazneen Faridoon Gamadia had issued Police complaint for lost of original sale deed bearing No.3763/1994-95, which is referred in **Sl.No.166 of II Para**

Farhad Dhun Irani had issued Paper publication in Kannada Prabha and Indian Express for lost of original sale deed bearing No.3763/1994-95, which is referred in **Sl.No.167 of II Para.**

Paper publication for lost of original Registered sale deed bearing No.3763/1994-95 issued by an Advocate (Produced paper publication was given by Farhad Dhun Irani) and NOC issued by Advocate

The land bearing Sy.no.48/5, measuring 01 acre was converted from agriculture to non-agricultural Hitech Industrial (IT/BT) purpose, as could be seen from DC conversion order bearing No.581572, which is referred in **Sl.No.168 of II Para**

Later the said Farhad Dhun Irani and Nazneen Faridoon Gamadia represented by their GPA holder M/s.Sumadhura Infracon Pvt Ltd represented by its authorized

signatory Mr.G.Madhu Sudhan have sold and conveyed the Sy.no.48/5 (old No.48/1B1), measuring 01 acre in favour of M/s.Sumadhura Infracon Pvt Ltd represented by its authorized signatory Mr.G.Madhu Sudhan, as could be seen from Registered sale deed bearing No.6978/2023-24, which is referred in **Sl.No.169 of II Para.**

The khatha of the land bearing Sy.no.48/5, measuring 01 acre was mutated in the name of M/s.Sumadhura Infracon Pvt Ltd on the basis of Registered sale deed bearing No.6978/2023-24, as could be seen from Mutation register bearing No.H2/2023-24, which is referred in **Sl.No.170 of II Para**

The RTC's for the period 2023-24 for Sy.no.48/5, measuring 01 acre in the name of M/s.Sumadhura Infracon Pvt Ltd (MR no.H2/2023-24), which is referred in **Sl.No.171 of II Para**

The BBMP had issued Special notice in the name of M/s.Sumadhura Infracon Pvt Ltd for Sy.no.48/5, Municipal No.173/18, measuring 01 acre, which is referred in **Sl.No.172 of II Para.**

Commencement certificate issued by BDA for change of land use from industrial (hi-tech) to residential purpose for Sy.no.48/1B1, measuring 01 acre, which is referred in **Sl.No.173 of II Para.**

#### **Common documents**

Tax for the property is paid upto date., as could be seen from tax paid receipt issued by BBMP for the year 2025-26 for property No.482/650/398, 47/1,48/4,48/5,47/2A,47/2B,48/3,48/1C,47/3, which is referred in **Sl.No.174 of II Para.**

The Bangalore Development Authority had issued an approved modified development plan vide work order No.2427/2024-25 for construction of residential building consisting of Lower basement, upper basement, Wing A (Willow) with ground, first to nineteenth and terrace floor, Wing B (Orchid) with ground, first to nineteenth and terrace floor, Wing C (Ivy) with ground, first to nineteenth and terrace floor, Wing D (Tulip) with ground, first to nineteenth and terrace floor, Wing E (Maple) with ground, first to nineteenth and terrace floor, Wing F (Oak) with ground, first to nineteenth and terrace floor, Wing G (Elm) with ground, first to nineteenth and terrace floor at Property No.650/398, Sy.No.47/1, 47/2A, 47/2B, 47/3, 48/1C, 48/3, 48/4 & 48/5, measuring 65797.64 sq.mtrs, which is referred in **Sl.No.175 of II Para.**

The said Sumadhura Infracon Private Limited represented by its authorized signatory Mr.K.Rahul had executed Registered memorandum of Deposit of title deeds bearing No.7165/2023-24 in favour of Bajaj Housing Finance Limited for unsold units at sy.no.47/1, 48/4, 47/2A, 47/3, 47/2A, 48/3, 47/2A, 48/1C, which is referred in **Sl.No.176 of II Para.**

Later the said Sumadhura Infracon Private Limited represented by its authorized signatory Mr.K.Rahul had executed Registered rectification deed bearing No.8338/2023-24 in favour of Bajaj Housing Finance Limited for Sy.No.47/1 measuring 5 acres 4 guntas, Sy no.48/4 measuring 1 acre 38 guntas, Sy.no.47/2A, measuring 1 acre 16.08 guntas, Sy.no.47/3, measuring 1 acre 16.08 guntas, Sy.no.47/2B, measuring 31 guntas, Sy.no.48/3 measuring 29.03 guntas, Sy no.48/1C measuring 4 acre 5 guntas, Sy.no.48/5, (Old No.48/1B1), measuring 01 acre

Rectifying registered memorandum of Deposit of title deeds bearing No.7165/2023-24, one sy.no.i.e.48/5, measuring 01 acre was not mentioned and the same was added, which is referred in **Sl.No.177 of II Para.**

However Registered discharge deed for Registered memorandum of Deposit of title deeds bearing No.7165/2023-24 and Registered rectification deed bearing No.8338/2023-24 has to be obtained.

The ROC search report of M/s.Sumadhura Infracon Pvt Ltd issued by D A Hegde & Company stating that the subject property is mortgaged with Bajaj Housing Finance Limited, which is referred in **Sl.No.178 of II Para.**

#### **IV. TITLE:**

On the basis of the documents scrutinized, subject to above observations and conditions, I certify that, 1.Sri.Naved M Hassan, 2.M/s Samarkhand property management Pvt Ltd rep by its director Sri.Naved M Shah, 3.H.A.Srinivas 4.H.A.Narendra Kumar, 5.H.A.Somashekar, 6.H.A.Satish Kumar, 7.Kavitha, 8.M/s.Sumadhura Infracon Private Limited have clear marketable title over the property described in Para I.

#### **V. POSSESSION:**

On the basis of the documents scrutinized above, I certify that, 1.Sri.Naved M Hassan, 2.M/s Samarkhand property management pvt Ltd rep by its director Sri.Naved M Shah, 3.H.A.Srinivas, 4.H.A.Narendra Kumar, 5.H.A.Somashekar, 6.H.A.Satish Kumar, 7.Kavitha, 8.M/s.Sumadhura Infracon Private Limited are in possession of the property described in Para I.

#### **VI.ENCUMBRANCE CERTIFICATE:**

On perusal of the Encumbrance Certificate referred at **Sl.Nos.179 to 194 of II Para**, I certify that except for the charge created by Bajaj Housing Finance Limited the above property is free from all encumbrances during the period from 01.06.1989 to 13.04.2023 for Sy.No.47/1, 48/4, 47/2A, 47/3, 47/2B, 48/3, Sy no.48/1C and from 01.06.1989 to 14.10.2025 for Sy.no.48/5.

#### **CERTIFICATE**

On the basis of Photocopies of documents referred in Para II, and subject to condition of obtaining :

1. EC for the period from 01.04.2022 to till date for Sy no.48/1 (reflecting Registered DTD bearing Doc no.757/2022-23)
2. EC for the period from 01.10.2022 to till date (reflecting Registered Memorandum of deposit of title deeds bearing Doc no.7182/2022-23)
3. E-Aasthi issued by BBMP in the name of M/s.Sumadhura Infracon Private Limited.
4. RERA Certificate.
5. NOC's issued by competent authority.
6. Registered discharge deed for Registered memorandum of Deposit of title deeds bearing No.7165/2023-24 and Registered rectification deed bearing No.8338/2023-24.

I certify that, 1. Sri.Naved M Hassan, 2.M/s Samarkhand property management pvt Ltd rep by its director Sri.Naved M Shah, 3.H.A.Srinivas, 4.H.A.Narendra Kumar 5.H.A.Somashekar, 6.H.A.Satish Kumar, 7.Kavitha, 8.M/s.Sumadhura Infracon Private Limited are having clear marketable title over the property described in Para I and their title to the same is legally clear, valid and marketable.

**D & M LAW ASSOCIATES**