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Ref:DMLA:PVT:PRO:01.12.2024

07.01.2025

To,
M/s.Sumadhura LLP Homes
Bangalore

Sir,

Sub: Legal Scrutiny Report of title deeds and documents pertaining to all the piece and parcel of project known as "**Epitome Phase II**", to be constructed on land bearing Sy.no.115/2, measuring 25 guntas, Sy.no.116/1, measuring 33 guntas, Sy.no.116/2, measuring 01 acre 01 gunta, Sy.no.116/2, measuring 30.75 guntas, all are situated at Rachenahalli Village, K.R.Puram Hobli, Bangalore East Taluk. Presently belonging to 1.B.N.Byregowda, 2.Nalina.N & 3.Roshan.B.N, 4.Bharathi.B.Gowda, 5.R.Somesh @ Ramachandra Somesh.

I. DESCRIPTION OF THE PROPERTY:

All the piece and parcel of land bearing Sy.no.115/2, measuring 25 guntas, Sy.no.116/1, measuring 33 guntas, Sy.no.116/2, measuring 01 acre 01 gunta, Sy.no.116/2, measuring 30.75 guntas, Sy.no.116/3, measuring 23 guntas, situated at Rachenahalli Village, K.R.Puram Hobli, Bangalore East Taluk and bounded on :

Sy.no.116/1 (Old No.116), measuring 33 guntas

East by : Land in Sy.no.92
West by : Remaining portion of land in Sy.no.116/1
North by : Land in Sy.no.115/2 (Item - II)
South by : Land in Sy.no.116/2.

Sy.no.115/2 (Old No.115), measuring 25 guntas

East by : Road
West by : Remaining portion of land in Sy.no.115/2
North by : Road
South by : Land in Sy.no.116/1 (Item no.1)

Sy.no.116/2 (Old No.116), measuring 01 acre 01 guntas

East by : Private Land
West by : Remaining portion of land in Sy.no.116/2
North by : Remaining portion of land in Sy.no.116/2
South by : Land in Sy.no.116/3

Sy.no.116/2 (Old No.116, earlier No.93A), measuring 30.75 guntas plus 02 guntas of karab

East by : Private Property
 West by : Remaining portion of land in Sy.no.116/2
 North by : Land in Sy.no.116/1
 South by : Remaining portion of land in Sy.no.116/2.

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

Sl. No	Date	Description of documents	Original/ copy
		Mrs.Nalina.N W/o.Late.Nanjundappa's Portion	
1.	10.12.1964	Certified copy of registered sale deed bearing No.4615/1964-65 executed by Muniramaiah, Dodda Singappa, Chikka Singappa, and Narayanappa and Kadarappa in favour of Sanjeevamma and Lakshamma for Sy.no.115, measuring 03 acres 37 guntas.	Photocopy
2.	Nil	RTC's from 1969-70 to 2004-05 for Sy.no.115, measuring 03 acres 27 guntas in the names of Sanjeevamma and Lakshamma	Photocopy
3.	16.03.2005	Registered sale deed bearing No.34588/2004-05 executed by Smt.Lakshamma, Smt.Janakamma, Smt.Rathnamma, Smt.Bharathi in favour of Sri.B.N.Nanjundappa for Sy.no.115, measuring 01 acre 10 guntas.	Photocopy
4.	01.03.2006	Mutation register Extract bearing No.10/2005-06 for Sy.no.115, measuring 01 acre 10 guntas in the name of B.N.Nanjundappa on the basis of Registered sale deed bearing No.34588/2004-05	Photocopy
5.	Nil	RTC's from 2005-06 and 2006-07 for Sy.no.115, measuring 01 acres 10 guntas in the names of B.N.Nanjundappa (MR no.10/2005-06)	Photocopy
6.	Nil	Resurvey sketch for Sy.no.115/1 & 2 for old No.115	Photocopy
7.	03.07.2007	Mutation register bearing No.18/206-07 for Sy.no.115 phoded as Sy.no.115/2, measuring 01 acre 10 guntas in the name of Nanjundappa, Sy.no. 116 phoded as Sy.no.116/1, measuring 38 guntas in the name of B.S.Byre Gowda, Sy.no.116/2, measuring 01 acre 16 guntas and 01 acre in the name of R.Somesh, Sy.no.116/3, measuring 23 guntas in the name of R.Somesh on the basis of phodi vibajane	Photocopy
8.	Nil	RTC's from 2007-08 to 2008-09 for Sy.no.115/2, measuring 01 acres 10 guntas in the names of B.N.Nanjundappa (MR no.10/2005-06)	Photocopy
9.	12.11.2024	Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.115/2	Photocopy
10.	11.11.2024	Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for property bearing Sy.No.115/2.	Photocopy
11.	15.12.2008	DC conversion order bearing No.BDIS/ALN(E)SR (KR.HO)63/2007-08 for conversion of land bearing Sy.no.115/2, measuring 31 guntas from agriculture to	Photocopy

		non agricultural residential purpose.	
12.	13.07.2009	Mutation register Extract bearing No.15/2008-09 for Sy.no.115/2, measuring 31 guntas in the name of Nanjundappa on the basis of DC conversion order.	Photocopy
13.	Nil	RTC's from 2009-10 to 2021-22 for Sy.no.115/2, measuring 19 guntas (MR no.10/2005-06) and measuring 31 guntas (MR no.15/2008-09) in the names of B.N.Nanjundappa	Photocopy
14.	13.02.2023	Mutation register Extract bearing No.H1/2022-23 for sy.no.115/2, measuring 19 guntas in the name of Nalina on death of her husband B.N.Nanjundappa	Photocopy
15.	Nil	RTC's from 2009-10 to 2021-22 for Sy.no.115/2, measuring 19 guntas (MR no.H1/2022-23) in the name of Nalini and measuring 31 guntas (MR no.15/2008-09) in the names of B.N.Nanjundappa	Photocopy
16.	30.04.2016	Affidavit sworn by Smt.Nalini stating family tree of Late.B.Narayanappa, Smt.Kempamma is his wife and their children <ol style="list-style-type: none"> 1. Late.B.N.Subramani, Nanjamma is his wife and their children Mamatha and Anand Gowda 2. B.N.Anjinamma 3. B.N.Nanjundappa, Nalini is his wife and their daughter N.Roshini 4. B.N.Byre Gowda, Bharathi.B.Gowda is his wife and their son Bharath.B. 	Photocopy
17.	12.08.2024	Family tree of Late.Nanjundappa.B.N issued by Deputy Thasildhar stating that Nalini is his wife and their daughter N.Roshini	Photocopy
18.	18.05.2024	Khatha certificate issued by Bruhath Bangalore Mahanagara Palike in the name of Nalini and Roshini for property No.3/115/2	Photocopy
19.	18.05.2024	Khatha extract issued by Bruhath Bangalore Mahanagara Palike in the name of Nalini and Roshini for property No.3/115/2, measuring 25 guntas or 27225 sq.ft	Photocopy
20.	28.10.2024	Tax paid receipt for the year 2024-25 issued by Bruhath Bangalore Mahanagara Palike for property No.3/115/2	Photocopy
		Sri.B.N.Byregowda Portion	
21.	27.08.1953	Certified copy of registered sale deed bearing No.3773/1953-54 executed by Sri.Chikkmunidargappa in favour of Sri.Marappa for Sy.no.93, measuring 02 acres.	Photocopy
22.	19.06.2004	Registered sale deed bearing No. 7640 /2004-05 Sri.Dyavappa, Sri.Manjunath, Sri.Mune Gowda, Sri.Ashoka (LR's of Marappa) in favour of Smt.J.Vijaya Kumari for Sy.no.116 (old no.93), measuring 01 acre.	Photocopy
23.	29.07.2006	Mutation register Extract bearing No.1/2006-07 for Sy.No.116, measuring 01 acre in the name of Vijaya Kumari on the basis of order passed in RRT CR 121/2006-07	Photocopy
24.	11.09.2006	Registered sale deed bearing No. 20007 /2006-07 executed by Smt.J.Vijaya Kumari in favour of Sri.B.N.Byregowda for Sy.no.116, measuring 01 acre.	Photocopy
25.	Nil	Resurvey sketch for Sy.no.116/1, 2 for old No.116	Photocopy

26.	03.07.2007	Mutation register bearing No.18/206-07 for Sy.no.115 phoded as Sy.no.115/2, measuring 01 acre 10 guntas in the name of Nanjundappa, Sy.no. 116 phoded as Sy.no.116/1, measuring 38 guntas in the name of B.S.Byre Gowda, Sy.no.116/2, measuring 01 acre 16 guntas and 01 acre in the name of R.Somesh, Sy.no.116/3, measuring 23 guntas in the name of R.Somesh on the basis of phodi vibajane	Photocopy
27.	Nil	RTC's from 2007-08 to 2023-23 for Sy.no.116/1, measuring 38 guntas (MR No.18/2006-07) in the name of B.N.Byre Gowda.	Photocopy
28.	17.01.2009	DC conversion order bearing No.BDIS/ALN(E)SR (KR.HO)62/2007-08 for conversion of land bearing Sy.no.116/1, measuring 38 guntas from agriculture to non-agricultural residential purpose. (byre Gowda)	Photocopy
29.	13.07.2009	Mutation register bearing no.16/2008-09 for Sy.no.116/1, measuring 38 guntas in the name of B.N.Byre Gowda	Photocopy
30.	18.05.2024	Khatha certificate issued by Bruhath Bangalore Mahanagara Palike in the name of B.N.Byre Gowda for property No.1/116/1	Photocopy
31.	18.05.2024	Khatha extract issued by Bruhath Bangalore Mahanagara Palike in the name of B.N.Byre Gowda for property No.1/116/1, measuring 33 guntas or 35937 sq.ft	Photocopy
32.	28.10.2024	Tax paid receipt for the year 2024-25 issued by Bruhath Bangalore Mahanagara Palike for property No.116/1	Photocopy
		Smt.Bharathi.B.Gowda's Portion	
33.	01.04.1968	Certified copy of registered sale deed bearing No.13/1968-69 executed by Sri.Kadirappa and others in favour of Krishnappa for Sy.no.116A (old No.93) measuring 02 acres.	Photocopy
34.	Nil	Mutation register Extract bearing no.6/1968-69 for Sy.no.116A, measuring 02 acres in the name of Krishnappa on the basis of registered sale deed bearing No.13/1968-69	Photocopy
35.	Nil	RTC's from 1984-85 to 1994-95 for Sy.no.116/A, measuring 01 acres 35 guntas in the name of Krishnappa (MR no.6/1968-69)	Photocopy
36.	15.05.2004	Registered sale deed bearing No.3908/2004-05 executed by Sri.Krishnappa, Sri.K.Nagaraja, Sri.K.Kumar in favour of Sri.R.Somesh for Sy.no.116 (old no.93A), measuring 02 acres.	Photocopy
37.	03.09.2024	Mutation register Extract bearing No.3/2004-05 for Sy.no.116, measuring 02 acres in the name of Sri.R.Somesh on the basis of Registered sale deed bearing No.3908/2004-05	Photocopy
38.	Nil	Resurvey sketch for Sy.no.116/1, 2 for old No.116	Photocopy
39.	03.07.2007	Mutation register bearing No.18/206-07 for Sy.no.115 phoded as Sy.no.115/2, measuring 01 acre 10 guntas in the name of Nanjundappa, Sy.no. 116 phoded as Sy.no.116/1, measuring 38 guntas in the name of B.S.Byre Gowda, Sy.no.116/2, measuring 01 acre 16	Photocopy

		guntas and 01 acre in the name of R.Somesh, Sy.no.116/3, measuring 23 guntas in the name of R.Somesh on the basis of phodi vibajane	
40.	Nil	RTC's from 2007-08 to 2023-23 for Sy.no.116/2, measuring 01 acre 16 guntas (MR no.26/2004-05) measuring 01 acre (MR No.14/2008-09) in the name of R.Somesh.	Photocopy
41.	10.01.2005	DC conversion bearing No.ALN(E)SR/207/2004-05 for conversion of land bearing Sy.no.116, measuring 01 acre 16 guntas from agriculture to non agricultural residential purpose.	Photocopy
42.	23.20.2005	Mutation register Extract bearing No.26/2004-05 for Sy.no.116, measuring 01 acre 16 guntas in the name of R.Somesh on the basis of DC conversion order.	Photocopy
43.	17.02.2005	Registered sale deed bearing No.31518/2004-05 executed by Sri.R.Somesh in favour of Sri.Santhosh, Smt.Bharathi.B.Gowda, Sri.M.Shashidhar for Sy.no.116 (old no.93A), measuring 01 acre 16 guntas out of 02 acres.	Photocopy
44.	24.02.2015	Registered release deed bearing No.19893/2014-15 executed by Sri.Santhosh, Sri.M.Shashidhar in favour of Smt.Bharathi.B.Gowda for Sy.no.116 (old no.93A), measuring 01 acre 16 guntas out of 02 acres.	Photocopy
45.	18.05.2024	Khatha certificate issued by Bruhath Bangalore Mahanagara Palike in the name of Smt.Bharathi.B.Gowda for property No.5/116	Photocopy
46.	18.05.2024	Khatha extract issued by Bruhath Bangalore Mahanagara Palike in the name of Smt.Bharathi.B.Gowda for property No.5/116, measuring 01 acre 01 gunta	Photocopy
47.	15.12.2023	Registered Joint Development Agreement bearing No.7318/2023-24 entered into between 1.Sri.B.N.Byre Gowda, 2.Mrs.Nalina.N W/o.Late.Nanjundappa and her daughter 2a.Miss.Roshni.B.N, 3. Mrs.Bharathi.B.Gowda with M/s.Sumadhura Homes LLP represented by its designated partner Sri.G.Madhu Sudhan for development of land bearing Sy.no.116/1 (old no.116), measuring 33 guntas, Sy.no.115/2 (old No.115), measuring 25 guntas AND Sy.no.116/2 (old No.116), measuring 01 acre 01 guntas. Wherein 38.35% of the built up area was allotted to land owned and remaining 61.65% of the built up area was allotted to developer.	Photocopy
48.	15.12.2023	Registered General Power of Attorney bearing No.371/2023-24 executed by 1.Sri.B.N.Byre Gowda, 2.Mrs.Nalina.N W/o.Late.Nanjundappa and her daughter 2a.Miss.Roshni.B.N, 3. Mrs.Bharathi.B.Gowda in favour of M/s.Sumadhura Homes LLP represented by its designated partner Sri.G.Madhu Sudhan for development of land bearing Sy.no.116/1 (old no.116), measuring 33 guntas, Sy.no.115/2 (old No.115), measuring 25 guntas AND Sy.no.116/2 (old No.116), measuring 01 acre 01 guntas.	Photocopy
		Sy.no.116/2	

49.	27.08.1953	Certified copy of registered sale deed bearing No.3773/1953-54 executed by Sri.Chikkmunidargappa in favour of Sri.Marappa for Sy.no.93, measuring 02 acres.	Photocopy
50.	16.01.1965	Certified copy of registered sale deed bearing No.5065/1964-65 executed by Sri.Marappa and Sri.Dyavappa in favour of Sri.Munishamappa for Sy.no.93, measuring 01 acre.	Photocopy
51.	Nil	Mutation register Extract bearing no.42/1997-98 for Sy.no.93, measuring 01 acre in the name of Sri.Munishamappa on the basis of registered sale deed bearing No.5065/1964-65	Photocopy
52.	Nil	Resurvey sketch for assigning Sy.no.116 for old No.93A	Photocopy
53.	Nil	RTC's from 1995-96 to 2001-02 for Sy.no.116, measuring 01 acre in the name of Munishamappa (MR No.42/1997-98) lakshamma (IHC bearing No.11/1997-98) measurement not mentioned	Photocopy
54.	15.05.2004	Online copy of Registered sale deed bearing No.3909/2004-05 executed by Sri.Muniswamappa and Sri.Muniswamappa in favour of Sri.Somesh for Sy.no.116 (old no.93A), measuring 01 acre.	Photocopy
55.	Nil	Resurvey sketch for Sy.no.116/1, 2 for old No.116	Photocopy
56.	03.07.2007	Mutation register bearing No.18/206-07 for Sy.no.115 phoded as Sy.no.115/2, measuring 01 acre 10 guntas in the name of Nanjundappa, Sy.no. 116 phoded as Sy.no.116/1, measuring 38 guntas in the name of B.S.Byre Gowda, Sy.no.116/2, measuring 01 acre 16 guntas and 01 acre in the name of R.Somesh, Sy.no.116/3, measuring 23 guntas in the name of R.Somesh on the basis of phodi vibajane	Photocopy
57.	Nil	RTC's from 2010-11 to 2023-23 for Sy.no.116/2, measuring 01 acre 16 guntas (MR no.26/2004-05) measuring 01 acre (MR No.14/2008-09) in the name of R.Somesh.	Photocopy
58.	17.11.2008	DC conversion order bearing No.ALN(E)SE 64/2007-08 for conversion of land bearing Sy.no.116/2, measuring 01 acre from agriculture to non agricultural residential purpose.	Photocopy
59.	13.07.2009	Mutation register Extract bearing No. 14/2008-09 for Sy.no.116/2, measuring 01 acre in the name of Somesh on the basis of DC conversion order bearing No.ALN(E)SE 64/2007-08	Photocopy
60.	18.05.2024	Khatha certificate issued by Bruhath Bangalore Mahanagara Palike in the name of Sri.R.Somesh for property No.6/116/2	Photocopy
61.	18.05.2024	Khatha extract issued by Bruhath Bangalore Mahanagara Palike in the name of Sri.R.Somesh for property No.6/116/2, measuring 30.75 gunta or 33486.75 sq.ft	Photocopy
62.	28.10.2024	Tax paid receipt for the year 2024-25 issued by Bruhath Bangalore Mahanagara Palike for property No.116/2	Photocopy
63.	15.12.2023	Registered Joint Development Agreement bearing No.7297/2023-24 entered into between Sri.R.Somesh @ Ramachandra Somesh with M/s.Sumadhura Homes LLP represented by its Designated partner Sri.G.Madhu	Photocopy

		<p>Sudhan for land bearing Sy.no.116/2 (old No.116, earlier No.93A), measuring 30.75 guntas and 02 guntas of karab, Sy.no.116/3 (old No.116, earlier No.93A), measuring 09 guntas out of 23 guntas and Sy.no.116/3 (old No.116, earlier No.93A), measuring 14 guntas out of 23 guntas</p> <p>Wherein the land owner allotted to 28.65 % of built-up area and developer allotted with 71.35 % of the super built-up area</p>	
64.	15.12.2023	Registered General Power of Attorney bearing No.369/2023-24 executed by Sri.R.Somesh @ Ramachandra Somesh in favour of M/s.Sumadhura Homes LLP represented by its Desiganted partner Sri.G.Madhu Sudhan for land bearing Sy.no.116/2 (old No.116, earlier No.93A), measuring 30.75 guntas and 02 guntas of karab, Sy.no.116/3 (old No.116, earlier No.93A), measuring 09 guntas out of 23 guntas and No.116/3 (old No.116, earlier No.93A), measuring 14 guntas out of 23 guntas	Photocopy
		Common documents	
65.	04.05.2024	Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.116/1, 116/2, 116/3	Photocopy
66.	04.05.2024	Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for property bearing Sy.No.116/1, 116/2 & 116/3	Photocopy
67.	25.10.2019	LLP Agreement of Sumadhura homes LLP entered into between Mr.MadhusudhanGunda, Bharat Kumar Kandukuri, Venkata Rama RaoKalakuntla, Naveen Kumar Gunda	Photocopy
68.	23.01.2024	ROC Search report of Sumadhura homes LLP issued by DA Hegde & Company shows no charge filed with the ROC on the subject property	Photocopy
69.	26.12.2024	Work order issued by Bangalore Development Authority for approval of signal plot at for Sy.no.115/2 (part), 116/1 (Part) & 116/2 (part), measuring 03 acres 09.12 guntas (excluding 10 guntas karab)	Photocopy
70.	23.12.2024	Approved residential Single site Plan issued by Bangalore Development Authority for Sy.no.115/2 (part), 116/1 (Part) & 116/2 (part), measuring 03 acres 09.75 guntas	Photocopy
71.	24.07.2024	Nil EC from 01.06.1989 to 31.03.2004 for sy.no.93	Photocopy
72.	02.10.2024	EC from 01.04.2004 to 31.03.2019 for Sy.no.116/1 (4058, 1596, 20007, 31518, 7640, 3908, 3909)	Photocopy
73.	13.03.2024	EC from 01.04.2019 to 13.03.2024 for Sy.no.116/1 (7318, 5934, 7152)	Photocopy
74.	21.10.2024	EC from 01.04.2004 to 01.10.2023 for Sy.no.116/2 (7154, 1596, 20007, 31518)	Photocopy
75.	13.03.2024	EC from 01.04.2019 to 13.03.2024 for sy.no.116/2 (7318, 7154, 7297, 7298, 7303)	Photocopy
76.	24.04.2024	EC from 01.06.1989 to 31.03.2004 for sy.no.115 (4074, 7590, 3413)	Photocopy

77.	02.10.2024	EC from 01.04.2004 to 31.03.2019 for Sy.no.115/2 (4059, 34588)	Photocopy
78.	13.03.2024	EC from 01.04.2019 to 13.03.2024 for sy.no.115/2 (7151, 5934, 7318)	Photocopy
		Common EC	
79.	30.12.2024	EC from 01.10.2023 to 30.12.2024 (2961, 7318, 5934)	Photocopy

III. FLOW OF TITLE TO THE PROPERTY:

The project known as "**Epitome Phase II**", to be constructed on land bearing Sy.no.115/2, measuring 25 guntas, Sy.no.116/1, measuring 33 guntas, Sy.no.116/2, measuring 01 acre 01 gunta, Sy.no.116/2, measuring 30.75 guntas, all are situated at Rachenahalli Village, K.R.Puram Hobli, Bangalore East Taluk.

Mrs.Nalina.N W/o.Late.Nanjundappa's Portion

The property bearing Sy.no.115, measuring 03 acres 37 guntas was previously belonging to Muniramaiah, Dodda Singappa, Chikka Singappa, Narayanappa and Kadarappa who had sold the same in favour of Sanjeevamma and Lakshamma, as seen from the Certified copy of registered sale deed bearing No.4615/1964-65, which is referred in **Sl No.1 of 5th Para.**

The khatha for Sy.no.115, measuring 03 acres 37 guntas was transferred in the names of Sanjeevamma and Lakshamma, as seen from the RTC's from 1969-70 to 2004-05, which is referred in **Sl No.2 of 5th Para.**

Smt.Lakshamma, Smt.Janakamma, Smt.Rathnamma, Smt.Bharathi have then sold their share in Sy.no.115, measuring 01 acre 10 guntas in favour of Sri.B.N.Nanjundappa, through Registered sale deed bearing No.34588/2004-05, which is referred in **Sl No.3 of 5th Para.**

The khatha for Sy.no.115, measuring 01 acre 10 guntas is transferred in the name of B.N.Nanjundappa on the basis of Registered sale deed bearing No.34588/2004-05, as seen from the Mutation register Extract bearing No.10/2005-06 and RTC's from 2005-06 and 2006-07 for Sy.no.115, measuring 01 acres 10 guntas in the names of B.N.Nanjundappa (MR no.10/2005-06), which is referred in **Sl No.4 and 5 of 5th Para.**

The Resurvey sketch assigning Sy.no.115/1 & 2 for old No.115, is referred in **Sl No.6 of 5th Para.**

The land bearing Sy.no.115 phoded as Sy.no.115/2, measuring 01 acre 10 guntas in the name of Nanjundappa, Sy.no. 116 phoded as Sy.no.116/1, measuring 38 guntas in the name of B.S.Byre Gowda, Sy.no.116/2, measuring 01 acre 16 guntas and 01 acre in the name of R.Somesh, Sy.no.116/3, measuring 23 guntas in the name of R.Somesh on the basis of phodi vibajane, as could be seen from Mutation register bearing No.18/206-07, is referred in **Sl No.7 of 5th Para.**

The RTC's from 2007-08 to 2008-09 for Sy.no.115/2, measuring 01 acres 10 guntas in the names of B.N.Nanjundappa (MR no.10/2005-06), is referred in **Sl No.8 of 5th Para.**

The Thasildhar had issued an Endorsement stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.115/2, is referred in **Sl No.9 of 5th Para.**

The Sub-divisional Officer had issued an Endorsement stating that, there no claims under PTCL act for property bearing Sy.No.115/2, is referred in **Sl No.10 of 5th Para.**

The DC conversion order bearing No.BDIS/ALN(E)SR (KR.HO)63/2007-08 for conversion of land bearing Sy.no.115/2, measuring 31 guntas from agriculture to non-agricultural residential purpose, is referred in **Sl No.11 of 5th Para.**

The Mutation register Extract bearing No.15/2008-09 for Sy.no.115/2, measuring 31 guntas in the name of Nanjundappa on the basis of DC conversion order and RTC's from 2009-10 to 2021-22 for Sy.no.115/2, measuring 19 guntas (MR no.10/2005-06) and measuring 31 guntas (MR no.15/2008-09) in the names of B.N.Nanjundappa, are referred in **Sl No.12 and 13 of 5th Para.**

On death of B.N.Nanjundappa, the khatha for Sy.no.115/2, measuring 19 guntas was transferred in the name of Nalina, as seen from the Mutation register Extract bearing No.H1/2022-23 and RTC's from 2009-10 to 2021-22 for Sy.no.115/2, measuring 19 guntas (MR no.H1/2022-23), which are referred in **Sl No.14 and 15 of 5th Para.**

The Affidavit sworn by Smt.Nalini for family tree of Late.B.Narayanappa, which shows Smt.Kempamma is his wife and their children are,

1.Late.B.N.Subramani, Nanjamma is his wife and their children Mamatha and Anand Gowda

2.B.N.Anjinamma

3.B.N.Nanjundappa, Nalini is his wife and their daughter N.Rohini

4.B.N.Byre Gowda, Bharathi.B.Gowda is his wife and their son Bharath.B, is referred in **Sl No.16 of 5th Para.**

The Family tree of Late.Nanjundappa.B.N issued by Deputy Tahsildhar stating that Nalini is his wife and their daughter N.Rohini are his legal heirs, is referred in **Sl No.17 of 5th Para.**

Smt.Kempamma (mother of Late.Nanjundappa) is not party to the Registered Joint Development Agreement bearing No.7297/2023-24 & Registered General Power of Attorney bearing No.369/2023-24, hence Registered Confirmation/Release deed from Smt.Kempamma has to be obtained.

The khatha for property No.3/115/2, measuring 25 guntas or 27225 sq.ft is registered in the name of Nalini and Roshini, as could be seen from Khatha certificate and Khatha extract issued by Bruhath Bangalore Mahanagara Palike, which is referred in **sl.No.18 & 19 of II Para.**

Upto date tax is paid for property No.3/115/2, as could be seen from Tax paid receipt for the year 2024-25 issued by Bruhath Bangalore Mahanagara Palike, which is referred in **Sl.No.20 of II Para.**

Sri.B.N.Byregowda Portion

The property bearing Sy.no.93, measuring 02 acres was previously belonging to Sri.Chikkmunidargappa who has sold the same in favour of Sri.Marappa, as seen from the Certified copy of registered sale deed bearing No.3773/1953-54, which is referred in **SI No.21 of 5th Para.**

Later, legal heirs of Late. Marappa, Sri.Dyavappa, Sri.Manjunath, Sri.Mune Gowda, Sri.Ashoka have sold Sy.no.116 (old no.93), measuring 01 acre in favour of Smt.J.Vijaya Kumari, through Registered sale deed bearing No.7640/2004-05, which is referred in **SI No.22 of 5th Para.**

The Mutation register Extract bearing No.1/2006-07 for transfer of khatha for Sy.No.116, measuring 01 acre in the name of Vijaya Kumari on the basis of order passed in RRT CR 121/2006-07, is referred in **SI No.23 of 5th Para.**

Smt.J.Vijaya Kumari has then sold Sy.no.116, measuring 01 acre in favour of Sri.B.N.Byregowda, through Registered sale deed bearing No.20007/2006-07, is referred in **SI No.24 of 5th Para.**

The Resurvey sketch assigning Sy.no.116/1, 2 for old No.116, is referred in **SI No.25 of 5th Para.**

The land bearing Sy.no.115 phoded as Sy.no.115/2, measuring 01 acre 10 guntas in the name of Nanjundappa, Sy.no. 116 phoded as Sy.no.116/1, measuring 38 guntas in the name of B.S.Byre Gowda, Sy.no.116/2, measuring 01 acre 16 guntas and 01 acre in the name of R.Somesh, Sy.no.116/3, measuring 23 guntas in the name of R.Somesh on the basis of phodi vibajane, as could be seen from Mutation register bearing No.18/206-07, is referred in **SI No.26 of 5th Para.**

The RTC's from 2007-08 to 2023-23 for Sy.no.116/1, measuring 38 guntas (MR No.18/2006-07) in the name of B.N.Byre Gowda, is referred in **SI No.27 of 5th Para.**

The land in Sy.no.116/1, measuring 38 guntas is converted from agriculture to non-agricultural residential purpose, as seen from the DC conversion order bearing No.BDIS/ALN(E)SR (KR.HO)62/2007-08, which is referred in **SI No.28 of 5th Para.**

The khatha of the land bearing Sy.No.116/1, measuring 38 guntas mutated in the name of B.N.Byre Gowda, as could be seen from Mutation register bearing no.16/2008-09, which is referred in **SI No.29 of 5th Para.**

The khatha for property No.1/116/1, measuring 33 guntas or 35937 sq.ft., was transferred in the name of B.N.Byre Gowda, as could be seen from Khatha Certificate and Khatha extract issued by Bruhath Bangalore Mahanagara Palike, which are referred in **SI.Nos.30 & 31 of II Para.**

Upto date tax is paid for property No.116/1, as could be seen from Tax paid receipt for the year 2024-25 issued by Bruhath Bangalore Mahanagara Palike, which is referred in **sl.No.32 of II Para.**

Smt.Bharathi.B.Gowda's Portion

The property bearing Sy.no.116A (old No.93) measuring 02 acres was previously belonging to Sri.Kadirappa and others who have sold the same in favour of Krishnappa, as seen from the Certified copy of registered sale deed bearing No.13/1968-69, is referred in **Sl No.33 of 5th Para.**

The khatha for Sy.no.116A, measuring 02 acres was transferred in the name of Krishnappa on the basis of registered sale deed bearing No.13/1968-69, as seen from the Mutation register Extract bearing no.6/1968-69 and RTC's from 1984-85 to 1994-95 for Sy.no.116/A, measuring 01 acres 35 guntas in the name of Krishnappa (MR no.6/1968-69), which are referred in **Sl No.34 and 35 of 5th Para.**

Sri.Krishnappa, Sri.K.Nagaraja, Sri.K.Kumar have sold Sy.no.116 (old no.93A), measuring 02 acres in favour of Sri.R.Somesh, through Registered sale deed bearing No.3908/2004-05, which is referred in **Sl No.36 of 5th Para.**

On the basis of Registered sale deed bearing No.3908/2004-05, the khatha for Sy.no.116, measuring 02 acres is transferred in the name of Sri.R.Somesh, as seen from the Mutation register Extract bearing No.3/2004-05, which is referred in **Sl No.37 of 5th Para.**

The Resurvey sketch for assigning new Sy.no.116/1, 2 for old No.116, is referred in **Sl No.38 of 5th Para.**

The land bearing Sy.no.115 phoded as Sy.no.115/2, measuring 01 acre 10 guntas in the name of Nanjundappa, Sy.no.116 is phoded as Sy.no.116/1, measuring 38 guntas in the name of B.S.Byre Gowda, Sy.no.116/2, measuring 01 acre 16 guntas and 01 acre in the name of R.Somesh, Sy.no.116/3, measuring 23 guntas in the name of R.Somesh on the basis of phodi vibajane, as could be seen from Mutation register bearing No.18/206-07, is referred in **Sl No.39 of 5th Para.**

The RTC's from 2007-08 to 2023-23 for Sy.no.116/2, measuring 01 acre 16 guntas (MR no.26/2004-05) measuring 01 acre (MR No.14/2008-09) in the name of R.Somesh, is referred in **Sl No.40 of 5th Para.**

The land in Sy.no.116 measuring 01 acre 16 guntas is converted from agriculture to non-agricultural residential purpose, as seen from the DC conversion bearing No.ALN(E)SR/207/2004-05, which is referred in **Sl No.41 of 5th Para.**

The Mutation register Extract bearing No.26/2004-05 for Sy.no.116, measuring 01 acre 16 guntas in the name of R.Somesh on the basis of DC conversion order, is referred in **Sl No.42 of 5th Para.**

Sri.R.Somesh has sold Sy.no.116 (old no.93A), measuring 01 acre 16 guntas out of 02 acres in favour of Sri.Santhosh, Smt.Bharathi.B.Gowda, Sri.M.Shashidhar through Registered sale deed bearing No.31518/2004-05, which is referred in **Sl No.43 of 5th Para.**

Sri.Santhosh and Sri.M.Shashidhar have released their rights over Sy.no.116 (old no.93A), measuring 01 acre 16 guntas out of 02 acres in favour of

Smt.Bharathi.B.Gowda, as seen from the Registered release deed bearing No.19893/2014-15, which is referred in **SI No.44 of 5th Para.**

The khatha of the property No.5/116, measuring 01 acre 01 gunta stands transferred in the name of Smt.Bharathi.B.Gowda, as could be seen from Khatha extract issued by Bruhath Bangalore Mahanagara Palike, which are referred in **SI Nos.45 & 46 of 5th Para.**

Common documents

With an intention to develop the land bearing Sy.no.116/1 (old no.116), measuring 33 guntas, Sy.no.115/2 (old No.115), measuring 25 guntas AND Sy.no.116/2 (old No.116), measuring 01 acre 01 guntas, the said 1.Sri.B.N.Byre Gowda, 2.Mrs.Nalina.N W/o.Late.Nanjundappa and her daughter 2a.Miss.Roshni.B.N, 3.Mrs.Bharathi.B.Gowda have entered into Registered Joint Development Agreement bearing No.7318/2023-24 with M/s.Sumadhura Homes LLP represented by its designated partner Sri.G.Madhu Sudhan

Wherein 38.35% of the built-up area was allotted to land owned and remaining 61.65% of the built up area was allotted to developer, which is referred in **Sl.no.47 of II Para.**

To deal with the property as per Registered Joint Development Agreement bearing No.7318/2023-24, the said 1.Sri.B.N.Byre Gowda, 2.Mrs.Nalina.N W/o.Late.Nanjundappa and her daughter 2a.Miss.Roshni.B.N, 3.Mrs.Bharathi.B.Gowda have executed Registered General Power of Attorney bearing No.371/2023-24 in favour of M/s.Sumadhura Homes LLP represented by its designated partner Sri.G.Madhu Sudhan for development of land bearing Sy.no.116/1 (old no.116), measuring 33 guntas, Sy.no.115/2 (old No.115), measuring 25 guntas AND Sy.no.116/2 (old No.116), measuring 01 acre 01 guntas, which is referred in **Sl.no.48 of II Para.**

Sy.no.116/2

The property bearing Sy.no.93, measuring 02 acres was previously belonging to Sri.Chikkamunidargappa, who has sold the same in favour of Sri.Marappa, as seen from the Certified copy of registered sale deed bearing No.3773/1953-54, which is referred in **SI No.49 of 5th Para.**

Sri.Marappa and Sri.Dyavappa have then sold Sy.no.93, measuring 01 acre in favour of Sri.Munishamappa, as seen from the Certified copy of registered sale deed bearing No.5065/1964-65, which is referred in **SI No.50 of 5th Para.**

The khatha for Sy.no.93, measuring 01 acre was accordingly transferred in the name of Sri.Munishamappa on the basis of registered sale deed bearing No.5065/1964-65, as seen from the Mutation register Extract bearing no.42/1997-98, which is referred in **SI No.51 of 5th Para.**

The Resurvey sketch assigning Sy.no.116 for old No.93A, is referred in **SI No.52 of 5th Para.**

The RTC's from 1995-96 to 2001-02 for Sy.no.116, measuring 01 acre in the name of Munishamappa (MR No.42/1997-98), is referred in **SI No.53 of 5th Para.**

Sri.Munishamappa and his son Sri.Muniswamappa have sold Sy.no.116 (old no.93A), measuring 01 acre in favour of Sri.Somesh, as seen from the Online copy of Registered sale deed bearing No.3909/2004-05, which is referred in **SI No.54 of 5th Para.** *The original Registered sale deed bearing No.3909/2004-05 has to be verified.*

The Resurvey sketch assigning Sy.no.116/1, 2 for old No.116, is referred in **SI No.55 of 5th Para.**

The land bearing Sy.no.115 phoded as Sy.no.115/2, measuring 01 acre 10 guntas in the name of Nanjundappa, Sy.no. 116 phoded as Sy.no.116/1, measuring 38 guntas in the name of B.S.Byre Gowda, Sy.no.116/2, measuring 01 acre 16 guntas and 01 acre in the name of R.Somesh, Sy.no.116/3, measuring 23 guntas in the name of R.Somesh on the basis of phodi vibajane, as could be seen from Mutation register bearing No.18/206-07, is referred in **SI No.56 of 5th Para.**

The RTC's from 2010-11 to 2023-23 for Sy.no.116/2, measuring 01 acre 16 guntas (MR no.26/2004-05) and measuring 01 acre (MR No.14/2008-09) in the name of R.Somesh, is referred in **SI No.57 of 5th Para.**

The land in Sy.No.116/2, measuring 01 acre is converted from agriculture to non agricultural residential purpose, as seen from the DC conversion order bearing No.ALN(E)SE 64/2007-08, which is referred in **SI No.58 of 5th Para.**

The Mutation register Extract bearing No.14/2008-09 for Sy.no.116/2, measuring 01 acre in the name of Somesh on the basis of DC conversion order bearing No.ALN(E)SE 64/2007-08, is referred in **SI No.59 of 5th Para.**

The khatha of the property No.6/116/2, measuring 30.75 gunta or 33486.75 sq.ft stands transferred in the name of Sri.R.Somesh, as could be seen from khatha certificate and Khatha extract issued by Bruhath Bangalore Mahanagara Palike, which are referred in **SI.No.60 & 61 of II Para.**

Upto date tax is paid for property No.116/2, as could be seen from Tax paid receipt for the year 2024-25 issued by Bruhath Bangalore Mahanagara Palike, which is referred in **SI.no.62 of II Para.**

With an intention to develop the land bearing Sy.no.116/2 (old No.116, earlier No.93A), measuring 30.75 guntas and 02 guntas of karab, Sy.no.116/3 (old No.116, earlier No.93A), measuring 09 guntas out of 23 guntas and Sy.no.116/3 (old No.116, earlier No.93A), measuring 14 guntas out of 23 guntas, the said Sri.R.Somesh @ Ramachandra Somesh had entered into Registered Joint Development Agreement bearing No.7297/2023-24 with M/s.Sumadhura Homes LLP represented by its Designated partner Sri.G.Madhu Sudhan

Wherein the land owner allotted to 28.65 % of built-up area and developer allotted with 71.35 % of the super built-up area, which is referred in **SI.no.63 of II Para.**

To deal with the property as per Registered Joint Development Agreement bearing No.7297/2023-24, the said Sri.R.Somesh @ Ramachandra Somesh had entered into Registered General Power of Attorney bearing No.369/2023-24 executed by in favour of M/s.Sumadhura Homes LLP represented by its Designated partner Sri.G.Madhu Sudhan for land bearing Sy.no.116/2 (old No.116, earlier No.93A), measuring 30.75 guntas and 02 guntas of karab, Sy.no.116/3 (old No.116, earlier No.93A), measuring

09 guntas out of 23 guntas and Sy.no.116/3 (old No.116, earlier No.93A), measuring 14 guntas out of 23 guntas, which is referred in **Sl.no.64 of II Para.**

It is informed that though the JDA and GPA is for land bearing Sy.no.116/3 (old No.116, earlier No.93A), measuring 23 guntas, the same is not part of the subject project.

Common documents

The Thashildar had issued an Endorsement stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act over Sy.no.116/1, 116/2, 116/3, which is referred in **Sl.no.65 of II Para.**

The Sub-divisional Officer had issued an Endorsement stating that, there no claims under PTCL Act over property bearing Sy.No.116/1, 116/2 & 116/3, which is referred in **Sl.no.66 of II Para.**

The LLP Agreement of Sumadhura homes LLP entered into between Mr.Madhusudhan Gunda, Bharat Kumar Kandukuri, Venkata Rama Rao Kalakuntla, Naveen Kumar Gunda, which is referred in **Sl.no.67 of II Para.**

The ROC Search report of Sumadhura homes LLP issued by DA Hegde & Company shows no charges filed with the ROC on the subject property, is referred in **Sl.no.68 of II Para.**

Bangalore Development Authority had issued Work order for approval of signal plot at for Sy.no.115/2 (part), 116/1 (Part) & 116/2 (part), measuring 03 acres 09.12 guntas (excluding 10 guntas karab), which is referred in **Sl.no.69 of II Para.**

The Bangalore Development Authority had approved the residential Single site Plan for Sy.no.115/2 (part), 116/1 (Part) & 116/2 (part), measuring 03 acres 09.75 guntas, which is referred in **Sl.no.70 of II Para.**

IV. POSSESSION CERTIFICATE:

On the basis of the documents scrutinized above, 1.B.N.Byregowda, 2.Nalina.N & 3.Roshan.B.N, 4.Bharathi.B.Gowda, 5.R.Somesh @ Ramachandra Somesh are in possession of the captioned property described in Para 1.

V. ENCUMBRANCE:

On perusal of the Encumbrance Certificate referred at **Sl.Nos.71 to 79 II Para,** I certify that the above property is free from all encumbrances during the period from 01.06.1989 to 30.12.2024.

VI. TITLE:

On the basis of the documents scrutinized, subject to above observations and conditions, I certify that 1.B.N.Byregowda, 2.Nalina.N & 3.Roshan.B.N, 4.Bharathi.B.Gowda, 5.R.Somesh @ Ramachandra Somesh have clear marketable title over the subject property described in Para 1.

CERTIFICATE

On the basis of documents referred in Para I, and subject to condition of : Verification of original title deeds and documents and obtaining :

1. Smt.Kempamma (mother of Late.Nanjundappa) is not party to the Registered Joint Development Agreement bearing No.7297/2023-24 & Registered General Power of Attorney bearing No.369/2023-24, hence Registered Confirmation/Release deed from Smt.Kempamma has to be obtained.
2. RERA Certificate.
3. Sharing agreement between land owner and developer.
4. Approved construction plan.
5. Tax paid receipt for the year 2024-25 for property No.5/116 (Bharathi portion)
6. Verification of original title deeds and documents

I certify that, 1.B.N.Byregowda, 2.Nalina.N & 3.Roshan.B.N, 4.Bharathi.B.Gowda, 5.R.Somesh @ Ramachandra Somesh will have clear marketable title over the property described in Para II and their title to the same is legally clear, valid and marketable and M/s.Sumadhura Homes LLP being the registered JDA and GPA holder can deal with their share of 61.65% in land bearing Sy.no.116/1 (old no.116), measuring 33 guntas, Sy.no.115/2 (old No.115), measuring 25 guntas AND Sy.no.116/2 (old No.116), measuring 01 acre 01 guntas AND 71.35 % in land bearing land bearing Sy.no.116/2 (old No.116, earlier No.93A), measuring 30.75 guntas and 02 guntas of karab property.

D & M LAW ASSOCIATES