

**LEGAL SCRUTINY REPORT**

Dated: 30.12.2024

To,  
M/s. Sanjeevini Properties Private Limited  
Represented by its directors  
Sri. Suresh.H.A & Sri.Umesh Gowda.H.A  
Bangalore.

Dear Sir,

Sub:- Title due diligence report related to Project **"The Adwaith"** by Sanjeevini Group

Sl. No.	Survey Number	Extent of Land	Name of Landowners
1.	Sy.No.116/2	2A 39G	Sri. R. Ramakrishnappa, Ms. Mridula R., Master R. Vishwas, Sri. R. Ramesh, Ms. Thanushree R., Sri. P.R. Muniraju, Kumari Lakshmipathi P.M., Kumari Meghana P.M. and Kumari Akshaya P.M.
2.	Sy.No.116/5	0-19 ½ G	Sri. Gopalappa along with his wife Smt. Sampamma and children viz., Sri. Munikrishnappa G., Master Chethan M. and Kumari Nuthan M., Sri. Shivashankar G., Master Shobith S. and Kumari Sunitha S., Sri. Subramani P.G., Kumari Manyatha S., Kumari Danyatha S. and Master Purushotham S.
3.	Sy.No.116/15 (old Sy.No.116/5)	0-19 ½ G	Sri. R. Ramesh along with his wife Smt. Vedha and children viz., Ms. Thanushree R.
4.	Sy.No.116/13 (old Sy.No.116/5)	0-19 ½ G	Sri. Harish L. along with his children viz., Master Pavan P.H. and Kumari Preksha P.H.
5.	Sy.No.116/14 (old Sy.No.116/5)	0-19 ½ G	Sri. Ashok L. along with his children viz., Sri. Madan and Master Darshan A.
6.	Sy.No.117/14 (old Sy.No.117/4)	1A 04 ½ G	Sri. P.M. Veerabhadrappe @ Veerabhadrappe along with his family members viz., Smt.

			Munirathnamma, Sri. Kiran Kumar V. and Smt. Bhavani V., Smt. K. Pramodini W/o. Late P.M. Venkatesh along with her children viz., Ms. Varshitha, Ms. Hamsa Priya Y. and Ms. Gaganashree P.V., Sri. P.M. Bhadrappa @ Bhadrappa, Smt. Radha, Master Murali B. and Kumari Navyashree B.
7.	Sy.No.117/6 (old Sy.No.117/5)	1A 20G	Smt. Vijayalakshmi, Sri. Chethan N., Master Thanish Chethan, Smt. Meenakshi N., Sri. D. Muniyappa, Smt. N. Yashodamma, Smt. Radha M., Smt. Menaka K.M., Smt. Lakshmi M., Sri. Naveen Kumar M., Baby Janhavi N., Smt. M. Sowmya, Smt. D. Rathnamma @ Rathnamma, Smt. Asha Rani B., Smt. Sowmya B. and Sri. Chethan B.
8.	Sy.No.117/7 (old Sy.No.117/5)	0-08 G	Sri. R. Beeresh, Master Ranjith Kumar B. and Kumari Yeshaswini B., Sri. R. Nagesh @ Nagesh, Sri. Sagar P.N. and Ms. Chaithra N., Sri. R. Sarvesha @ Sarvesh R., Master Varnith S., Sri. R. Sundaresh @ Sundaresh, Master Vikyath P.S.
9.	Sy.No.117/9 (old Sy.No.117/5)	0-22 ½ G	Sri. Lakshmana @ P.R. Lakshmana, Sri. Arun Kumar L., Kumari Poorvika and Master Yashas Ram A., Smt. Girija, Smt. Varalakshmi, Smt. Sudha L.

Sl. No.	Description	Details
1.	Name of the project:	" ....."
2.	Name of the title holders:	(i) Sri. R. Ramakrishnappa, Ms. Mridula R., Master R. Vishwas, Sri. R. Ramesh, Ms. Thanushree R., Sri. P.R. Muniraju, Kumari Lakshmipathi P.M., Kumari Meghana P.M. and Kumari Akshaya P.M. (ii) Sri. Gopalappa along with his wife Smt. Sampamma and children viz., Sri. Munikrishnappa G., Master Chethan M. and Kumari Nuthan M., Sri. Shivashankar

		<p>G., Master Shobith S. and Kumari Sunitha S., Sri. Subramani P.G., Kumari Manyatha S., Kumari Danyatha S. and Master Purushotham S.</p> <p>(iii) Sri. R. Ramesh along with his wife Smt. Vedha and children viz., Ms. Thanushree R.</p> <p>(iv) Sri. Harish L. along with his children viz., Master Pavan P.H. and Kumari Preksha P.H.</p> <p>(v) Sri. Ashok L. along with his children viz., Sri. Madan and Master Darshan A.</p> <p>(vi) Sri. P.M. Veerabhadrapa @ Veerabhadrapa along with his family members viz., Smt. Munirathnamma, Sri. Kiran Kumar V. and Smt. Bhavani V., Smt. K. Pramodini W/o. Late P.M. Venkatesh along with her children viz., Ms. Varshitha, Ms. Hamsa Priya Y. and Ms. Gaganashree P.V., Sri. P.M. Bhadrappa @ Bhadrappa, Smt. Radha, Master Murali B. and Kumari Navyashree B.</p> <p>(vii) Smt. Vijayalakshmi, Sri. Chethan N., Master Thanish Chethan, Smt. Meenakshi N., Sri. D. Muniyappa, Smt. N. Yashodamma, Smt. Radha M., Smt. Menaka K.M., Smt. Lakshmi M., Sri. Naveen Kumar M., Baby Janhavi N., Smt. M. Sowmya, Smt. D. Rathnamma @ Rathnamma, Smt. Asha Rani B., Smt. Sowmya B. and Sri. Chethan B.</p> <p>(viii) Sri. R. Beeresh, Master Ranjith Kumar B. and Kumari Yeshaswini B., Sri. R. Nagesh @ Nagesh, Sri. Sagar P.N. and Ms. Chaithra N., Sri. R. Sarvesha @ Sarvesh R., Master Varnith S., Sri. R. Sundaresh @ Sundaresh, Master Vikyath P.S.</p> <p>(ix) Sri. Lakshmana @ P.R. Lakshmana, Sri. Arun Kumar L., Kumari Poorvika and Master Yashas Ram A., Smt. Girija, Smt. Varalakshmi, Smt. Sudha L.</p>
3.	Name of the builder	M/s. Sanjeevini Properties Private Limited
4.	RERA registration number:	Awaited

<p>5.</p>	<p>Subject:</p>	<p>Project “.....” of Sri. R. Ramakrishnappa, Ms. Mridula R., Master R. Vishwas, Sri. R. Ramesh, Ms. Thanushree R., Sri. P.R. Muniraju, Kumari Lakshmipathi P.M., Kumari Meghana P.M. and Kumari Akshaya P.M. (for land bearing Sy.No.116/2, measuring 2 Acres 39 Guntas) <b>and</b> Sri. Gopalappa along with his wife Smt. Sampamma and children viz., Sri. Munikrishnappa G., Master Chethan M. and Kumari Nuthan M., Sri. Shivashankar G., Master Shobith S. and Kumari Sunitha S., Sri. Subramani P.G., Kumari Manyatha S., Kumari Danyatha S. and Master Purushotham S. (for land bearing Sy.No.116/5, measuring 0-19 ½ Guntas) <b>and</b> Sri. R. Ramesh along with his wife Smt. Vedha and children viz., Ms. Thanushree R. (for land bearing Sy.No.116/15, measuring 0-19 ½ Guntas) <b>and</b> Sri. Harish L. along with his children viz., Master Pavan P.H. and Kumari Preksha P.H. (for land bearing Sy.No.116/13, measuring 0-19 ½ Guntas) <b>and</b> Sri. Ashok L. along with his children viz., Sri. Madan and Master Darshan A. (for land bearing Sy.No.116/14, measuring 0-19 ½ Guntas) <b>and</b> Sri. P.M. Veerabhadrappe @ Veerabhadrappe along with his family members viz., Smt. Munirathnamma, Sri. Kiran Kumar V. and Smt. Bhavani V., Smt. K. Pramodini W/o. Late P.M. Venkatesh along with her children viz., Ms. Varshitha, Ms. Hamsa Priya Y. and Ms. Gaganashree P.V., Sri. P.M. Bhadrappa @ Bhadrappa, Smt. Radha, Master Murali B. and Kumari Navyashree B. (for land bearing Sy.No.117/14, measuring 1 Acre 04 ½ Guntas) <b>and</b> Smt. Vijayalakshmi, Sri. Chethan N., Master Thanish Chethan, Smt. Meenakshi N., Sri. D. Muniyappa, Smt. N. Yashodamma, Smt. Radha M., Smt. Menaka K.M., Smt. Lakshmi M., Sri. Naveen Kumar M., Baby Janhavi N., Smt. M. Sowmya, Smt. D. Rathnamma @ Rathnamma,</p>
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		Smt. Asha Rani B., Smt. Sowmya B. and Sri. Chethan B. (for land bearing Sy.No.117/6, measuring 1 Acre 20 Guntas) and Sri. R. Beeresh, Master Ranjith Kumar B. and Kumari Yeshaswini B., Sri. R. Nagesh @ Nagesh, Sri. Sagar P.N. and Ms. Chaithra N., Sri. R. Sarvesha @ Sarvesh R., Master Varnith S., Sri. R. Sundaresh @ Sundaresh, Master Vikyath P.S. (for land bearing Sy.No.117/7, measuring 08 Guntas) and Sri. Lakshmana @ P.R. Lakshmana, Sri. Arun Kumar L., Kumari Poorvika and Master Yashas Ram A., Smt. Girija, Smt. Varalakshmi, Smt. Sudha L. (for land bearing Sy.No.117/9, measuring 0-22 ½ Guntas).
6.	Nature of transaction	Construction Finance
7.	Payment to be made in favour of	M/s. Sanjeevini Properties Private Limited

RERA REGISTRATION NUMBER OF THE PROJECT	Awaited
WHETHER DEVELOPER HAS ACQUIRED DEVELOPMENT RIGHTS VIDE JDA AND GPA	YES
IF DEVELOPER HAS ACQUIRED DEVELOPMENT RIGHTS VIDE JDA AND GPA, HAVE THE LANDOWNERS EMPOWERED THE DEVELOPER TO EXECUTE AGREEMENTS/DEEDS FOR SALE OF UNITS IN THE PROJECT?	YES
PLEASE MENTION THE CLAUSE (ALONG WITH CLAUSE NUMBER) IN THE JDA/GPA THAT EMPOWERS THE DEVELOPER TO EXECUTE AGREEMENTS/DEEDS FOR SALE OF UNITS IN THE PROJECT	a. Clause <b>(16.8)</b> of Joint Development Agreement dated 26.12.2023 (Doc. No.11101/2023-24) & Clause <b>(v)</b> of General Power of Attorney dated 26.12.2023 (Doc. No.525/2023-24). b. Clause <b>(16.8)</b> of Joint Development Agreement dated 26.12.2023 (Doc. No.11103/2023-24) & Clause <b>(v)</b> of

	<p>General Power of Attorney dated 26.12.2023 (Doc. No.526/2023-24).</p> <p>c. Clause <b>(16.8)</b> of Joint Development Agreement dated 26.12.2023 (Doc. No.11097/2023-24 &amp; Clause <b>(v)</b> of General Power of Attorney dated 26.12.2023 (Doc. No.524/2023-24).</p> <p>d. Clause <b>(17.8)</b> of Joint Development Agreement dated 29.12.2023 (Doc. No.11297/2023-24) &amp; Clause <b>(v) &amp; (w)</b> of General Power of Attorney dated 26.12.2023 (Doc. No.535/2023-24).</p> <p>e. Clause <b>(17.8)</b> of Joint Development Agreement dated 26.12.2023 (Doc. No.11283/2023-24) &amp; Clause <b>(v) &amp; (w)</b> of General Power of Attorney dated 26.12.2023 (Doc. No.532/2023-24).</p> <p>f. Clause <b>(w) &amp; (x)</b> of General Power of Attorney dated 01.09.2023 (Doc. No.323/2023-24).</p> <p>g. Clause <b>(17.8)</b> of Joint development Agreement dated 16.10.2023 (Doc. No.8248/2023-24) &amp; Clause <b>(w) &amp; (x)</b> of General Power of Attorney dated 16.10.2023 (Doc. No.414/2023-24).</p> <p>h. Clause <b>(17.8)</b> of Joint development Agreement dated 16.10.2023 (Doc. No.8250/2023-24) &amp; Clause <b>(w) &amp; (x)</b> of General Power of Attorney dated 16.10.2023 (Doc. No.415/2023-24).</p> <p>i. Clause <b>(15.8)</b> of Joint development Agreement dated 27.09.2023 (Doc. No.7506/2023-24) &amp; Clause <b>(w) &amp; (x)</b> of General Power of Attorney dated 27.09.2023 (Doc. No.378/2023-24).</p>
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	Empower and enable the developer to sell its share of saleable area
IF YES, HAVE THE LANDOWNERS EMPOWERED THE DEVELOPER TO RAISE LOANS FROM FINANCIAL INSTITUTIONS AND CREATE A MORTGAGE ON THE PROPERTY?	YES
PLEASE MENTION THE CLAUSE (ALONG WITH CLAUSE NUMBER) IN THE JDA/GPA THAT EMPOWERS THE DEVELOPER TO RAISE LOANS AND MORTGAGE ITS SHARES	<p>a. Clause <b>(21.1)</b> of Joint Development Agreement dated 26.12.2023 (Doc. No.11101/2023-24) &amp; Clause <b>(y) &amp; (z)</b> of General Power of Attorney dated 26.12.2023 (Doc. No.525/2023-24).</p> <p>b. Clause <b>(21.1)</b> of Joint Development Agreement dated 26.12.2023 (Doc. No.11103/2023-24) &amp; Clause <b>(y) &amp; (z)</b> of General Power of Attorney dated 26.12.2023 (Doc. No.526/2023-24).</p> <p>c. Clause <b>(21.1)</b> of Joint Development Agreement dated 26.12.2023 (Doc. No.11097/2023-24 &amp; Clause <b>(y) &amp; (z)</b> of General Power of Attorney dated 26.12.2023 (Doc. No.524/2023-24).</p> <p>d. Clause <b>(22.1)</b> of Joint Development Agreement dated 29.12.2023 (Doc. No.11297/2023-24) &amp; Clause <b>(z) &amp; (aa)</b> of General Power of Attorney dated 26.12.2023 (Doc. No.535/2023-24).</p> <p>e. Clause <b>(22.1)</b> of Joint Development Agreement dated 26.12.2023 (Doc. No.11283/2023-24) &amp; Clause <b>(z) &amp; (aa)</b> of General Power of Attorney dated 26.12.2023 (Doc. No.532/2023-24).</p> <p>f. Clause <b>(20.1)</b> of Joint Development Agreement dated 01.09.2023 (Doc. No.6193/2023-24) &amp; Clause <b>(z) &amp; (aa)</b> of General Power of Attorney dated 01.09.2023 (Doc. No.323/2023-24).</p>

	<p>g. Clause <b>(22.1)</b> of Joint development Agreement dated 16.10.2023 (Doc. No.8248/2023-24) &amp; Clause <b>(z) &amp; (aa)</b> of General Power of Attorney dated 16.10.2023 (Doc. No.414/2023-24).</p> <p>h. Clause <b>(22.1)</b> of Joint development Agreement dated 16.10.2023 (Doc. No.8250/2023-24) &amp; Clause <b>(z) &amp; (aa)</b> of General Power of Attorney dated 16.10.2023 (Doc. No.415/2023-24).</p> <p>i. Clause <b>(23.1)</b> of Joint development Agreement dated 27.09.2023 (Doc. No.7506/2023-24) &amp; Clause <b>(z) &amp; (aa)</b> of General Power of Attorney dated 27.09.2023 (Doc. No.378/2023-24).</p> <p>empower the developer to raise loans from financial institutions and create a security on builder's saleable area.</p>
WHETHER NOC IS REQUIRED FROM THE LANDOWNERS TO MORTGAGE THE DEVELOPER'S SHARE?	NO
WHETHER THE CONSIDERATION TO THE LANDOWNERS IS TO BE PROVIDED BY WAY OF REVENUE SHARING OR AREA SHARING	AREA SHARING
HAS A SUPPLEMENTARY AGREEMENT BEEN EXECUTED FOR ALLOCATION OF UNITS BETWEEN THE LANDOWNERS AND DEVELOPER?	Yes
HAVE ALL THE LANDOWNERS EXECUTED THE SUPPLEMENTARY AGREEMENT IN THEIR OWN CAPACITIES?	Yes
IF DEVELOPER HAS ACQUIRED DEVELOPMENT RIGHTS VIDE JDA AND GPA, ARE THERE ANY RESTRICTIVE CLAUSES OR CONDITIONS IN THE JDA AND/OR GPA	Clause 6.1 of the JDAs indicates that the Developer/ Promoter shall commence construction immediately and the owners shall hand over the

<p>WHICH IMPACT THE MANNER IN WHICH THE DEVELOPER CAN SELL OR MORTGAGE THE UNITS? PLEASE MENTION THE SAME (E.G. LANDOWNER'S NOC REQUIREMENT)</p>	<p>vacant possession of the schedule property for the purpose of construction. The Promoter/ Developer hereby agrees to complete the construction in all respects the Apartment Building ant eh owners constructed area within 3 years (36 months) time from the date of sanctioned plan and RERA approval and with an extension of grace period of six months.</p> <p>Further, Clause 6.2 of the JDAs indicates that, if the promoter / Developer could not able to complete the work in the respective time i.e., 3 years (36 months) and grace period of 6 months so total period of 42 months, then the Promoter/ Developer are agreed to pay monthly rent of Rs.4 per Square Feet for Owner Share of super built-up are from 43<sup>rd</sup> month.</p>
<p>TILL WHAT TIME IS THE JDA VALID AND WHAT ARE THE TIMELINES AS PER THE JDA WITHIN WHICH THE CONSTRUCTION HAS TO BE COMPLETED?</p>	<p>Clause 6.1 of the JDAs indicates that the Developer/ Promoter shall commence construction immediately and the owners shall hand over the vacant possession of the schedule property for the purpose of construction. The Promoter/ Developer hereby agrees to complete the construction in all respects the Apartment Building ant eh owners constructed area within 3 years (36 months) time from the date of sanctioned plan and RERA approval and with an extension of grace period of six months.</p> <p>Further, Clause 6.2 of the JDAs indicates that, if the promoter / Developer could not able to complete the work in the respective time i.e., 3 years (36 months) and grace period of</p>

	6 months so total period of 42 months, then the Promoter/ Developer are agreed to pay monthly rent of Rs.4 per Square Feet for Owner Share of super built-up are from 43 <sup>rd</sup> month.
WHAT RIGHTS DOES THE LANDOWNER HAVE TO TERMINATE TO JDA AND/OR GPA AND IN WHICH CLAUSE OF THE DOCUMENTS IS THE RIGHT TO TERMINATE MENTIONED?	NA
BRIEF DESCRIPTION OF THE TERMINATION CLAUSE AND ANY OTHER CLAUSE WHICH IMPOSES PENALTIES ON THE DEVELOPER.	NA
IF THERE IS REVENUE SHARING, ARE THE LANDOWNERS REQUIRED TO COME AS PARTIES/CONFIRMING PARTIES TO THE MORTGAGE DEED?	No. Its not applicable.
HAS THE LAND BEEN CONVERTED FOR THE USE (RESIDENTIAL/COMMERCIAL) THAT IS ENVISAGED	YES (Residential).
PLEASE SHARE THE DETAILS OF THE CONVERSION ORDER	<p><b>CHANGE OF LAND USE AND CONVERSION RECORDS:</b></p> <p>i. The land bearing Sy.No.116/2, measuring 2 Acres 39 Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 11.07.2021 bearing No. A.L.N. (E.V.H.) S.R: 809/2007-08 issued by Special Deputy Commissioner, Bangalore District.</p> <p>ii. The land bearing Sy.No.116/5, measuring 0-19.08 Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 05.01.2012 bearing No. ALN (EVH) SR 363/2011-12 issued by Deputy Commissioner, Bangalore District.</p>

	<p>iii. The land bearing Sy.No.116/15, measuring 0-19.08 Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 28.06.2024 bearing No. 683085 (ALN/EVH/SR.55/2024-25) issued by Deputy Commissioner, Bangalore Urban District.</p> <p>iv. The land bearing Sy.No.116/13, measuring 0-19.08 Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 15.06.2024 bearing No. 674551 (ALN/EVH/SR.06/2024-25) issued by Deputy Commissioner, Bangalore Urban District.</p> <p>v. The land bearing Sy.No.116/14, measuring 0-19.08 Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 13.06.2024 bearing No. 674552 (ALN/EVH/SR.07/2024-25) issued by Deputy Commissioner, Bangalore Urban District.</p> <p>vi. The land bearing Sy.No.117/14, measuring 1 Acre 04.08 Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 08.05.2024 bearing No. 650237 (ALN/EVH/SR.04/2024-25) issued by Deputy Commissioner, Bangalore Urban District.</p> <p>vii. The land bearing Sy.No.117/6, measuring 1 Acre 20 Guntas was converted from agricultural into non-agricultural residential purposes</p>
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	<p>vide Official Memorandum dated 20.01.2024 bearing No. 598030 (ALN/EVH/SR.146/2023-24) issued by Deputy Commissioner, Bangalore Urban District.</p> <p>viii. The land bearing Sy.No.117/7, measuring 08 Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 20.01.2024 bearing No. 598033 (ALN/EVH/SR.145/2023-24) issued by Deputy Commissioner, Bangalore Urban District.</p> <p>ix. The land bearing Sy.No.117/9, measuring 0-22 ½ Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 20.01.2024 bearing No. 598032 (ALN/EVH/SR.141/2023-24) issued by Deputy Commissioner, Bangalore Urban District.</p>
ARE THERE MINORS RIGHTS IN THE PROPERTY?	NO
IS THE PROJECT LAND SUBJECT TO ANY LAND ACQUISITION ORDERS	NO
IS THE PROJECT LAND SUBJECT TO ANY LITIGATIONS	NO
IF YES, PLEASE ELABORATE ON THE IMPACT OF THE LITIGATION ON OUR MORTGAGE	NA
OTHER OBSERVATIONS, IF ANY.	NA
CAN SARFAESI BE ENFORCED ON THE PROPERTY SOUGHT TO BE MORTGAGED?	Yes

**I. DESCRIPTION OF THE PROPERTY:**

**ITEM NO.01:**

All that piece and parcel of residentially converted land bearing Sy.No.116/2 (vide Official Memorandum dated 11.07.2011 bearing No. ALN (EVH) SR.809/2007-08 issued by Deputy Commissioner, Bangalore District) of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 2 Acres 39 Guntas, and is bounded as follows:

On the East by	:	Land bearing Sy.Nos.116/5 and 116/12;
West by	:	Land bearing Sy.Nos.110 and 117;
North by	:	Land bearing Sy.No.116/1;
South by	:	Land bearing Sy.No.116/3;

**ITEM NO.02:**

All that piece and parcel of residentially converted land bearing Sy.No.116/5 (vide Official Memorandum dated 05.01.2012 bearing No. ALN (EVH) SR.363/2011-12 issued by Deputy Commissioner, Bangalore) of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 0-19.08 Guntas, and is bounded as follows:

On the East by	:	Land belongs to Sri. Lingappa;
West by	:	Land belongs to Sri. Ramaiah;
North by	:	Land belongs to Sri. Karunesh;
South by	:	Land bearing Sy.No.116/5 belongs to Sri. Ramesh;

**ITEM NO.03:**

All that piece and parcel of residentially converted land bearing new **Sy.No.116/15** (*old Sy.No.116/5*) (vide Official Memorandum dated 28.06.2024 bearing No. 683085 (ALN/EVH/SR.55/2024-25) issued by Deputy Commissioner, Bangalore Urban District) of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 0-19.08 Guntas, and is bounded as follows:

On the East by	:	Land belongs to Sri. Lingappa;
West by	:	Land belongs to Sri. Ramaiah;
North by	:	Land bearing Sy.No.116/5 belongs to Sri. Ramesh;
South by	:	Land belongs to Sri. Nanjundappa;

**ITEM NO.04:**

All that piece and parcel of residentially converted land bearing Sy.No.116/13 (*old Sy.No.116/5*) (vide Official Memorandum dated 15.06.2024 bearing No. 674551 (ALN/EVH/SR.06/2024-25)) of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 0-19.08 Guntas, and is bounded as follows:

On the East by	:	Land belongs to Sri. Ramesh;
West by	:	Land belongs to Sri. Thimmareddy;
North by	:	Land belongs to Sri. Ramaiah;

South by	:	Land belongs to Sri. Ashok L.;
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**ITEM NO.05:**

All that piece and parcel of residentially converted land bearing Sy.No.116/14 (*old Sy.No.116/5*) (Official Memorandum dated 13.06.2024 bearing No. 674552 (ALN/EVH/SR.07/2024-25)) of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 0-19.08 Guntas, and is bounded as follows:

On the East by	:	Land belongs to Sri. Ramesh;
West by	:	Land belongs to Sri. Thimmareddy;
North by	:	Land belongs to Sri. Harish L.;
South by	:	Land belongs to Sri. Ashwathreddy;

**ITEM NO.06:**

All that piece and parcel of residentially converted land bearing Sy.No.117/14 (*old Sy.No.117/4*) (vide Official Memorandum dated 08.05.2024 bearing No. 650237 (ALN/EVH/SR.04/2024-25)) of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 1 Acre 04 ½ Guntas, and is bounded as follows:

On the East by	:	Land bearing Sy.No.117/9 belongs to Sri. Lakshman and Sy.No.117/8 belong to Smt. Sharadamma and Sy.No.117/6 belong to Sri. Narayanaswamy and others;
West by	:	Land bearing Sy.No.117/4 belongs to Sri. C. Sadananda Murthy;
North by	:	Road;
South by	:	Government Property;

**ITEM NO.07:**

All that piece and parcel of residentially converted land bearing Sy.No.117/6 (*old Sy.No.117/5*) (vide Official Memorandum dated 20.01.2024 bearing No. 598030 (ALN/EVH/SR.146/2023-24)) of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 1 Acre 20 Guntas plus 0-½ Gunta Kharab land, and is bounded as follows:

On the East by	:	Land bearing Sy.No.116/2 belonging to Sri. Ramaiah;
West by	:	Land bearing Sy.No.117/4 belonging to Sri. Venkatesh M.;
North by	:	Land bearing Sy.No.117/9 belonging to Sri. Lakshman;
South by	:	Land bearing Sy.No.117/7 belonging to Sri. R. Beeresh and others;

**ITEM NO.08:**

All that piece and parcel of residentially converted land bearing Sy.No.117/7 (*old Sy.No.117/5*) (vide Official Memorandum dated 20.01.2024 bearing No. 598033 (ALN/EVH/SR.145/2023-24)) of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 0-08 Guntas, and is bounded as follows:

On the East by	:	Land bearing Sy.No.116/2 belonging to Sri. Ramaiah;
West by	:	Land bearing Sy.No.117/4 belonging to Sri. Venkatesh M.;
North by	:	Land bearing Sy.No.117/6 belonging to Sri. K.N. Narayanaswamy and others;
South by	:	Land belongs to Sri. R. Beeresh and brothers;

**ITEM NO.09:**

All that piece and parcel of residentially converted land bearing Sy.No.117/9 (*old Sy.No.117/5*) (vide Official Memorandum dated 20.01.2024 bearing No. 598032 (ALN/EVH/SR.141/2023-24)) of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 0-22 ½ Guntas plus 0-¼ Gunta Kharab land, and is bounded as follows:

On the East by	:	Land bearing Sy.No.116/2 belonging to Sri. Ramaiah;
West by	:	Land bearing Sy.No.117/4 belonging to Sri. Venkatesh M.;
North by	:	Land bearing Sy.No.117/8 belonging to Smt. Sharadamma;
South by	:	Land bearing Sy.No.117/6 belonging to Sri. K.N. Narayanaswamy and others;

**II. LIST OF DOCUMENTS EXAMINED/PERUSED (All Photo-copies):**

**Land bearing Sy.No.116/2:**

1. Sale Deed dated 16.12.1953 executed by Sri. Ramaiah *in favour of* Sri. Govindappa (Doc. No.6072/1953-54).
2. Sale Deed dated 28.03.1955 executed by Sri. Govindappa *in favour of* Sri. Ramaiah (Doc. No.6223/1954-55).
3. Legal Heir Certificate of Sri. Ramaiah dated 07.06.2022 issued by Deputy Tahasildar, Bangalore East Taluk.
4. Death Certificate of Sri. Ramaiah dated 25.07.2013 (died on 04.03.2013).
5. Official Memorandum dated 11.07.2021 bearing No. A.L.N. (E.V.H.) S.R: 809/2007-08.
6. M.R. No.14/2011-12.
7. Partition Deed dated 17.11.2022 entered into between Smt. Narayanamma D/o. Ramaiah along with his son Sri. Siddaraju, Smt. Ramakka W/o. Late Ramaiah along with her children viz., Sri.

- R. Ramakrishnappa, Ms. Mridula R., Master R. Vishwas *represented by his father and natural guardian Sri. R. Ramakrishnappa*, Sri. R. Ramesh, Sri. Dhanush, Ms. Thanushree, Smt. Yellamma @ Ammayamma D/o. Late Ramaiah along with her children viz., Sri. Mohan Kumar, Sri. Santhosh Kumar, Sri. S. Madhusudhan, Sri. P.R. Muniraju, Kumari Lakshmipathi P.M., Kumari Meghana P.M. and Kumari Akshaya P.M. *represented by their father and natural guardian Sri. P.R. Muniraju* (Doc. No.8004/2022-23).
8. Computerized Family Tree of Sri. R. Ramakrishnappa dated 29.04.2024 issued by Deputy Tahasildar, Bangalore East Taluk.
  9. Computerized Family Tree of Sri. R. Ramesh dated 17.01.2024 issued by Deputy Tahasildar, Bangalore East Taluk.
  10. Computerized Family Tree of Sri. P.R. Muniraju dated 11.11.2024 issued by Deputy Tahasildar, Bangalore East Taluk.
  11. Joint Development Agreement dated 26.12.2023 entered into between Sri. R. Ramakrishnappa, Ms. Mridula R., Master R. Vishwas *represented by his father and natural guardian Sri. R. Ramakrishnappa*, Sri. R. Ramesh, Ms. Thanushree R., Sri. P.R. Muniraju, Kumari Lakshmipathi P.M., Kumari Meghana P.M. and Kumari Akshaya P.M. *represented by their father and natural guardian Sri. P.R. Muniraju with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.11101/2023-24).
  12. General Power of Attorney dated 26.12.2023 executed by Sri. R. Ramakrishnappa, Ms. Mridula R., Master R. Vishwas *represented by his father and natural guardian Sri. R. Ramakrishnappa*, Sri. R. Ramesh, Ms. Thanushree R., Sri. P.R. Muniraju, Kumari Lakshmipathi P.M., Kumari Meghana P.M. and Kumari Akshaya P.M. *represented by their father and natural guardian Sri. P.R. Muniraju in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.525/2023-24).
  13. Katha Certificate and Katha Extract both (undated) issued in the name of Sri. R. Ramakrishnappa and others by BBMP, Bangalore.
  14. Endorsement dated 06.01.2024 issued by Tahasildar, Bangalore East Taluk with regard to non-availability of IL and RR bearing No.2470.
  15. Endorsement dated 06.01.2024 issued by Tahasildar, Bangalore East Taluk with regard to non-availability of Preliminary Record.
  16. RTCs from the period 1972-73 to 1976-77 and from 1982-83 to 2001-02 in respect of land bearing Sy.No.116/2.
  17. Endorsement dated 05.09.2018 issued by Tahasildar with regard to non-availability of RTCs from the period 1977 to 1982 in respect of land bearing Sy.No.116/2.
  18. RTCs from the period 2001-02 to 2024-25 in respect of land bearing Sy.No.116/2.
  19. PTCL Endorsement dated 06.01.2024 issued by Assistant Commissioner, Bangalore North Division, Bangalore in respect of land bearing Sy.No.116/2.
  20. Nil Tenancy Certificate dated 17.01.2019 issued by Tahasildar, Bangalore East Taluk in respect of land bearing Sy.No.116/2.
  21. Copy of Survey Sketch in respect of land bearing Sy.No.116/2.
  22. Moola Tippani in respect of land bearing Sy.No.116/2.
  23. Mysore Revision Settlement Akarbandh.
  24. Encumbrance Certificate:
    - a. E.C. dated 18.07.2018 from 01.04.1924 to 14.02.1957 in respect of land bearing Sy.No.116/2.

- b. Nil E.C. dated 11.01.2024 from 15.02.1957 to 31.03.2004.
- c. E.C. dated 19.03.2024 from 01.04.2004 to 18.03.2024.
- d. E.C. dated 19.10.2024 from 01.04.2023 to 18.10.2024.
- e. E.C. dated 30.12.2024 from 01.04.2004 to 30.12.2024.

**Land bearing Sy.No.116/5 and Sy.No.116/15:**

25. Sale Deed dated 10.05.1927 executed by Sri. Chikka Muniga *in favour of* Sri. Munepa (Doc. No.3338/1926-27).
26. Family Tree of Sri. Muniyappa dated 14.06.1995 issued by Village Accountant, Gunjur Circle.
27. WILL dated 15.10.1996 executed by Sri. Bisanna S/o. Late Munepa *in favour of his sons* Sri. Muniyappa, Sri. Lingappa, Sri. P.B. Ramachandraiah, Sri. Narayanappa (Doc. No.71/1996-97).
28. M.R. No.55/2005-06.
29. Family Tree of Sri. Bisanna dated 14.03.2012 issued by Village Accountant, Gunjur Village Panachayath.
30. Death Certificate of Sri. Bisanna dated 30.10.2001 (*died on 29.10.2001*).
31. Affidavit cum Family Tree of Sri. Muniyappa dated 08.04.2015 (Notarized copy).
32. Sale Deed dated 19.12.2005 executed by Sri. Muniyappa S/o. Late Bisanna along with his children viz., Sri. Raghunanda, Sri. Rajendra and Sri. Venkatesha *in favour of* Sri. Gopalappa (Doc. No.11496/2005-06).
33. Sale Deed dated 19.11.2005 executed by executed by Sri. Muniyappa S/o. Late Bisanna along with his children viz., Sri. Raghunanda, Sri. Rajendra and Sri. Venkatesha *in favour of* Sri. R. Ramesh (Doc. No.11497/2005-06).
34. M.R. No.157/2005-06.
35. Confirmation Deed dated 15.04.2015 executed by Smt. Sumithra D/o. Sri. Muniyappa *in favour of* Sri. Gopalappa (Doc. No.764/2015-16).
36. Confirmation Deed dated 15.04.2015 executed by Smt. Sumithra D/o. Sri. Muniyappa *in favour of* Sri. R. Ramesh (Doc. No.766/2015-16).
37. Family Tree (*Computerized*) of Sri. Gopalappa dated 08.01.2024 issued by Deputy Tahasildar, Bangalore East Taluk.
38. Joint Development Agreement dated 26.12.2023 entered into between Sri. Gopalappa along with his wife Smt. Sampamma and children viz., Sri. Munikrishnappa G., Master Chethan M. and Kumari Nuthan M. *represented by their father and natural guardian Sri. Munikrishnappa G., Sri. Shivashankar G., Master Shobith S. and Kumari Sunitha S. represented by their father and natural guardian Sri. Shivashankar G., Sri. Subramani P.G., Kumari Manyatha S., Kumari Danyatha S. and Master Purushotham S. represented by their father and natural guardian Sri. Subramani P.G. with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.11103/2023-24).
39. General Power of Attorney dated 26.12.2023 executed by Sri. Gopalappa along with his wife Smt. Sampamma and children viz., Sri. Munikrishnappa G., Master Chethan M. and Kumari Nuthan M. *represented by their father and natural guardian Sri. Munikrishnappa G., Sri. Shivashankar G., Master Shobith S. and Kumari Sunitha S. represented by their father and natural guardian Sri. Shivashankar G., Sri. Subramani P.G., Kumari Manyatha S., Kumari Danyatha S. and Master Purushotham S. represented by their father and natural guardian Sri. Subramani P.G. in*

- favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.526/2023-24).
40. Joint Development Agreement dated 26.12.2023 entered into between Sri. R. Ramesh along with his wife Smt. Vedha and children viz., Ms. Thanushree R. *with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.11097/2023-24).
  41. General Power of Attorney dated 26.12.2023 executed by Sri. R. Ramesh along with his wife Smt. Vedha and children viz., Ms. Thanushree R. *in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.524/2023-24).
  42. Copy of Complaint filed in O.S. No.18/2015 before the Court of Prl. Senior Civil Judge, Bangalore Rural District at Bangalore.
  43. Order Sheet passed in O.S. No.18/2015 by the Court of Prl. Senior Civil Judge, Bangalore Rural District at Bangalore.
  44. Memo dated 13.03.2024 filed in O.S. No.18/2015.
  45. Copy of Amended Complaint filed in O.S. No.18/2015 before the Court of 8<sup>th</sup> Additional Senior Civil Judge, Bangalore Rural District at Bangalore.
  46. Deed of Declaration and Confirmation dated 28.02.2024 executed by Smt. Sunandamma and Smt. M. Chinnamma (*daughters of Sri. Muniyappa*) *in favour of* Sri. R. Ramesh, Sri. Gopalappa and M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.13502/2023-24).
  47. M.R. No.T185/2023-24.
  48. Katha Certificate and Katha Extract both (undated) issued in the name of Sri. Gopalappa by BBMP, Bangalore.
  49. Katha Certificate dated 13.08.2024 and Katha Extract both (undated) issued in the name of Sri. R. Ramesh by BBMP, Bangalore.
  50. RTCs for the period 2024-25 in respect of land bearing Sy.No.116/5.
  51. RTCs for the period 2024-25 in respect of land bearing Sy.No.116/13.
  52. RTCs for the period 2024-25 in respect of land bearing Sy.No.116/14.
  53. RTCs for the period 2024-25 in respect of land bearing Sy.No.116/15.
  54. Mysore Revision Settlement Akarbandh.
  55. Moola Tippani in respect of land bearing Sy.No.116.
  56. Hissa Tippani in respect of land bearing Sy.No.116/5.
  57. Atlas in respect of land bearing Sy.No.116/5.
  58. RR Balabhadra Nakalu (Hissa Mojani) in respect of land bearing Sy.No.116/5.
  59. Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.116/5.
  60. Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.116/15.
  61. Encumbrance Certificate:
    - a. E.C. dated 14.11.2024 from 01.04.2004 to 20.04.2008 in respect of land bearing Sy.No.116/5.
    - b. E.C. dated 19.11.2024 from 22.04.2008 to 14.11.2024.
    - c. E.C. dated 30.12.2024 from 01.04.2014 to 30.12.2024 in respect of land bearing Sy.No.116/5.
    - d. Nil E.C. dated 30.12.2024 from 31.03.2014 to 30.12.2024 in respect of land bearing Sy.No.116/15.

**Land bearing Sy.No.116/13 and Sy.No.116/14:**

62. Partition Deed dated 22.05.2008 entered into between Lingappa S/o. Late Bisanna along with his children viz., Smt. Rajamma, Smt. Lakshmidevi, Sri. Ashok and Sri. Harish (Doc. No.681/2008-08).
63. M.R. No.106/2010-11.
64. Family Tree (*Computerized*) of Sri. Ashok L. & Harish dated 27.02.2023 issued by Deputy Tahasildar, Bangalore East Taluk.
65. Joint Development Agreement dated 26.12.2023 entered into between Sri. Ashok L. along with his children viz., Sri. Madan and Master Darshan A. *represented by his father and natural gaurdain Sri. Ashok L. with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.11283/2023-24).
66. General Power of Attorney dated 26.12.2023 executed by Sri. Ashok L. along with his children viz., Sri. Madan and Master Darshan A. *represented by his father and natural gaurdain Sri. Ashok L. in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.532/2023-24).
67. Joint Development Agreement dated 29.12.2023 entered into between Sri. Harish L. along with his children viz., Master Pavan P.H. and Kumari Preksha P.H. *represented by their father and natural guardian Sri. Harish L. with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.11297/2023-24).
68. General Power of Attorney dated 26.12.2023 executed by Sri. Harish L. along with his children viz., Master Pavan P.H. and Kumari Preksha P.H. *represented by their father and natural guardian Sri. Harish L. in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.535/2023-24).
69. Katha Certificate and Katha Extract both (undated) issued in the name of Sri. Harish by BBMP, Bangalore.
70. Katha Certificate and Katha Extract both (undated) issued in the name of Sri. Ashok by BBMP, Bangalore (*for Sy.No.116/14*).
71. Tax paid receipt dated 10.08.2024 for the period 2024-25.
72. M.R. No.T154/2023-24.
73. Official Memorandum dated 05.01.2012 bearing No. ALN (EVH) SR 363/2011-12.
74. M.R. No.H109/2011-12.
75. Official Memorandum dated 15.06.2024 bearing No. 674551 (ALN/EVH/SR.06/2024-25).
76. M.R. No.T177/2023-24.
77. Official Memorandum dated 13.06.2024 bearing No. 674552 (ALN/EVH/SR.07/2024-25).
78. M.R. No.T176/2023-24.
79. Official Memorandum dated 28.06.2024 bearing No. 683085 (ALN/EVH/SR.55/2024-25).
80. M.R. No.T196/2023-24.
81. Endorsement dated 04.01.2024 issued by Tahasildar, Bangalore East Taluk with regard to non-availability of IL and RR in respect of land bearing Sy.No.116/5.
82. Endorsement dated 04.01.2024 issued by Tahasildar, Bangalore East Taluk with regard to non-availability of Preliminary Record in respect of land bearing Sy.No.116/5.
83. Endorsement dated 04.01.2024 issued by Tahasildar, Bangalore East Taluk with regard to non-availability of Khethuvar Register in respect of land bearing Sy.No.116/5.

84. Endorsement dated 06.01.2024 issued by Tahasildar, Bangalore East Taluk with regard to non-availability of RTCs from the period 1977 to 1982 and from 1988 to 1993 in respect of land bearing Sy.No.116/5.
85. Endorsement dated 06.03.2024 issued by Tahasildar, Bangalore East Taluk with regard to non-availability of RTCs from the period 1967 to 1971 and from 1977 to 1982 and from 1988 to 1993 in respect of land bearing Sy.No.116/5.
86. RTCs from the period 1972-73 to 1976-77 and from 1982-83 to 1987-88 and from 1993-94 to 2001-02 in respect of land bearing Sy.No.116/5.
87. RTCs from the period 2001-02 to 2005-06 and from 2011-12 to 2023-24 in respect of land bearing Sy.No.116/5.
88. RTC for the period 2024-25 in respect of land bearing Sy.No.116/5.
89. RTC for the period 2024-25 in respect of land bearing Sy.No.116/13.
90. RTC for the period 2024-25 in respect of land bearing Sy.No.116/14.
91. RTC for the period 2023-24 in respect of land bearing Sy.No.116/15.
92. PTCL Endorsement dated 13.02.2024 issued by Assistant Commissioner, Bangalore North Sub-Division, Bangalore in respect of land bearing Sy.No.116/5.
93. Nil Tenancy Certificate dated 20.02.2024 issued by Tahasildar, Bangalore East Taluk in respect of land bearing Sy.No.116/5, measuring 1 Acre 38 Guntas.
94. Copy of Survey Sketch in respect of land bearing Sy.No.116/5.
95. Copy of Survey Sketch in respect of land bearing Sy.No.116/13.
96. Copy of Survey Sketch in respect of land bearing Sy.No.116/14.
97. Copy of Survey Sketch in respect of land bearing Sy.No.116/15.
98. Hissa Tippani in respect of land bearing Sy.No.116/5.
99. Atlas.
100. RR Balabhadra Nakalu (Hissa Mojani) in respect of land bearing Sy.No.116/5.
101. Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.Nos.116/13 and 116/14.
102. Village Map of Gunjur Village.
103. Encumbrance Certificate:
  - a. Nil E.C. dated 14.02.2024 from 01.04.1920 to 30.01.1924 in respect of land bearing Sy.No.116/5 (1A 38G).
  - b. Nil E.C. (undated) from 01.02.1924 to 14.02.1957.
  - c. Nil E.C. dated 12.02.2024 from 15.02.1957 to 31.03.2004.
  - d. Nil E.C. dated 29.12.2024 from 31.03.2014 to 29.12.2024 in respect of land bearing Sy.No.116/13.
  - e. Nil E.C. dated 29.12.2024 from 31.03.2014 to 29.12.2024 in respect of land bearing Sy.No.116/14 and 116/5.

**Land bearing Sy.No.117/14 (old Sy.No.117/4):**

104. Family Tree of Sri. Era @ Erappa dated 18.06.1992 issued by Village Accountant, Gunjur Circle
105. Death Certificate of Sri. Era @ Erappa dated 27.04.1997 (died on 06.10.1980).
106. Legal Heir Certificate of Sri. Muniveerappa dated 15.09.2023 issued by Deputy Tahasildar, Varthur Hobli, Bangalore East Taluk.
107. Death Certificate of Sri. Muniveerappa dated 27.10.1989 (died on 25.05.1985).

108. Death Certificate of Smt. Muniyamma W/o. Late Muniveerappa dated 13.05.2002 (died on 01.05.2002).
109. M.R. No.10/1990-91.
110. Panchayath Parikath (*Partition*) dated 20.08.1993 entered into between Smt. P.N. Venkatagiriappa W/o. Late P.V. Chinnappa, Sri. Venkatesh S/o. Late Muniveerappa and Sri. Bhadrappa (*legal heirs of Late Erappa @ Era @ Veerappa*).
111. M.R. No.2/1993-94.
112. Death Certificate of Sri. Venkatesh S/o. Late Muniveerappa dated 30.08.2019 (died on 13.09.2017).
113. Affidavit cum Family Tree of Sri. Chinnaswamy dated 11.11.2024 (*Notarized copy*).
114. Death Certificate of Smt. Eramma W/o. Sri. Chinnaswamy dated 24.08.2021 (died on 19.08.2021).
115. Release Deed dated 01.09.2023 executed by Smt. Gowramma D/o. Late Muniveerappa *in favour of* Sri. P.M. Veerabhadrapa @ Veerabhadrapa, Smt. K. Pramodini W/o. Late P.M. Venkatesh and Sri. P.M. Bhadrappa @ Bhadrappa (Doc. No.6185/2023-24).
116. Joint Development Agreement dated 01.09.2023 entered into between Sri. P.M. Veerabhadrapa @ Veerabhadrapa along with his family members viz., Smt. Munirathnamma, Sri. Kiran Kumar V. and Smt. Bhavani V., Smt. K. Pramodini W/o. Late P.M. Venkatesh along with her children viz., Ms. Varshitha, Ms. Hamsa Priya Y. and Kumari Gaganashree P.V. (17 years) represented by her mother and natural guardian Smt. K. Pramodini, Sri. P.M. Bhadrappa @ Bhadrappa, Smt. Radha, Master Murali B. and Kumari Navyashree B. represented by their father and natural guardian Sri. P.M. Bhadrappa @ Bhadrappa *with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.6193/2023-24).
117. General Power of Attorney dated 01.09.2023 executed by Sri. P.M. Veerabhadrapa @ Veerabhadrapa along with his family members viz., Smt. Munirathnamma, Sri. Kiran Kumar V. and Smt. Bhavani V., Smt. K. Pramodini W/o. Late P.M. Venkatesh along with her children viz., Ms. Varshitha, Ms. Hamsa Priya Y. and Kumari Gaganashree P.V. (17 years) represented by her mother and natural guardian Smt. K. Pramodini, Sri. P.M. Bhadrappa @ Bhadrappa, Smt. Radha, Master Murali B. and Kumari Navyashree B. represented by their father and natural guardian Sri. P.M. Bhadrappa @ Bhadrappa *in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.323/2023-24).
118. Release Deed dated 15.09.2023 executed by Sri. C. Keshava S/o. Chinnaswamappa @ Chinnaswamy (*grandson of Late Muniveerappa*) *in favour of* Sri. P.M. Veerabhadrapa @ Veerabhadrapa, Smt. K. Pramodini W/o. Late P.M. Venkatesh, Sri. P.M. Bhadrappa @ Bhadrappa and M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.6802/2023-24).
119. Confirmation Deed dated 16.12.2024 executed by Ms. Gaganashree *in favour of* M/s. Sanjeevini Properties Private Limited represented by its authorized Signatory Sri. Suresh H.A. (Doc. No.15211/2024-25).
120. Katha Certificate dated 13.08.2024 and Katha Extract both issued in the name of Smt. K. Pamodini by BBMP, Bangalore.
121. Official Memorandum dated 08.05.2024 bearing No. 650237 (ALN/EVH/SR.04/2024-25).
122. M.R. No.T153/2023-24.
123. Endorsement dated 16.12.2023 issued by Tahasildar, Bangalore East Taluk with regard to non-

- availability of IL and RR in respect of land bearing Sy.No.117/4.
124. RTCs from the period 1972-73 to 1976-77 and from 1982-83 to 2001-02 in respect of land bearing Sy.No.117/4.
  125. Endorsement dated 04.10.2024 issued by Tahasildar, Bangalore East Taluk with regard to non-availability of RTCs from the period 1977 to 1982 in respect of land bearing Sy.No.117/4.
  126. RTCs from the period 2002-03 to 2022-23 in respect of land bearing Sy.No.117/4.
  127. RTCs for the period 2023-24 and 2024-25 in respect of land bearing Sy.No.117/14.
  128. PTCL Endorsement dated 13.12.2022 issued by Assistant Commissioner, Bangalore North Taluk in respect of land bearing Sy.No.117/4.
  129. Nil Tenancy Certificate dated 05.12.2023 issued by Tahasildar, Bangalore East Taluk in respect of land bearing Sy.No.117/4.
  130. Copy of Survey Sketch in respect of land bearing Sy.No.117/4.
  131. Hissa Pakka Book and Atlas in respect of land bearing Sy.No.117/4.
  132. RR Balabhagada Nakalu (Hissa Mojani) in respect of land bearing Sy.No.117/4.
  133. Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.117/4.
  134. Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.117/14.
  135. Encumbrance Certificate:
    - a. Nil E.C. dated 22.12.2022 from 01.07.1924 to 14.02.1957 in respect of land bearing Sy.No.117/4.
    - b. Nil E.C. dated 12.2022 from 15.02.1957 to 31.05.1989.
    - c. Nil E.C. dated 14.12.2022 from 01.04.1989 to 31.03.2004.
    - d. E.C. dated 30.12.2023 from 01.04.2004 to 30.12.2023.
    - e. E.C. dated 28.10.2024 from 01.04.2023 to 28.10.2024 in respect of land bearing Sy.No.117/14 (*old Sy.No.117/4*).
    - f. E.C. dated 30.12.2024 from 01.04.2014 to 30.12.2024.

**Land bearing Sy.No.117/6 (old Sy.No.117/5):**

136. Partition Deed dated 13.02.1968 entered into between Sri. Dodda Mariyappa, Sri. Chikka Mariyappa and Sri. M. Ramaiah (*sons of Batheppa*) (Doc. No.5285/1967-68).
137. Gift Deed dated 25.09.1970 executed by Sri. Chikka Mariyappa *in favour of his adopted daughter* Smt. Lakshamma W/o. Sri. Ramaiah (Doc. No.3237/1970-71).
138. M.R. No.21/1993-94.
139. Family Tree of Sri. Chikka Mariyappa dated 06.02.1998 issued by Village Accountant, Gunjur Circle.
140. Sale Deed dated 25.11.2005 executed by Smt. Bhakthamma W/o. Late Chikka Mariyappa and Smt. Lakshamma (*adopted daughter of Late Chikka Mariyappa*) *in favour of* Sri. K.N. Narayanaswamy, Smt. K.S. Vijayalakshmi, Sri. N. Chethan, Sri. D. Muniyappa and Smt. D. Rathamma (Doc. No.10360/2005-06).
141. M.R. No.128/2005-06.
142. Legal Heir Certificate of Sri. K.N. Narayana dated 23.04.2021 issued by Deputy Tahasildar, Bangalore East Taluk.
143. Death Certificate of Sri. Narayana K.N. dated 17.02.2021 (died on 26.01.2021).
144. Family Tree (*computerized*) of Sri. D. Muniyappa dated 27.09.2021 issued by Deputy Tahasildar, Bangalore East Taluk.

145. Family Tree (*computerized*) of Smt. Rathnamma dated 13.09.2022 issued by Deputy Tahasildar, Bangalore East Taluk.
146. Joint development Agreement dated 16.10.2023 entered into between Smt. Vijayalakshmi, Sri. Chethan N., Master Thanish Chethan *represented by his father and natural guardian Sri. Chethan N., Smt. Meenakshi N., Sri. D. Muniyappa, Smt. N. Yashodamma, Smt. Radha M., Smt. Menaka K.M., Smt. Lakshmi M., Sri. Naveen Kumar M., Baby Janhavi N. Represented by his father and natural guardian Sri. Naveen Kumar M., Smt. M. Sowmya, Smt. D. Rathnamma @ Rathnamma, Smt. Asha Rani B., Smt. Sowmya B. and Sri. Chethan B. with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.8248/2023-24).
147. General Power of Attorney dated 16.10.2023 executed by Smt. Vijayalakshmi, Sri. Chethan N., Master Thanish Chethan *represented by his father and natural guardian Sri. Chethan N., Smt. Meenakshi N., Sri. D. Muniyappa, Smt. N. Yashodamma, Smt. Radha M., Smt. Menaka K.M., Smt. Lakshmi M., Sri. Naveen Kumar M., Baby Janhavi N. Represented by his father and natural guardian Sri. Naveen Kumar M., Smt. M. Sowmya, Smt. D. Rathnamma @ Rathnamma, Smt. Asha Rani B., Smt. Sowmya B. and Sri. Chethan B. in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.414/2023-24).
148. Katha Certificate dated 13.08.2024 and Katha Extract both issued in the name of Smt. K.S. Vijayalakshmi, Sri. N. Chethan, Sri. D. Muniyappa and Smt. D. Rathnamma by BBMP, Bangalore.
149. Official Memorandum dated 20.01.2024 bearing No. 598030 (ALN/EVH/SR.146/2023-24).
150. Endorsement dated 04.12.2023 issue by Tahasildar, Bangalore East Taluk with regard to non-availability of IL and RR bearing Nos.348, 3278 and 3289 in respect of land bearing Sy.No.117/5.
151. Endorsement dated 06.01.2024 issue by Tahasildar, Bangalore East Taluk with regard to non-availability of RR bearing No.3273 in respect of land bearing Sy.No.117/5.
152. Endorsement dated 04.12.2023 issue by Tahasildar, Bangalore East Taluk with regard to non-availability of Preliminary Record in respect of land bearing Sy.No.117/5.
153. RTCs from the period 2001-02 to 2010-11 in respect of land bearing Sy.No.117/5.
154. RTCs from the period 2011-12 to 2019-20 in respect of land bearing Sy.No.117/6.
155. Endorsement dated 05.12.2023 issued by Tahasildar, Bangalore East Taluk with regard to non-availability of RTCs from the period 1964 to 1972 and from 1977 to 1982 and from 1988 to 1993 in respect of land bearing Sy.No.117/5.
156. RTCs from the period 1972-73 to 1976-77 and from 1982-83 to 1987-88 and from 1993-94 to 2001-02 in respect of land bearing Sy.No.117/5.
157. RTCs from the period 2020-21 to 2024-25 in respect of land bearing Sy.No.117/6.
158. PTCL Endorsement dated 13.09.2023 issued by Assistant Commissioner, Bangalore North Sub-Division, Bangalore in respect of land bearing Sy.No.117/6.
159. Nil Tenancy Certificate dated 05.12.2023 issued by Tahasildar, Bangalore East Taluk in respect of land bearing Sy.No.117/6.
160. Copy of survey sketch.
161. Hissa Tippani.
162. RR Balabthagada Nakalu (Hissa Mojani) in respect of land bearing Sy.No.117/5.
163. Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.117/6.
164. Encumbrance Certificate:
  - a. Nil E.C. (undated) from 01.01.1930 to 14.02.1957 in respect of land bearing Sy.No.117/5.

- b. E.C. dated 16.12.2023 from 15.02.1957 to 31.03.1980.
- c. E.C. dated 06.12.2023 from 01.01.1980 to 31.03.2004.
- d. E.C. from 01.04.2004 to 01.01.202014 in respect of land bearing Sy.Nos.117/5 and 117/6 (only information copy).
- e. E.C. dated 16.11.2024 from 01.01.2014 to 14.11.2024.
- f. E.C. dated 30.12.2024 from 01.04.2014 to 30.12.2024 in respect of land bearing Sy.No.117/6.

**Land bearing Sy.No.117/7 (old Sy.No.117/5):**

165. Affidavit cum Family Tree of Smt. Lakshamma W/o. Sri. Ramaiah dated 19.06.2024 (*Notarized copy*).
166. Release Deed dated 13.03.2013 executed by Smt. Kanthamma and Smt. Premamma *in favour of their mother* Smt. Lakshamma (Doc. No.6460/2012-13).
167. Gift Deed dated 11.11.2013 executed by Smt. Lakshamma *in favour of her sons viz.,* Sri. R. Beeresh, Sri. R. Nagesh, Sri. R. Sarvesh and Sri. Sundaresh R. (Doc. No.4183/2013-14).
168. M.R. No.H88/2013-14.
169. Computerized Family Tree of Sri. Sarvesha R. dated 25.10.2024 issued by Deputy Tahasildar, Bangalore East Taluk.
170. Computerized Family Tree of Sri. Sundaresh R. dated 25.10.2024 issued by Deputy Tahasildar, Bangalore East Taluk.
171. Computerized Family Tree of Sri. Beerasha R. dated 25.10.2024 issued by Deputy Tahasildar, Bangalore East Taluk.
172. Computerized Family Tree of Sri. Nagesh dated 25.10.2024 issued by Deputy Tahasildar, Bangalore East Taluk.
173. Joint development Agreement dated 16.10.2023 entered into between Sri. R. Beeresh, Master Ranjith Kumar B. and Kumari Yeshaswini B. *represented by their father and natural guardian Sri. R. Beeresh, Sri. R. Nagesh @ Nagesh, Sri. Sagar P.N. and Ms. Chaithra N., Sri. R. Sarvesha @ Sarvesh R., Master Varnith S. represented by his father and natural guardian Sri. R. Sarvesha @ Sarvesh, Sri. R. Sundaresh @ Sundaresh, Master Vikyath P.S., represented by his father and natural guardian Sri. R. Sundaresh @ Sundaresh with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.8250/2023-24).
174. General Power of Attorney dated 16.10.2023 executed by Sri. R. Beeresh, Master Ranjith Kumar B. and Kumari Yeshaswini B. *represented by their father and natural guardian Sri. R. Beeresh, Sri. R. Nagesh @ Nagesh, Sri. Sagar P.N. and Ms. Chaithra N., Sri. R. Sarvesha @ Sarvesh R., Master Varnith S. represented by his father and natural guardian Sri. R. Sarvesha @ Sarvesh, Sri. R. Sundaresh @ Sundaresh, Master Vikyath P.S., represented by his father and natural guardian Sri. R. Sundaresh @ Sundaresh in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.415/2023-24).
175. Katha Certificate dated 13.08.2024 and Katha Extract both issued in the name of Sri. R. Beeresh, Sri. R. Nagesh, Sri. R. Sarvesh and Sri. R. Sundaresh by BBMP, Bangalore.
176. Official Memorandum dated 20.01.2024 bearing No. 598033 (ALN/EVH/SR.145/2023-24).
177. RTCs from the period 2011-12 to 2024-25 in respect of land bearing Sy.No.117/7.
178. PTCL Endorsement dated 13.09.2023 issued by Assistant Commissioner, Bangalore North Sub-Division, Bangalore in respect of land bearing Sy.No.117/7.

179. Nil Tenancy Certificate dated 05.12.2023 issued by Tahasildar, Bangalore East Taluk in respect of land bearing Sy.No.117/7.
180. Copy of Survey Sketch.
181. Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.117/7.
182. Encumbrance Certificate:
  - a. E.C. dated 22.11.2024 from 01.01.2004 to 31.12.2013 in respect of land bearing Sy.No.117/7.
  - b. E.C. dated 16.11.2024 from 01.01.2004 to 14.11.2024.
  - c. E.C. dated 30.12.2024 from 01.04.2014 to 30.12.2024.

**Land bearing Sy.No.117/9 (old Sy.No.117/5):**

183. Family Tree of Sri. Ramaiah dated 28.01.2010 issued by Village Accountant, Varthur Circle.
184. Death Certificate of Sri. M. Ramaiah dated 14.07.2009 (died on 05.07.2009).
185. M.R. No.119/2010-11.
186. Partition Deed dated 22.12.2011 entered into between Smt. Muniyamma W/o. Late Ramaiah along with children viz., Sri. Bhathyappa, Sri. Lakshmana, Smt. Jayalakshamma, Smt. Munirathnamma and Sri. P.R. Nagaraja (Doc. No.7156/2011-12).
187. M.R. No.H124/2011-12.
188. Release Deed dated 09.01.2012 executed by Smt. Gowramma D/o. Late M. Ramaiah *in favour of* Sri. Bhathyappa, Sri. Lakshmana and Sri. P.R. Nagaraja (Doc. No.7346/2011-12).
189. Family Tree (*Computerized*) of Sri. P.R. Lakshmana dated 18.01.2024 issued by Deputy Tahasildar, Bangalore East Taluk.
190. Joint development Agreement dated 27.09.2023 entered into between Sri. Lakshmana @ P.R. Lakshmana, Sri. Arun Kumar L., Kumari Poorvika and Master Yashas Ram A. *represented by their father and natural guardian Sri. Arun Kumar L., Smt. Girija, Smt. Varalakshmi, Smt. Sudha L. with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.7506/2023-24).
191. General Power of Attorney dated 27.09.2023 entered into between Sri. Lakshmana @ P.R. Lakshmana, Sri. Arun Kumar L., Kumari Poorvika and Master Yashas Ram A. *represented by their father and natural guardian Sri. Arun Kumar L., Smt. Girija, Smt. Varalakshmi, Smt. Sudha L. in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.378/2023-24).
192. Katha Certificate and Katha Extract both issued in the name of Sri. Lakshmana by BBMP, Bangalore.
193. Official Memorandum dated 20.01.2024 bearing No. 598032 (ALN/EVH/SR.141/2023-24).
194. RTCs from the period 2011-12 to 2024-25 in respect of land bearing Sy.No.117/9.
195. PTCL Endorsement dated 13.09.2023 issued by Assistant Commissioner, Bangalore North Sub-Division, Bangalore in respect of land bearing Sy.No.117/9.
196. Nil Tenancy Certificate dated 05.12.2023 issued by Tahasildar, Bangalore East Taluk in respect of land bearing Sy.No.117/9.
197. Copy of Survey Sketch.
198. RR Balabhadgada Nakalu (Hissa Mojani) in respect of land bearing Sy.No.117/5.
199. Atlas in respect of land bearing Sy.Nos.117/6 to 117/9.
200. Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.117/9.

201. Encumbrance Certificate:
  - a. E.C. dated 22.11.2024 from 01.01.2004 to 31.12.2013 in respect of land bearing Sy.No.117/5.
  - b. E.C. dated 22.11.2024 from 01.01.2014 to 14.11.2024 in respect of land bearing Sy.No.117/9 (old Sy.No.117/5).
  - c. Nil E.C. dated 30.12.2024 from 31.10.2024 to 30.12.2024.
202. Amalgamation Deed dated 13.12.2024 executed by Sri. P.M. Veerabhadrapa @ Veerabhadrapa along with his family members viz., Smt. Munirathamma, Sri. Kiran Kumar V. and Smt. Bhavani V., Smt. K. Pramodini W/o. Late P.M. Venkatesh along with her children viz., Ms. Varshitha, Ms. Hamsa Priya Y. and Ms. Gaganashree P.V., Sri. P.M. Bhadrappa @ Bhadrappa, Smt. Radha, Master Murali B. and Kumari Navyashree B. AND Sri. R. Ramakrishnappa, Ms. Mridula R., Master R. Vishwas, Sri. R. Ramesh, Ms. Thanushree R., Sri. P.R. Muniraju, Kumari Lakshmipathi P.M., Kumari Meghana P.M. and Kumari Akshaya P.M. AND Smt. Vijayalakshmi, Sri. Chethan N., Master Thanish Chethan, Smt. Meenakshi N., Sri. D. Muniyappa, Smt. N. Yashodamma, Smt. Radha M., Smt. Menaka K.M., Smt. Lakshmi M., Sri. Naveen Kumar M., Baby Janhavi N., Smt. M. Sowmya, Smt. D. Rathamma @ Rathamma, Smt. Asha Rani B., Smt. Sowmya B. and Sri. Chethan B. AND Sri. Lakshmana @ P.R. Lakshmana, Sri. Arun Kumar L., Kumari Poorvika and Master Yashas Ram A., Smt. Girija, Smt. Varalakshmi, Smt. Sudha L. AND Sri. R. Beeresh, Master Ranjith Kumar B. and Kumari Yeshaswini B., Sri. R. Nagesh @ Nagesh, Sri. Sagar P.N. and Ms. Chaithra N., Sri. R. Sarvesha @ Sarvesh R., Master Varnith S., Sri. R. Sundaresh @ Sundaresh, Master Vikyath P.S. AND Sri. Gopalappa along with his wife Smt. Sampamma and children viz., Sri. Munikrishnappa G., Master Chethan M. and Kumari Nuthan M., Sri. Shivashankar G., Master Shobith S. and Kumari Sunitha S., Sri. Subramani P.G., Kumari Manyatha S., Kumari Danyatha S. and Master Purushotham S. AND Sri. R. Ramesh along with his wife Smt. Vedha and children viz., Ms. Thanushree R. AND Sri. Ashok L. along with his children viz., Sri. Madan and Master Darshan A. AND Sri. Harish L. along with his children viz., Master Pavan P.H. and Kumari Preksha P.H. represented by their GPA holder M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. (Doc. No.15204/2024-25).
203. NOC dated 01.05.2024 issued by the Airport Authority of India.
204. NOC dated 01.12.2023 issued by the State Level Environment Impact Assessment Authority of Karnataka.
205. NOC dated 14.09.2024 issued by Hindustan Aeronautics Limited.
206. NOC dated 13.05.2024 issued by Bangalore Electricity Supply Company Limited.
207. NOC dated 17.02.2024 issued by Bharath Sanchar Nigam.
208. NOC dated 22.07.2024 issued by Karnataka State Fire and Emergency Services.
209. Certificate of Incorporation of Sanjeevini Properties Private Limited dated 31.10.2016.
210. MOA and AOA dated 06.12.2016 in respect of Sanjeevini Properties Private Limited.

### **III. DEVOLUTION OF TITLE:**

**Land bearing Sy.No.116/2 (referred as Item No.01):**

On perusal of the documents produced for scrutiny it is noticed that, Sy.No.116/2 of Gunjur Village, Varthur Hobli, Bangalore South Taluk, measuring 2 Acres 39 Guntas *was earlier owned and possessed by* Sri. Govindappa, he acquired the same from Sri. Ramaiah under a registered Sale Deed dated 16.12.1953 (Doc. No.6072/1953-54).

Thereafter, the said Sri. Govindappa sold and conveyed the said land *in favour of* Sri. Ramaiah through Sale Deed dated 28.03.1955 (Doc. No.6223/1954-55).

The name of Sri. Ramaiah was reflected in column No.9 and 12 (2) of the RTCs from the period 1975-76 to 1976-77 and from 1982-83 to 2023-24 as Kathedar and Cultivator of land bearing Sy.No.116/2.

It is noticed from Legal Heir Certificate of Sri. Ramaiah dated 07.06.2022 issued by Deputy Tahasildar, Bangalore East Taluk that, the said Sri. Ramaiah died on 04.03.2013 intestate leaving behind his wife Smt. Ramakka and children viz., Smt. Narayanamma, Sri. Ramakrishnappa R., Smt. Yallamma @ Ammayamma, Sri. Ramesh and Sri. Muniraju as legal heirs to succeed to his estates. Copy of Death Certificate of Sri. Ramaiah dated 25.07.2013 is perused.

Thereafter, Smt. Narayanamma D/o. Ramaiah along with her son Sri. Siddaraju, Smt. Ramakka W/o. Late Ramaiah along with her children viz., Sri. R. Ramakrishnappa, Ms. Mridula R., Master R. Vishwas *represented by his father and natural guardian Sri. R. Ramakrishnappa*, Sri. R. Ramesh, Sri. Dhanush, Ms. Thanushree, Smt. Yellamma @ Ammayamma D/o. Late Ramaiah along with her children viz., Sri. Mohan Kumar, Sri. Santhosh Kumar, Sri. S. Madhusudhan, Sri. P.R. Muniraju, Kumari Lakshmipathi P.M., Kumari Meghana P.M. and Kumari Akshaya P.M. *represented by their father and natural guardian Sri. P.R. Muniraju* have entered into Partition Deed dated 17.11.2022 (Doc. No.8004/2022-23) for division of joint family properties under which, the land bearing Sy.No.116/2 of Gunjur Village, totally measuring 2 Acres 39 Guntas was allotted as under:

Sl. No.	Survey Number	Extent of Land	Allotted to the share of
1.	Sy.No.116/2	0-39 G	Sri. R. Ramakrishnappa
2.	Sy.No.116/2	1A	Sri. R. Ramesh
3.	Sy.No.116/2	1A	Sri. P.R. Muniraju

It is noticed from Computerized Family Tree of Sri. R. Ramakrishnappa dated 29.04.2024 issued by Deputy Tahasildar, Bangalore East Taluk that, the said Sri. R. Ramakrishnappa married Smt. Sujatha and they had two children viz., Ms. Mridula and Master Vishwas.

It is noticed from Computerized Family Tree of Sri. R. Ramesh dated 17.01.2024 issued by Deputy Tahasildar, Bangalore East Taluk that, the said Sri. R. Ramesh married Smt. Vedha and they had two children viz., Sri. Dhanush R. and Ms. Thanushree R.

It is noticed from Computerized Family Tree of Sri. P.R. Muniraju dated 11.11.2024 issued by Deputy Tahasildar, Bangalore East Taluk that, Sri. P.R. Muniraju had three daughters viz., Kumari Lakshmi P.M., Kumari Meghana P.M. and Kumari Akshaya P.M.

Later, the said Sri. R. Ramakrishnappa, Ms. Mridula R., Master R. Vishwas *represented by his father and natural guardian Sri. R. Ramakrishnappa*, Sri. R. Ramesh, Ms. Thanushree R., Sri. P.R. Muniraju, Kumari Lakshmi P.M., Kumari Meghana P.M. and Kumari Akshaya P.M. *represented by their father and natural guardian Sri. P.R. Muniraju* have entered into Joint Development Agreement dated 26.12.2023 (Doc. No.11101/2023-24) *with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. for development of residentially converted land bearing Sy.No.116/2 (vide Official Memorandum dated 11.07.2011 bearing No. ALN (EVH) SR.809/2007-08 issued by Deputy Commissioner, Bangalore District) of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 2 Acres 39 Guntas into a multi-storied residential apartment under mutually agreed terms and conditions thereon. In terms of the said JDA, the land owner/s and builder have agreed to share the saleable area including UDS in land in the ratio of 40% (for landowner) and 60% (for builder).

Further, the said Sri. R. Ramakrishnappa, Ms. Mridula R., Master R. Vishwas *represented by his father and natural guardian Sri. R. Ramakrishnappa*, Sri. R. Ramesh, Ms. Thanushree R., Sri. P.R. Muniraju, Kumari Lakshmi P.M., Kumari Meghana P.M. and Kumari Akshaya P.M. *represented by their father and natural guardian Sri. P.R. Muniraju* executed General Power of Attorney dated 26.12.2023 (Doc. No.525/2023-24) *in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. empowering the attorney to do various acts, deeds and things, including the power to alienate (*clause No.16.8 of JDA and (v) of GPA*) and power to raise loans/ mortgage (*clause No.21.1 of JDA and (y) & (z) of GPA*) the developer's share.

The Office of BBMP, Bangalore has issued Katha Certificate and Katha Extract both (undated) issued recognizing Sri. R. Ramakrishnappa and others as Kathedars of land bearing Sy.No.116/2.

**Land bearing Sy.Nos.116/5 and 116/15 (referred as Item No.02 and 03):**

On perusal of the documents produced for scrutiny it is noticed that, the land bearing Sy.No.116/1 of Gunjur Village, Bangalore Taluk, measuring 2 Acres *was earlier owned and possessed by* Sri. Muneppa, he acquired the same from Chikka Muniga under a registered Sale Deed dated 10.05.1927 (Doc. No.3338/1926-27).

It is noticed from Family Tree of Sri. Muniyappa dated 14.06.1995 issued by Village Accountant, Gunjur Circle that, the said Sri. Muniyappa S/o. Sri. Bisanna and his wife Smt. Muniyamma died intestate leaving behind their only son Sri. Bisanna as legal heirs to succeed to their estates.

The name of Sri. Bisanna was reflected in column No.9 and 12 (2) of the RTCs from the period 1972-73 to 1976-77 and from 1982-83 to 1987-88 and from 1993-94 to 2004-05 as Kathedar and cultivator of land bearing Sy.No.116/5, measuring 1 Acre 38 Guntas.

Thereafter, the said Sri. Bisanna S/o. Late Muneppa died testate a registered WILL dated 15.10.1996 (Doc. No.71/1996-97) *in favour of his sons* Sri. Muniyappa, Sri. Lingappa, Sri. P.B. Ramachandraiah, Sri. Narayanappa bequeathing the said land bearing Sy.No.116/5 of Gunjur Village, measuring 1 Acre 38 Guntas as under:

Sl. No.	Survey Number	Extent of Land	Allotted to the share of
1.	Sy.No.116/5	0-39 G	Sri. Muniyappa
2.	Sy.No.116/5	0-39 G	Sri. Lingappa

The names of Sri. Muniyappa and Sri. Lingappa were mutated in the mutation register as M.R. No.55/2005-06.

It is noticed from Family Tree of Sri. Bisanna dated 14.03.2012 issued by Village Accountant, Gunjur Village Panachayath that, the said Sri. Bisanna died on 29.10.2001 and his wife Smt. Muniyamma died intestate leaving behind their children viz., Sri Muniyappa, Sri. Lingappa, Sri. Ramachandrappa and Sri. Narayanappa as legal heirs to succeed to their estates. Copy of Death Certificate of Sri. Bisanna dated 30.10.2001 is perused.

**It is noticed from Affidavit cum Family Tree of Sri. Muniyappa dated 08.04.2015 (Notarized copy) that, the said Sri. Muniyappa married Smt. Anjinamma and they had six children viz., Smt. Sunandamma, Sri. Raghunanda P.M., Sri. Rajendra P.M., Sri. Venkatesh P.M., Smt. Chennamma and Smt. Sumithra.**

Thereafter, the said Sri. Muniyappa S/o. Late Bisanna along with his children viz., Sri. Raghunanda, Sri. Rajendra and Sri. Venkatesha sold and conveyed land bearing Sy.No.116/5, measuring 0-39 Guntas in the following manner:

- Land measuring 0-19 ½ Guntas *in favour of* Sri. Gopalappa by way of Sale Deed dated 19.12.2005 (Doc. No.11496/2005-06).
- Land measuring 0-19 ½ Guntas *in favour of* Sri. R. Ramesh through a registered Sale Deed dated 19.12.2005 (Doc. No.11497/2005-06). The factum of Sale Deed has been mutated in the mutation register as M.R. No.157/2005-06.

Thereafter, Smt. Sumithra D/o. Sri. Muniyappa executed Confirmation Deed dated 15.04.2015 (Doc. No.764/2015-16) *in favour of* Sri. Gopalappa by confirming and ratifying the said Sale Deed dated 19.12.2005 (Doc. No.11496/2005-06).

Further, Smt. Sumithra D/o. Sri. Muniyappa executed Confirmation Deed dated 15.04.2015 (Doc. No.766/2015-16) *in favour of* Sri. R. Ramesh by confirming and ratifying the said Sale Deed dated 19.12.2005 (Doc. No.11497/2005-06).

It is noticed from Family Tree (*Computerized*) of Sri. Gopalappa dated 08.01.2024 issued by Deputy Tahasildar, Bangalore East Taluk that, the said Sri. Gopalappa married Smt. Sampamma and they had three sons viz., Sri. Munikrishnappa G., Sri. Shivashankar G. and Sri. Subramani P.G.

Later, the said **Sri. Gopalappa** along with his wife Smt. Sampamma and children viz., Sri. Munikrishnappa G., Master Chethan M. and Kumari Nuthan M. *represented by their father and natural guardian Sri. Munikrishnappa G., Sri. Shivashankar G., Master Shobith S. and Kumari Sunitha S. represented by their father and natural guardian Sri. Shivashankar G., Sri. Subramani P.G., Kumari Manyatha S., Kumari Danyatha S. and Master Purushotham S. represented by their father and natural guardian Sri. Subramani P.G.* have entered into a registered Joint Development Agreement dated 26.12.2023 (Doc. No.11103/2023-24) *with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. for development of residentially converted land bearing Sy.No.116/5 (vide Official Memorandum dated 05.01.2012 bearing No. ALN (EVH) SR.363/2011-12 issued by Deputy Commissioner, Bangalore) of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 0-19.08 Guntas into a multi-storied residential apartment under mutually agreed terms and conditions thereon. In terms of the said JDA, the land owner/s and builder have agreed to share the saleable area including UDS in land in the ratio of 39% (for landowner) and 61% (for builder).

Further, the said Sri. Gopalappa along with his wife Smt. Sampamma and children viz., Sri. Munikrishnappa G., Master Chethan M. and Kumari Nuthan M. *represented by their father and natural guardian Sri. Munikrishnappa G., Sri. Shivashankar G., Master Shobith S. and Kumari Sunitha S. represented by their father and natural guardian Sri. Shivashankar G., Sri. Subramani P.G., Kumari Manyatha S., Kumari Danyatha S. and Master Purushotham S. represented by their father and natural guardian Sri. Subramani P.G.* executed General Power of Attorney dated 26.12.2023 (Doc. No.526/2023-24) *in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. empowering the attorney to do various acts, deeds and things, including the power to alienate (*clause No.16.8 of JDA and (v) of GPA*) and power to raise loans/ mortgage (*clause No.21.1 of JDA and (y) & (z) of GPA*) the developer's share.

Thereafter, the said Sri. R. Ramesh along with his wife Smt. Vedha and children viz., Ms. Thanushree R. have entered into a Joint Development Agreement dated 26.12.2023 (Doc. No.11097/2023-24) *with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. for development of land bearing Sy.No.116/5 of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 0-19.08 Guntas into a multi-storied residential apartment under mutually agreed terms and conditions thereon. In terms of the said JDA, the

landowner/s and builder have agreed to share the saleable area including UDS in land in the ratio of 39% (for landowner) and 61% (for builder).

Further, the said Sri. R. Ramesh along with his wife Smt. Vedha and children viz., Ms. Thanushree R. executed General Power of Attorney dated 26.12.2023 (Doc. No.524/2023-24) *in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. empowering the attorney to do various acts, deeds and things, including the power to alienate (*clause No.16.8 of JDA and (v) of GPA*) and power to raise loans/ mortgage (*clause No.21.1 of JDA and (y) & (z) of GPA*) the developer's share.

Smt. Sunandamma and Smt. Chinnamma (*daughters of Sri. Muniyappa*) filed a suit in O.S. No.18/2015 before the Court of Prl. Senior Civil Judge, Bangalore Rural District, Bangalore against their father Sri. Muniyappa, Sri. Gopalappa and Sri. R. Ramesh and others for Partition (2/7<sup>th</sup> share) and separate possession in suit schedule properties including land bearing Sy.No.116/5, measuring 0-39 Guntas and the said suit was dismissed on 13.03.2024 in terms of Memo dated 13.03.2024 filed by plaintiffs against Defendant Nos.6 and 7 i.e., Sri. Gopalappa and Sri. R. Ramesh in respect of Item No.02 i.e., Sy.No.116/5 as not pressed as evident from Order Sheet passed in O.S. No.18/2015 by the Court of Prl. Senior Civil Judge, Bangalore Rural District. Bangalore.

Copy of Amended Plaint filed in O.S. No.18/2015 before the Court of 8<sup>th</sup> Additional Senior Civil Judge, Bangalore Rural District at Bangalore evidencing that, the deletion of names of defendant Nos.6 and 7 and Item No.2 of suit schedule properties is perused.

Accordingly, the said Smt. Sunandamma and Smt. M. Chinnamma (*daughters of Sri. Muniyappa*) executed Deed of Declaration and Confirmation dated 28.02.2024 (Doc. No.13502/2023-24) *in favour of* Sri. R. Ramesh, Sri. Gopalappa and M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. by confirming and ratifying the Joint Development Agreement dated 26.12.2023 (Doc. No.11097/2023-24) and Joint Development Agreement dated 26.12.2023 (Doc. No.11103/2023-24).

Further, the said land bearing Sy.No.116/5, measuring 0-39 Guntas was phoded and re-surveyed as new Hissa *Survey No.116/15*, measuring 0-19.08 Guntas assigned to the portion owned by Sri. R. Ramesh *and* retained the *same Sy.No.116/5*, measuring 0-19.08 Guntas assigned to the portion owned by Sri. Gopalappa as evident from M.R. No.T185/2023-24.

The Office of BBMP, Bangalore has issued Katha Certificate and Katha Extract both (undated) recognizing Sri. Gopalappa as Kathedar of said land bearing Sy.No.116/5.

The Office of BBMP, Bangalore has issued Katha Certificate dated 13.08.2024 and Katha Extract both (undated) recognizing Sri. R. Ramesh as Kathedar of said land bearing Sy.No.116/15.

**Land bearing Sy.Nos.116/13 and 116/14 (old Sy.No.116/5) (referred as Item No.04 and 05):**

It is further noticed from Family Tree of Sri. Bisanna dated 14.03.2012 issued by Village Accountant, Gunjur Village Panchayath that, the said Sri. Lingappa S/o. Late Bisanna married Smt. Gowramma and they had four children viz., Smt. Rajamma, Smt. Lakshmidevi, Sri. Ashok and Sri. Harish.

Thereafter, the said Lingappa S/o. Late Bisanna along with his children viz., Smt. Rajamma, Smt. Lakshmidevi, Sri. Ashok and Sri. Harish have entered into Partition Deed dated 22.05.2008 (Doc. No.681/2008-08) for division of joint family properties under which, the land bearing Sy.No.116/5, measuring 0-39 Guntas was allotted as under:

Sl. No.	Survey Number	Extent of Land	Allotted to the share of
1.	Sy.No.116/5	0-19 ½ G	Sri. Ashok
2.	Sy.No.116/5	0-19 ½ G	Sri. Harish

The factum of Partition Deed has been mutated in the mutation register as M.R. No.106/2010-11.

It is noticed from Family Tree (*Computerized*) of Sri. Harish L. dated 03.03.2023 issued by Deputy Tahasildar, Bangalore East Taluk that, the said Sri. Harish L. married Smt. Roopa and they had two children viz., Master Pavan P.H. (14 years) and Kumari Preksha P.H. (13 years).

Later, the said Sri. Harish L. along with his children viz., Master Pavan P.H. and Kumari Preksha P.H. *represented by their father and natural guardian Sri. Harish L.* have entered into Joint Development Agreement dated 29.12.2023 (Doc. No.11297/2023-24) *with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. for development of land bearing Sy.No.116/5 of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 0-19.08 Guntas into a multi-storied residential apartment under mutually agreed terms and conditions thereon. In terms of the said JDA, the landowner/s and builder have agreed to share the saleable area including UDS in land in the ratio of 39% (for landowner) and 61% (for builder).

Further, the said Sri. Harish L. along with his children viz., Master Pavan P.H. and Kumari Preksha P.H. *represented by their father and natural guardian Sri. Harish L.* executed General Power of Attorney dated 26.12.2023 (Doc. No.535/2023-24) *in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. empowering the attorney to do various acts, deeds and things, including the power to alienate (*clause No.17.8 of JDA and (v & w) of GPA*) and power to raise loans/ mortgage (*clause No.22.1 of JDA and (z) & (aa) of GPA*) the developer's share.

It is noticed from Family Tree (*Computerized*) of Sri. Ashok L. dated 27.02.2023 issued by Deputy Tahasildar, Bangalore East Taluk that, the said Sri. Ashok L. married Smt. Lakshmi M. and they had two sons viz., Sri. Madan and Master Darshan A. (16 years).

Thereafter, the said Sri. Ashok L. along with his children viz., Sri. Madan and Master Darshan A. *represented by his father and natural guardian Sri. Ashok L.* have entered into a Joint Development

Agreement dated 26.12.2023 (Doc. No.11283/2023-24) *with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. for development of land bearing Sy.No.116/5 of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 0-19.08 Guntas into a multi-storied residential apartment under mutually agreed terms and conditions thereon. In terms of the said JDA, the landowner/s and builder have agreed to share the saleable area including UDS in land in the ratio of 39% (for landowner) and 61% (for builder).

Further, the said Sri. Ashok L. along with his children viz., Sri. Madan and Master Darshan A. *represented by his father and natural guardian Sri. Ashok L.* executed General Power of Attorney dated 26.12.2023 (Doc. No.532/2023-24) *in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. empowering the attorney to do various acts, deeds and things, including the power to alienate (*clause No.17.8 of JDA and (v & w) of GPA*) and power to raise loans/ mortgage (*clause No.22.1 of JDA and (z) & (aa) of GPA*) the developer's share.

The land bearing Sy.No.116/5, totally measuring 1 Acre 38 Guntas was phoded and re-surveyed as new Hissa *Survey No.116/13*, measuring 0-19.08 Guntas assigned to the portion owned by Sri. L. Harish *and* new *Sy.No.116/14*, measuring 0-19.08 Guntas assigned to the portion owned by Sri. L. Ashok *and retained the same Sy.No.116/5*, totally measuring 0-39 Guntas assigned to the portion owned by Sri. R. Ramesh and Sri. Gopalappa as evident from M.R. No.H154/2023-24.

The office of BBMP, Bangalore has issued Katha Certificate and Katha Extract both (undated) issued recognizing Sri. Harish as katheddar of land bearing Sy.No.116/13.

The office of BBMP, Bangalore has issued Katha Certificate and Katha Extract both (undated) issued recognizing Sri. Ashok as katheddar of land bearing Sy.No.116/14.

**Land bearing Sy.No.117/14 (referred as Item No.06):**

On perusal of the documents produced for scrutiny it is noticed that, the land bearing Sy.No.117/4 of Gunjur Village, measuring 3 Acres 13 Guntas *was earlier owned and possessed by* Sri. Erappa. **However, we have not been provided with a copy of the registered title deed of Sri. Erappa.**

It is noticed from Family Tree of Sri. Era @ Erappa dated 18.06.1992 issued by Village Accountant, Gunjur Circle that, the said Sri. Era @ Erappa died on 06.10.1980 and his wife Smt. Akkayamma died intestate leaving behind their children viz., Sri. P.V. Chinnappa, Sri. Muniveerappa and Sri. Badrappa as legal heirs to succeed to their estates. Copy of Death Certificate of Sri. Era @ Erappa dated 27.04.1997 is pursued.

After the demise of said Sri. Erappa, the revenue entries of the land in Sy.No.117/4 of Gunjur Village, measuring 3 Acres 13 Guntas got transferred in favour of his sons Sri. P.V. Chanappa, Smt. Muniyamma W/o. Late Muniveerappa and Sri. Bhadrappa as evident from M.R. No.10/1990-91.

It is noticed from Legal Heir Certificate of Sri. Muniverappa dated 15.09.2023 issued by Deputy Tahasildar, Varthur Hobli, Bangalore East Taluk that, the said Sri. Muniveerappa died on 25.05.1985 and his wife Smt. Muniyamma died on 01.05.2002 intestate leaving behind their children viz., Sri. P.M. Veerabhadrappe, Sri. Venkatesh, Sri. P.M. Bhadrappa, Smt. Eramma (*died on 19.08.2021*) and Smt. Gowramma as legal heirs to succeed to their estates. Copies of Death Certificate of Sri. Muniveerappa dated 27.10.1989 and Death Certificate of Smt. Muniyamma W/o. Late Muniveerappa dated 13.05.2002 are perused.

Thereafter, Sri. P.N. Venkatagiriappa S/o. Late P.V. Chinnappa, **Sri. Venkatesh S/o. Late Muniveerappa** and Sri. Bhadrappa (*legal heirs of Late Erappa @ Era @ Veerappa*) have entered into Panchayath Parikath (*Partition*) dated 20.08.1993 for division of joint family properties under which, land bearing Sy.No.117/4 of Gunjur Village, Varthur Hobli, Bangalore South Taluk, measuring 1 Acre 04 ½ Guntas *was allotted to the share of* Sri. Venkatesh S/o. Late Muniveerappa. The factum of Partition Deed has been mutated in the mutation register as M.R. No.2/1993-94.

It is noticed from Legal Heir Certificate of Sri. Muniveerappa dated 15.09.2023 issued by Deputy Tahasildar, Varthur Hobli, Bangalore East Taluk That, the said Sri. Venkatesh S/o. Late Muniveerappa died on 13.09.2017 intestate leaving behind his wife Smt. K. Pramodini and children viz., Ms. Varshitha, Ms. Hamsa Priya V. and Ms. Gaganashree P.V. (*18 years*) as legal heirs to succeed to his estates. Copy of Death Certificate of Sri. Venkatesh S/o. Late Muniveerappa dated 30.08.2019 is perused.

Thereafter, Smt. Gowramma D/o. Late Muniveerappa has released and relinquished her right, title, interest and ownership over the land bearing Sy.No.117/4 of Gunjur Village, measuring 1 Acre 04 ½ Guntas *in favour of* Sri. P.M. Veerabhadrappe @ Veerabhadrappe, Smt. K. Pramodini W/o. Late P.M. Venkatesh and Sri. P.M. Bhadrappa @ Bhadrappa through Release Deed dated 01.09.2023 (Doc. No.6185/2023-24).

It is noticed from Legal Heir Certificate of Sri. Muniveerappa dated 15.09.2023 issued by Deputy Tahasildar, Varthur Hobli, Bangalore East Taluk that, the said Sri. P.M. Veerabhadrappe married Smt. Munirathamma and they had two children viz., Sri. Kiran Kumar V. and Smt. Bhavani V.

Further, the said Sri. P.M. Bhadrappa married Smt. Radha and they had two children viz., Master Murali B. and Kumari Navyashree B.

Later, the said **Sri. P.M. Veerabhadrappe @ Veerabhadrappe** along with his family members viz., Smt. Munirathamma, Sri. Kiran Kumar V. and Smt. Bhavani V., **Smt. K. Pramodini** W/o. Late P.M. Venkatesh along with her children viz., Ms. Varshitha, Ms. Hamsa Priya Y. and Kumari Gaganashree P.V. (*17 years*) *represented by her mother and natural guardian Smt. K. Pramodini*, **Sri. P.M. Bhadrappa @ Bhadrappa**, Smt. Radha, Master Murali B. and Kumari Navyashree B. *represented by their father and natural guardian Sri. P.M. Bhadrappa @ Bhadrappa* have entered into Joint Development

Agreement dated 01.09.2023 (Doc. No.6193/2023-24) *with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. for development of land bearing Sy.No.117/4 of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 1 Acre 04 ½ Guntas into a multi-storied residential apartment under mutually agreed terms and conditions thereon. In terms of the said JDA, the landowner/s and builder have agreed to share the saleable area including UDS in land in the ratio of 35% (for landowner) and 65% (for builder).

Further, the said Sri. P.M. Veerabhadrappe @ Veerabhadrappe along with his family members viz., Smt. Munirathnamma, Sri. Kiran Kumar V. and Smt. Bhavani V., Smt. K. Pramodini W/o. Late P.M. Venkatesh along with her children viz., Ms. Varshitha, Ms. Hamsa Priya Y. and Kumari Gaganashree P.V. (17 years) represented by her mother and natural guardian Smt. K. Pramodini, Sri. P.M. Bhadrappa @ Bhadrappa, Smt. Radha, Master Murali B. and Kumari Navyashree B. represented by their father and natural guardian Sri. P.M. Bhadrappa @ Bhadrappa executed General Power of Attorney dated 01.09.2023 (Doc. No.323/2023-24) *in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. empowering the attorney to do various acts, deeds and things, including the power to alienate **clause No..... of JDA and (w & x) of GPA** and power to raise loans/ mortgage (*clause No.20.1 of JDA and (z) & (aa) of GPA*) the developer's share.

The land bearing Sy.No.117/4, measuring 3 Acres 13 Guntas was phoded and re-surveyed as new Hissa Sy.No.117/14, measuring 1 Acre 04 ½ Guntas assigned to the portion owned by Smt. K. Pramodini W/o. Late M. Venkatesh as evident from RR Balabhadgada Nakalu in respect of land bearing Sy.No.117/4.

It is noticed from Affidavit cum Family Tree of Sri. Chinnaswamy dated 11.11.2024 (*Notarized copy*) that, the said Smt. Eramma W/o. Late Chinnaswamy (D/o. Muniveerappa) died on 19.08.2021 and Sri. Chinnaswamy died intestate leaving behind their only son Sri. C. Keshava as legal heir to succeed to their estates. Copy of Death Certificate of Smt. Eramma W/o. Sri. Chinnaswamy dated 24.08.2021 is perused.

Thereafter, Sri. C. Keshava S/o. Chinnaswamappa @ Chinnaswamy & Late Eramma (*grandson of Late Muniveerappa*) executed Release Deed dated 15.09.2023 (Doc. No.6802/2023-24) *in favour of* Sri. P.M. Veerabhadrappe @ Veerabhadrappe, Smt. K. Pramodini W/o. Late P.M. Venkatesh, Sri. P.M. Bhadrappa @ Bhadrappa and M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. confirming and ratifying the said Joint Development Agreement dated 01.09.2023 (Doc. No.6193/2023-24) and General Power of Attorney dated 01.09.2023 (Doc. No.323/2023-24).

Ms. Gaganashree D/o. Late P.M. Venkatesh executed Confirmation Deed dated 16.12.2024 (Doc. No.15211/2024-25) *in favour of* M/s. Sanjeevini Properties Private Limited represented by its

authorized Signatory Sri. Suresh H.A. by confirming and ratifying the said Joint Development Agreement dated 01.09.2023 (Doc. No.6193/2023-24) and General Power of Attorney dated 01.09.2023 (Doc. No.323/2023-24).

The Office of BBMP, Bangalore has issued Katha Certificate dated 13.08.2024 and Katha Extract both recognizes Smt. K. Pamodini as Kathedar of land bearing Sy.No.117/14.

**Land bearing Sy.No.117/6 (old Sy.No.117/5) (referred as Item No.07):**

On perusal of the documents produced for scrutiny it is noticed that, Sri. Dodda Mariyappa, Sri. Chikka Mariyappa and Sri. M. Ramaiah (*sons of Batheppa*) have entered into Partition Deed dated 13.02.1968 (Doc. No.5285/1967-68) for division of joint family properties under which, the land bearing Sy.No.117/5 of Gunjur Village, Varthur Hobli was divided as under:

Sl. No.	Survey Number	Extent of Land	Allotted to
1.	Sy.No.117/5	1A 28G	Sri. Chikka Mariyappa
2.	Sy.No.117/5	1A 28G	Sri. M. Ramaiah

Thereafter, the said Sri. Chikka Mariyappa out of love and affection *towards his adopted daughter* Smt. Lakshamma W/o. Sri. Ramaiah gifted the land bearing Sy.No.117/5 of Gujur Village, measuring 1 Acre 28 Guntas unto her vide Gift Deed dated 25.09.1970 (Doc. No.3237/1970-71). The factum of Gift Deed has been mutated in the mutation register as M.R. No.21/1993-94.

Later, Smt. Bhakthamma W/o. Late Chikka Mariyappa and Smt. Lakshamma (*adopted daughter of Late Chikka Mariyappa*) sold and conveyed said land bearing Sy.No.117/5 of Gunjur Village, measuring **1 Acre 20 Guntas** out of 1 Acre 28 Guntas *in favour of* Sri. K.N. Narayanaswamy, Smt. K.S. Vijayalakshmi, Sri. N. Chethan, Sri. D. Muniyappa and Smt. D. Rathamma by virtue of Sale Deed dated 25.11.2005 (Doc. No.10360/2005-06). It is noticed that, Smt. Kanthamma, Smt. Premamma, Sri. R. Beeresh, Sri. R. Nagesh, Sri. R. Sarvesh and Sri. R. Sundaresh (*children of Smt. Lakshamma*) have signed in the said Sale Deed as consenting witnesses.

The factum of Sale Deed has been mutated in the mutation register as M.R. No.128/2005-06.

The land bearing Sy.No.117/5 was phoded and re-surveyed as new *Hissa Sy.No.117/6, measuring 1 Acre 20 Guntas assigned to the portion owned by Sri. K.N. Narayanaswamy and others and* new Hissa Sy.No.117/7, measuring 08 Guntas assigned to the portion owned by Smt. Lakshamma as evident from RR Balabhadaga Nakalu (Hissa Mojani) in respect of land bearing Sy.No.117/5.

It is noticed from Legal Heir Certificate of Sri. K.N. Narayana dated 23.04.2021 issued by Deputy Tahasildar, Bangalore East Taluk that, the said Sri. K.N. Narayana died on 26.01.2021 intestate leaving behind his wife Smt. Vijayalakshmi and children viz., Smt. Meenakshi and Sri. Chethan N.

as legal heirs to succeed to his estates. Copy of Death Certificate of Sri. Narayana K.N. dated 17.02.2021 is perused.

It is noticed from Family Tree (*computerized*) of Sri. D. Muniyappa dated 27.09.2021 issued by Deputy Tahasildar, Bangalore East Taluk that, Sri. D. Muniyappa married Smt. N. Yashodamma and they had five children viz., Smt. Radha M., Smt. Menaka K.M., Smt. Lakshmi M., Sri. Naveen Kumar M. and Smt. M. Sowmya.

It is noticed from Family Tree (*computerized*) of Smt. Rathnamma dated 13.09.2022 issued by Deputy Tahasildar, Bangalore East Taluk that, the said Smt. Rathnamma married Sri. Beeresh (*died*) and they had three children viz., Smt. Asharani, Smt. Sowmya and Sri. Chethan.

Later, the said Smt. Vijayalakshmi, Sri. Chethan N., Master Thanish Chethan *represented by his father and natural guardian Sri. Chethan N., Smt. Meenakshi N., Sri. D. Muniyappa, Smt. N. Yashodamma, Smt. Radha M., Smt. Menaka K.M., Smt. Lakshmi M., Sri. Naveen Kumar M., Baby Janhavi N. Represented by his father and natural guardian Sri. Naveen Kumar M., Smt. M. Sowmya, Smt. D. Rathnamma @ Rathnamma, Smt. Asha Rani B., Smt. Sowmya B. and Sri. Chethan B.* have entered into Joint development Agreement dated 16.10.2023 (Doc. No.8248/2023-24) *with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. for development of land bearing Sy.No.117/6 (*old Sy.No.117/5*) of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 1 Acre 20 Guntas plus 0-½ Gunta Kharab land into a multi-storied residential apartment under mutually agreed terms and conditions thereon. In terms of the said JDA, the landowner/s and builder have agreed to share the saleable area including UDS in land in the ratio of 32% (for landowner) and 68% (for builder).

Further, the said Smt. Vijayalakshmi, Sri. Chethan N., Master Thanish Chethan *represented by his father and natural guardian Sri. Chethan N., Smt. Meenakshi N., Sri. D. Muniyappa, Smt. N. Yashodamma, Smt. Radha M., Smt. Menaka K.M., Smt. Lakshmi M., Sri. Naveen Kumar M., Baby Janhavi N. Represented by his father and natural guardian Sri. Naveen Kumar M., Smt. M. Sowmya, Smt. D. Rathnamma @ Rathnamma, Smt. Asha Rani B., Smt. Sowmya B. and Sri. Chethan B.* executed General Power of Attorney dated 16.10.2023 (Doc. No.414/2023-24) *in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. empowering the attorney to do various acts, deeds and things, including the power to alienate (*clause No.17.8 of JDA and (w & x) of GPA*) and power to raise loans/ mortgage (*clause No.22.1 of JDA and (z) & (aa) of GPA*) the developer's share.

The Office of BBMP, Bangalore has issued Katha Certificate dated 13.08.2024 and Katha Extract both recognizing Smt. K.S. Vijayalakshmi, Sri. N. Chethan, Sri. D. Muniyappa and Smt. D. Rathnamma as Kathedars of subject land bearing Sy.No.117/6.

**Land bearing Sy.No.117/7 (old Sy.No.117/5) (referred as Item No.08):**

It is noticed that, after execution of Sale Deed dated 25.11.2005 (Doc. No.10360/2005-06) for the extent of 1 Acre 20 Guntas out of 1 Acre 28 Guntas the said Smt. Lakshamma retained the land measuring 08 Guntas in Sy.No.117/5.

The land bearing Sy.No.117/5 was phoded and re-surveyed as new Hissa Sy.No.117/6, measuring 1 Acre 20 Guntas assigned to the portion owned by Sri. K.N. Narayanaswamy and others *and new Hissa Sy.No.117/7, measuring 08 Guntas assigned to the portion owned by Smt. Lakshamma* as evident from RR Balabhadga Nakalu (Hissa Mojani) in respect of land bearing Sy.No.117/5.

It is noticed from Affidavit cum Family Tree of Smt. Lakshamma W/o. Sri. Ramaiah dated 19.06.2024 (*Notarized copy*) that, Smt. Lakshamma had six children viz., Smt. Kanthamma, Smt. Premamma, Sri. Beeresh R., Sri. Nagesha R., Sri. Sarvesha R. and Sri. Sundaresha R.

Thereafter, Smt. Kanthamma and Smt. Premamma have released and relinquished their right, title, interest and ownership over the land bearing Sy.No.117/7 (old Sy.No.117/5) of Gunjur Village, measuring 08 Guntas *in favour of their mother* Smt. Lakshamma by way of Release Deed dated 13.03.2013 (Doc. No.6460/2012-13).

Smt. Lakshamma out of love and affection *towards her sons viz.,* Sri. R. Beeresh, Sri. R. Nagesh, Sri. R. Sarvesh and Sri. Sundaresh R. gifted the said land in Sy.No.117/7 (old Sy.No.117/5) of Gunjur Village, measuring 08 Guntas unto them vide Gift Deed dated 11.11.2013 (Doc. No.4183/2013-14).

The name of Sri. R. Beeresh, Sri. R. Nagesh, Sri. R. Sarvesh and Sri. Sundaresh R. were mutated in the mutation register as M.R. No.H88/2013-14.

It is noticed from Computerized Family Tree of Sri. Sarvesha R. dated 25.10.2024 issued by Deputy Tahasildar, Bangalore East Taluk that, Sri. Sarvesha R. married Smt. Prathima N. and they had only son Sri. Varnith S.

It is noticed from Computerized Family Tree of Sri. Sundaresh R. dated 25.10.2024 issued by Deputy Tahasildar, Bangalore East Taluk that, Sri. Sundaresh R. married Smt. Deepa B. and they had only son Master Vikyath S.

It is noticed from Computerized Family Tree of Sri. Beeresh R. dated 25.10.2024 issued by Deputy Tahasildar, Bangalore East Taluk that, Sri. Beeresh R. married Smt. Sowjanya and they had two children viz., Master Ranjith Kumar B. and Kumari Yashaswini B.

It is noticed from Computerized Family Tree of Sri. Nagesh dated 25.10.2024 issued by Deputy Tahasildar, Bangalore East Taluk that, Sri. Nagesh married Smt. Kanakamma and they had two children viz., Sri. Sagar P.N. and Ms. Chaithra N.

Later, the said Sri. R. Beeresh, Master Ranjith Kumar B. and Kumari Yeshaswini B. *represented by their father and natural guardian* Sri. R. Beeresh, Sri. R. Nagesh @ Nagesh, Sri. Sagar P.N. and Ms.

Chaithra N., Sri. R. Sarvesha @ Sarvesh R., Master Varnith S. *represented by his father and natural guardian Sri. R. Sarvesha @ Sarvesh*, Sri. R. Sundaresh @ Sundaresh, Master Vikyath P.S., *represented by his father and natural guardian Sri. R. Sundaresh @ Sundaresh* have entered into Joint development Agreement dated 16.10.2023 (Doc. No.8250/2023-24) *with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. for development of land bearing Sy.No.117/7 (old Sy.No.117/5) of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 0-08 Guntas into a multi-storied residential apartment under mutually agreed terms and conditions thereon. In terms of the said JDA, the landowner/s and builder have agreed to share the saleable area including UDS in land in the ratio of 38% (for landowner) and 62% (for builder).

Further, the said Sri. R. Beeresh, Master Ranjith Kumar B. and Kumari Yeshaswini B. *represented by their father and natural guardian Sri. R. Beeresh*, Sri. R. Nagesh @ Nagesh, Sri. Sagar P.N. and Ms. Chaithra N., Sri. R. Sarvesha @ Sarvesh R., Master Varnith S. *represented by his father and natural guardian Sri. R. Sarvesha @ Sarvesh*, Sri. R. Sundaresh @ Sundaresh, Master Vikyath P.S., *represented by his father and natural guardian Sri. R. Sundaresh @ Sundaresh* executed General Power of Attorney dated 16.10.2023 (Doc. No.415/2023-24) *in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. empowering the attorney to do various acts, deeds and things, including the power to alienate (*clause No.17.8 of JDA and (w & x) of GPA*) and power to raise loans/ mortgage (*clause No.22.1 of JDA and (z) & (aa) of GPA*) the developer's share.

The Office of BBMP, Bangalore has issued Katha Certificate dated 13.08.2024 and Katha Extract both recognizing Sri. R. Beeresh, Sri. R. Nagesh, Sri. R. Sarvesh and Sri. R. Sundaresh as Kathedars of subject land bearing Sy.No.117/7.

**Land bearing Sy.No.117/9 (old Sy.No.117/5) (referred as Item No.09):**

On perusal of the documents produced for scrutiny it is noticed that, Sri. Dodda Mariyappa, Sri. Chikka Mariyappa and Sri. M. Ramaiah (*sons of Batheppa*) have entered into Partition Deed dated 13.02.1968 (Doc. No.5285/1967-68) for division of joint family properties under which, the land bearing Sy.No.117/5 of Gunjur Village, Varthur Hobli was divided as under:

Sl. No.	Survey Number	Extent of Land	Allotted to
1.	Sy.No.117/5	1A 28G	Sri. Chikka Mariyappa
2.	Sy.No.117/5	1A 28G	Sri. M. Ramaiah

It is noticed from Family Tree of Sri. Ramaiah dated 28.01.2010 issued by Village Accountant, Varthur Circle that, the said Sri. M. Ramaiah died on 05.07.2009 intestate leaving behind his wife Smt. Muniyamma and children viz., Sri. Bhathyappa, Sri. Lakshmana, Smt. Jayalakshamma, **Smt. Gowramma**, Smt. Munirathnamma and Sri. P.R. Nagaraj as legal heirs to succeed to his estates.

Copy of Death Certificate of Sri. M. Ramaiah dated 14.07.2009 is perused.

Thereafter, the revenue entries of the said land bearing Sy.No.117/5, measuring 1 Acre 28 Guntas got transferred in favour of his sons viz., Sri. Bhathyappa, Sri. Lakshmana and Sri. P.R. Nagaraja as evident from M.R. No.119/2010-11.

Later, Smt. Muniyamma W/o. Late Ramaiah along with children viz., Sri. Bhathyappa, Sri. Lakshmana, Smt. Jayalakshamma, Smt. Munirathamma and Sri. P.R. Nagaraja have entered into Partition Deed dated 22.12.2011 (Doc. No.7156/2011-12) for division of joint family properties under which, the land bearing Sy.No.117/5, measuring 0-22 ½ Guntas and 0-0 ¼ Gunta Kharab land *was allotted to the share of* Sri. Lakshmana. The factum of Partition Deed has been mutated in the mutation register as M.R. No.H124/2011-12.

Thereafter, Smt. Gowramma D/o. Late M. Ramaiah has released and relinquished her right, title, interest and ownership over the land bearing Sy.No.117/5 of Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring 1 Acre 28 Guntas and 0- ½ Gunta Kharab land *in favour of* Sri. Bhathyappa, Sri. Lakshmana and Sri. P.R. Nagaraja through Release Deed dated 09.01.2012 (Doc. No.7346/2011-12).

The land bearing Sy.No.117/5, measuring 1 Acre 28 Guntas was phoded and re-surveyed as *new Hissa Sy.No.117/9*, measuring 0-22 ½ Guntas assigned to the portion owned by Sri. P.R. Lakshmana as evident from RR Balabhadra Nakalu (Hissa Mojani) in respect of land bearing Sy.No.117/5.

It is noticed from Family Tree (*Computerized*) of Sri. P.R. Lakshmana dated 18.01.2024 issued by Deputy Tahasildar, Bangalore East Taluk that, the said Sri. P.R. Lakshmana married Smt. Krishnamma and they had four children viz., Smt. Girija, Smt. Varalakshmi, Sri. Arun Kumar L. and Smt. Sudha L.

Further, Sri. Arun Kumar L. Married Smt. Archana R. and they had two children viz., Kumari Poorvika A. and Master Yashas Ram.

Later, the said Sri. Lakshmana @ P.R. Lakshmana, Sri. Arun Kumar L., Kumari Poorvika and Master Yashas Ram A. *represented by their father and natural guardian Sri. Arun Kumar L., Smt. Girija, Smt. Varalakshmi, Smt. Sudha L.* have entered into Joint development Agreement dated 27.09.2023 (Doc. No.7506/2023-24) *with* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. for development of land bearing Sy.No.117/9 (*old Sy.No.117/5*) of Gunjur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk, Bangalore, measuring 0-22 ½ Guntas plus 0- ¼ Gunta Kharab land into a multi-storied residential apartment under mutually agreed terms and conditions thereon. In terms of the said JDA, the landowner/s and builder have agreed to share the saleable area including UDS in land in the ratio of 40% (for landowner) and 60% (for builder).

Further, the said Sri. Lakshmana @ P.R. Lakshmana, Sri. Arun Kumar L., Kumari Poorvika and Master Yashas Ram A. represented by their father and natural guardian Sri. Arun Kumar L., Smt. Girija, Smt. Varalakshmi, Smt. Sudha L. executed General Power of Attorney dated 27.09.2023 (Doc. No.378/2023-24) *in favour of* M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. empowering the attorney to do various acts, deeds and things, including the power to alienate (*clause No.15.8 of JDA and (w & x) of GPA*) and power to raise loans/ mortgage (*clause No.23.1 of JDA and (z) & (aa) of GPA*) the developer's share.

The office of BBMP, Bangalore has issued Katha Certificate and Katha Extract both recognizing Sri. Lakshmana as Kathedar of subject land bearing Sy.No.117/9.

**Common Flow:**

The property (*in respect of land bearing Sy.Nos.116/2, 116/5, 116/14, 116/13, 116/15, 117/7, 117/6, 117/9 and 117/14*) tax is paid for the period 2024-25 vide receipt dated 10.08.2024.

The Office of Airport Authority of India has issued NOC dated 01.05.2024 and NOC dated 01.12.2023 issued by the State Level Environment Impact Assessment Authority of Karnataka and NOC dated 14.09.2024 issued by Hindustan Aeronautics Limited and NOC dated 13.05.2024 issued by Bangalore Electricity Supply Company Limited and NOC dated 17.02.2024 issued by Bharath Sanchar Nigam and NOC dated 22.07.2024 issued by Karnataka State Fire and Emergency Services that, the authorities has no objection for construction of a residential building on the said subject land.

Copies of Certificate of Incorporation of Sanjeevini Properties Private Limited dated 31.10.2016 and MOA & AOA dated 06.12.2016 in respect of Sanjeevini Properties Private Limited are perused.

The landowners: Sri. P.M. Veerabhadrappe @ Veerabhadrappe along with his family members viz., Smt. Munirathamma, Sri. Kiran Kumar V. and Smt. Bhavani V., Smt. K. Pramodini W/o. Late P.M. Venkatesh along with her children viz., Ms. Varshitha, Ms. Hamsa Priya Y. and Ms. Gaganashree P.V., Sri. P.M. Bhadrappa @ Bhadrappa, Smt. Radha, Master Murali B. and Kumari Navyashree B. AND Sri. R. Ramakrishnappa, Ms. Mridula R., Master R. Vishwas, Sri. R. Ramesh, Ms. Thanushree R., Sri. P.R. Muniraju, Kumari Lakshmi P.M., Kumari Meghana P.M. and Kumari Akshaya P.M. AND Smt. Vijayalakshmi, Sri. Chethan N., Master Thanish Chethan, Smt. Meenakshi N., Sri. D. Muniyappa, Smt. N. Yashodamma, Smt. Radha M., Smt. Menaka K.M., Smt. Lakshmi M., Sri. Naveen Kumar M., Baby Janhavi N., Smt. M. Sowmya, Smt. D. Rathamma @ Rathamma, Smt. Asha Rani B., Smt. Sowmya B. and Sri. Chethan B. AND Sri. Lakshmana @ P.R. Lakshmana, Sri. Arun Kumar L., Kumari Poorvika and Master Yashas Ram A., Smt. Girija, Smt. Varalakshmi, Smt. Sudha L. AND Sri. R. Beeresh, Master Ranjith Kumar B. and Kumari Yeshaswini B., Sri. R. Nagesh @ Nagesh, Sri. Sagar P.N. and Ms. Chaithra N., Sri. R. Sarvesha @ Sarvesh R., Master Varnith S., Sri. R. Sundaresh @ Sundaresh, Master Vikyath P.S. AND Sri. Gopalappa along with his wife Smt. Sampamma and children viz., Sri. Munikrishnappa G., Master Chethan M. and Kumari Nuthan M.,

Sri. Shivashankar G., Master Shobith S. and Kumari Sunitha S., Sri. Subramani P.G., Kumari Manyatha S., Kumari Danyatha S. and Master Purushotham S. AND Sri. R. Ramesh along with his wife Smt. Vedha and children viz., Ms. Thanushree R. AND Sri. Ashok L. along with his children viz., Sri. Madan and Master Darshan A. AND Sri. Harish L. along with his children viz., Master Pavan P.H. and Kumari Preksha P.H. through their GPA holder M/s. Sanjeevini Properties Private Limited represented by its Authorized Signatory Mr. Suresh H.A. executed an Amalgamation Deed dated 13.12.2024 (Doc. No.15204/2024-25) for amalgamating the aforesaid subject lands into one composite property bearing Sy.No.117/14 (old Sy.No.117/4), BBMP Katha No.4069 *and* Sy.No.116/2, BBMP Katha No.4066 *and* Sy.No.117/6 (old Sy.No.117/5), BBMP Katha No.4067 *and* Sy.No.117/9 (old Sy.No.117/5), BBMP Katha No.4062 *and* Sy.No.117/7 (old Sy.No.117/5), BBMP Katha No.4068 *and* Sy.No.116/5, BBMP Katha No.4065 *and* Sy.No.116/15 (old Sy.No.116/5), BBMP Katha No.4070 *and* Sy.No.116/14 (old Sy.No.116/5), BBMP Katha No.4063 *and* Sy.No.116/13 (old Sy.No.116/5), BBMP Katha No.4064, totally measuring 8 Acres 12 Guntas or 33588.62 Square Meters, situated at Gujur Village (Gunjur Palya), Varthur Hobli, Bangalore East Taluk.

### **III (b). REVENUE RECORDS:**

- (i) The Office of Tahasildar, Bangalore East Taluk has issued an Endorsement dated 06.01.2024 stating that, copies of IL and RR bearing No.2470 are not available with the office of Tahsildar.
- (ii) The Office of Tahasildar, Bangalore East Taluk has issued an Endorsement dated 06.01.2024 stating that, copy Preliminary Record is not available with the office of Tahsildar.
- (iii) The names of owners and subsequent owners are reflected in RTCs for the period 1972-73 to 1976-77 and from 1982-83 to 2001-02 as kathedar in possession of land bearing Sy.No.116/2.
- (iv) The Office of Tahasildar, Bangalore East Taluk has issued an Endorsement dated 05.09.2018 confirming that, non-availability of RTCs from the period 1977 to 1982 in respect of land bearing Sy.No.116/2.
- (v) The names of owners and subsequent owners are reflected in RTCs for the period 2001-02 to 2024-25 as kathedar in possession of land bearing Sy.No.116/2.
- (vi) The Office of Tahasildar, Bangalore East Taluk has issued an Endorsement dated 04.01.2024 stating that, copies of IL and RR in respect of land bearing Sy.No.116/5 are not available with the office of Tahsildar.
- (vii) The Office of Tahasildar, Bangalore East Taluk has issued an Endorsement dated 04.01.2024 stating that, copy of Preliminary Record in respect of land bearing Sy.No.116/5 is not available with the office of Tahsildar.

- (viii) The Office of Tahasildar, Bangalore East Taluk has issued an Endorsement dated 04.01.2024 stating that, copy of Khethuvar Register in respect of land bearing Sy.No.116/5 is not available with the office of Tahsildar.
- (ix) The Office of Tahasildar, Bangalore East Taluk has issued an Endorsement dated 06.01.2024 confirming that, non-availability of RTCs from the period 1977 to 1982 and from 1988 to 1993 in respect of land bearing Sy.No.116/5.
- (x) The Office of Tahasildar, Bangalore East Taluk has issued an Endorsement dated 06.03.2024 confirming that, non-availability of RTCs from the period 1967 to 1971 and from 1977 to 1982 and from 1988 to 1993 in respect of land bearing Sy.No.116/5.
- (xi) The names of owners and subsequent owners are reflected in RTCs for the period 1972-73 to 1976-77 and from 1982-83 to 2001-02 as kathedar in possession of land bearing Sy.No.116/5.
- (xii) The names of owners and subsequent owners are reflected in RTCs for the period 2001-02 to 2005-06 and from 2011-12 to 2023-24 as kathedar in possession of land bearing Sy.No.116/5.
- (xiii) The Office of Tahasildar, Bangalore East Taluk has issued an Endorsement dated 16.12.2023 stating that, non-availability of IL and RR in respect of land bearing Sy.No.117/4.
- (xiv) The names of owners and subsequent owners are reflected in RTCs for the period 1972-73 to 1976-77 and from 1982-83 to 2001-02 as kathedar in possession of land bearing Sy.No.117/4.
- (xv) The Office of Tahasildar, Bangalore East Taluk has issued an Endorsement dated 04.10.2024 stating that, non-availability of RTCs from the period 1977 to 1982 in respect of land bearing Sy.No.117/4.
- (xvi) The names of owners and subsequent owners are reflected in RTCs for the period 2002-03 to 2022-23 as kathedar in possession of land bearing Sy.No.117/4.
- (xvii) The names of owners and subsequent owners are reflected in RTCs for the period 2023-24 and 2024-25 as kathedar in possession of land bearing Sy.No.117/4.
- (xviii) The Office of Tahasildar, Bangalore East Taluk has issued an Endorsement dated 04.12.2023 confirming that, non-availability of IL and RR bearing Nos.348, 3278 and 3289 in respect of land bearing Sy.No.117/5.
- (xix) The Office of Tahasildar, Bangalore East Taluk has issued an Endorsement dated 06.01.2024 confirming that, non-availability of RR bearing No.3273 in respect of land bearing Sy.No.117/5.
- (xx) The Office of Tahasildar, Bangalore East Taluk has issued an Endorsement dated 04.12.2023 confirming that, non-availability of Preliminary Record in respect of land bearing Sy.No.117/5.

- (xxi) The names of owners and subsequent owners are reflected in RTCs for the period 2001-02 to 2010-11 as kathedar in possession of land bearing Sy.No.117/5.
- (xxii) The names of owners and subsequent owners are reflected in RTCs for the period 2011-12 to 2024-25 as kathedar in possession of land bearing Sy.No.117/6.
- (xxiii) The Office of Tahasildar, Bangalore East Taluk has issued an Endorsement dated 05.12.2023 confirming that, non-availability of RTCs from the period 1964 to 1972 and from 1977 to 1982 and from 1988 to 1993 in respect of land bearing Sy.No.117/5.
- (xxiv) The names of owners and subsequent owners are reflected in RTCs for the period 2011-12 to 2024-25 as kathedar in possession of land bearing Sy.No.117/7.
- (xxv) The names of owners and subsequent owners are reflected in RTCs for the period 2011-12 to 2024-25 as kathedar in possession of land bearing Sy.No.117/9.

**III(c). SURVEY RECORDS:**

- (i) Copy of Survey Sketch, Moola Tippani and Karnataka Revision Settlement Akarbandh Extract in respect of land bearing Sy.No.116/2 available for perusal;
- (ii) Copy of Hissa Tippani in respect of land bearing Sy.No.116/5, Atlas in respect of land bearing Sy.No.116/5, RR Balabhadaga Nakalu (Hissa Mojani) in respect of land bearing Sy.No.116/5 and Karnataka Revision Settlement Akarbandh Extract in respect of land bearing Sy.Nos.116/5 and 116/15 available for perusal;
- (iii) Copy of Survey Sketch in respect of land bearing Sy.No.116/13, Copy of Survey Sketch in respect of land bearing Sy.No.116/14, Hissa Tippani in respect of land bearing Sy.No.116/5, Atlas, RR Balabhadaga Nakalu (Hissa Mojani) in respect of land bearing Sy.No.116/5 and Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.Nos.116/13 and 116/14 and Village Map of Gunjur Village available for perusal.
- (iv) Copy of Survey Sketch, Hissa Pakka Book and Atlas, RR Balabhadaga Nakalu (Hissa Mojani) in respect of land bearing Sy.No.117/4, Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.117/4 and Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.117/14 available for perusal.
- (v) Copy of Survey Sketch, Hissa Tippani and RR Balabhadaga Nakalu (Hissa Mojani) in respect of land bearing Sy.No.117/5 and Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.117/6 available for perusal.
- (vi) Copy of Survey Sketch and Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.117/7 available for perusal.

- (vii) Copy of Survey Sketch, RR Balabhadra Nakalu (Hissa Mojani) in respect of land bearing Sy.No.117/5, Atlas in respect of land bearing Sy.Nos.117/6 to 117/9 and Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.117/9 available for perusal.

**III(d). ENDORSEMENT- RECORDS:**

- (i) The office of the Assistant Commissioner, Bangalore North Division, Bangalore has issued an endorsement dated 06.01.2024 confirming that no cases are pending under Karnataka SC/ST (PTCL) Act in respect of land bearing Sy.No.116/2.
- (ii) The office of the Assistant Commissioner, Bangalore North Division, Bangalore has issued an endorsement dated 13.02.2024 confirming that no cases are pending under Karnataka SC/ST (PTCL) Act in respect of land bearing Sy.No.116/5.
- (iii) The office of the Assistant Commissioner, Bangalore North Division, Bangalore has issued an endorsement dated 13.12.2022 confirming that no cases are pending under Karnataka SC/ST (PTCL) Act in respect of land bearing Sy.No.117/4.
- (iv) The office of the Assistant Commissioner, Bangalore North Division, Bangalore has issued an endorsement dated 13.09.2023 confirming that no cases are pending under Karnataka SC/ST (PTCL) Act in respect of land bearing Sy.No.117/6.
- (v) The office of the Assistant Commissioner, Bangalore North Division, Bangalore has issued an endorsement dated 13.09.2023 confirming that no cases are pending under Karnataka SC/ST (PTCL) Act in respect of land bearing Sy.No.117/7.
- (vi) The office of the Assistant Commissioner, Bangalore North Division, Bangalore has issued an endorsement dated 13.09.2023 confirming that no cases are pending under Karnataka SC/ST (PTCL) Act in respect of land bearing Sy.No.117/9.
- (vii) The Office of Tahasildar, Bangalore East Taluk has issued an endorsement dated 17.01.2019 confirming that there are no tenancy claims under section 48 A of Karnataka Land Reforms Act against land bearing Sy.No.116/2.
- (viii) The Office of Tahasildar, Bangalore East Taluk has issued an endorsement dated 20.02.2024 confirming that there are no tenancy claims under section 48 A of Karnataka Land Reforms Act against land bearing Sy.No.116/5, measuring 1 Acre 38 Guntas.
- (ix) The Office of Tahasildar, Bangalore East Taluk has issued an endorsement dated 05.12.2023 confirming that there are no tenancy claims under section 48 A of Karnataka Land Reforms Act against land bearing Sy.No.117/4.

- (x) The Office of Tahasildar, Bangalore East Taluk has issued an endorsement dated 05.12.2023 confirming that there are no tenancy claims under section 48 A of Karnataka Land Reforms Act against land bearing Sy.No.117/6.
- (xi) The Office of Tahasildar, Bangalore East Taluk has issued an endorsement dated 05.12.2023 confirming that there are no tenancy claims under section 48 A of Karnataka Land Reforms Act against land bearing Sy.No.117/7.
- (xii) The Office of Tahasildar, Bangalore East Taluk has issued an endorsement dated 05.12.2023 confirming that there are no tenancy claims under section 48 A of Karnataka Land Reforms Act against land bearing Sy.No.117/9.

**III(e). NIL- ACQUISITION ENDORSEMENT/S:**

NA

**III(f). CHANGE OF LAND USE AND CONVERSION RECORDS:**

- i. The land bearing Sy.No.116/2, measuring 2 Acres 39 Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 11.07.2021 bearing No. A.L.N. (E.V.H.) S.R: 809/2007-08 issued by Special Deputy Commissioner, Bangalore District.
- ii. The land bearing Sy.No.116/5, measuring 0-19.08 Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 05.01.2012 bearing No. ALN (EVH) SR 363/2011-12 issued by Deputy Commissioner, Bangalore District.
- iii. The land bearing Sy.No.116/15, measuring 0-19.08 Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 28.06.2024 bearing No. 683085 (ALN/EVH/SR.55/2024-25) issued by Deputy Commissioner, Bangalore Urban District.
- iv. The land bearing Sy.No.116/13, measuring 0-19.08 Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 15.06.2024 bearing No. 674551 (ALN/EVH/SR.06/2024-25) issued by Deputy Commissioner, Bangalore Urban District.
- v. The land bearing Sy.No.116/14, measuring 0-19.08 Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 13.06.2024 bearing No. 674552 (ALN/EVH/SR.07/2024-25) issued by Deputy Commissioner, Bangalore Urban District.
- vi. The land bearing Sy.No.117/14, measuring 1 Acre 04.08 Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 08.05.2024 bearing No. 650237 (ALN/EVH/SR.04/2024-25) issued by Deputy Commissioner, Bangalore Urban District.

- vii. The land bearing Sy.No.117/6, measuring 1 Acre 20 Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 20.01.2024 bearing No. 598030 (ALN/EVH/SR.146/2023-24) issued by Deputy Commissioner, Bangalore Urban District.
- viii. The land bearing Sy.No.117/7, measuring 08 Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 20.01.2024 bearing No. 598033 (ALN/EVH/SR.145/2023-24) issued by Deputy Commissioner, Bangalore Urban District.
- ix. The land bearing Sy.No.117/9, measuring 0-22 ½ Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 20.01.2024 bearing No. 598032 (ALN/EVH/SR.141/2023-24) issued by Deputy Commissioner, Bangalore Urban District.

Encumbrance certificate/s produced for scrutiny discloses only the admitted documents and there is no registered mortgage/charges in or upon the property for the period covered in the E.C/s.

#### **IV. EVIDENCE OF POSSESSION:**

All the documents produced for the scrutiny evidence the possession of subject property in favour of Sri. R. Ramakrishnappa, Ms. Mridula R., Master R. Vishwas, Sri. R. Ramesh, Ms. Thanushree R., Sri. P.R. Muniraju, Kumari Lakshmipathi P.M., Kumari Meghana P.M. and Kumari Akshaya P.M. (*for land bearing Sy.No.116/2, measuring 2 Acres 39 Guntas*) **and** Sri. Gopalappa along with his wife Smt. Sampamma and children viz., Sri. Munikrishnappa G., Master Chethan M. and Kumari Nuthan M., Sri. Shivashankar G., Master Shobith S. and Kumari Sunitha S., Sri. Subramani P.G., Kumari Manyatha S., Kumari Danyatha S. and Master Purushotham S. (*for land bearing Sy.No.116/5, measuring 0-19 ½ Guntas*) **and** Sri. R. Ramesh along with his wife Smt. Vedha and children viz., Ms. Thanushree R. (*for land bearing Sy.No.116/15, measuring 0-19 ½ Guntas*) **and** Sri. Harish L. along with his children viz., Master Pavan P.H. and Kumari Preksha P.H. (*for land bearing Sy.No.116/13, measuring 0-19 ½ Guntas*) **and** Sri. Ashok L. along with his children viz., Sri. Madan and Master Darshan A. (*for land bearing Sy.No.116/14, measuring 0-19 ½ Guntas*) **and** Sri. P.M. Veerabhadrappe @ Veerabhadrappe along with his family members viz., Smt. Munirathnamma, Sri. Kiran Kumar V. and Smt. Bhavani V., Smt. K. Pramodini W/o. Late P.M. Venkatesh along with her children viz., Ms. Varshitha, Ms. Hamsa Priya Y. and Kumari Gaganashree P.V. (17 years) Sri. P.M. Bhadrappa @ Bhadrappa, Smt. Radha, Master Murali B. and Kumari Navyashree B. (*for land bearing Sy.No.117/14, measuring 1 Acre 04 ½ Guntas*) **and** Smt. Vijayalakshmi, Sri. Chethan N., Master Thanish Chethan, Smt. Meenakshi N., Sri. D. Muniyappa, Smt. N. Yashodamma, Smt. Radha M., Smt. Menaka K.M., Smt. Lakshmi M., Sri. Naveen Kumar M., Baby Janhavi N., Smt. M. Sowmya, Smt. D. Rathnamma @ Rathnamma, Smt. Asha Rani B., Smt. Sowmya B. and Sri. Chethan B. (*for land bearing Sy.No.117/6, measuring 1 Acre 20 Guntas*) **and** Sri. R. Beeresh, Master Ranjith Kumar B. and Kumari Yeshaswini B., Sri. R. Nagesh @ Nagesh, Sri. Sagar P.N. and Ms. Chaithra N., Sri. R. Sarvesha @ Sarvesh R., Master Varnith S., Sri. R. Sundaresh @ Sundaresh, Master Vikyath P.S. (*for land bearing Sy.No.117/7, measuring 08 Guntas*) **and** Sri. Lakshmana @ P.R. Lakshmana, Sri. Arun

Kumar L., Kumari Poorvika and Master Yashas Ram A., Smt. Girija, Smt. Varalakshmi, Smt. Sudha L. (for land bearing Sy.No.117/9, measuring 0-22 ½ Guntas).

**V. OPINION:**

On the basis of documents scrutinized & information furnished,

**Common Queries:**

1. Building Construction License and Approved Building Plan from concerned authority.
2. Sharing Agreement entered into between landowners *with* M/s. Sanjeevini Properties Private Limited.
3. RERA Certificate.
4. ROC Search Report of M/s. Sanjeevini Properties Private Limited.

We hereby certify the title of Sri. R. Ramakrishnappa, Ms. Mridula R., Master R. Vishwas, Sri. R. Ramesh, Ms. Thanushree R., Sri. P.R. Muniraju, Kumari Lakshmipathi P.M., Kumari Meghana P.M. and Kumari Akshaya P.M. (for land bearing Sy.No.116/2, measuring 2 Acres 39 Guntas) **and** Sri. Gopalappa along with his wife Smt. Sampamma and children viz., Sri. Munikrishnappa G., Master Chethan M. and Kumari Nuthan M., Sri. Shivashankar G., Master Shobith S. and Kumari Sunitha S., Sri. Subramani P.G., Kumari Manyatha S., Kumari Danyatha S. and Master Purushotham S. (for land bearing Sy.No.116/5, measuring 0-19 ½ Guntas) **and** Sri. R. Ramesh along with his wife Smt. Vedha and children viz., Ms. Thanushree R. (for land bearing Sy.No.116/15, measuring 0-19 ½ Guntas) **and** Sri. Harish L. along with his children viz., Master Pavan P.H. and Kumari Preksha P.H. (for land bearing Sy.No.116/13, measuring 0-19 ½ Guntas) **and** Sri. Ashok L. along with his children viz., Sri. Madan and Master Darshan A. (for land bearing Sy.No.116/14, measuring 0-19 ½ Guntas) **and** Sri. P.M. Veerabhadrappe @ Veerabhadrappe along with his family members viz., Smt. Munirathamma, Sri. Kiran Kumar V. and Smt. Bhavani V., Smt. K. Pramodini W/o. Late P.M. Venkatesh along with her children viz., Ms. Varshitha, Ms. Hamsa Priya Y. and Ms. Gaganashree P.V., Sri. P.M. Bhadrappa @ Bhadrappa, Smt. Radha, Master Murali B. and Kumari Navyashree B. (for land bearing Sy.No.117/14, measuring 1 Acre 04 ½ Guntas) **and** Smt. Vijayalakshmi, Sri. Chethan N., Master Thanish Chethan, Smt. Meenakshi N., Sri. D. Muniyappa, Smt. N. Yashodamma, Smt. Radha M., Smt. Menaka K.M., Smt. Lakshmi M., Sri. Naveen Kumar M., Baby Janhavi N., Smt. M. Sowmya, Smt. D. Rathnamma @ Rathnamma, Smt. Asha Rani B., Smt. Sowmya B. and Sri. Chethan B. (for land bearing Sy.No.117/6, measuring 1 Acre 20 Guntas) **and** Sri. R. Beeresh, Master Ranjith Kumar B. and Kumari Yeshaswini B., Sri. R. Nagesh @ Nagesh, Sri. Sagar P.N. and Ms. Chaithra N., Sri. R. Sarvesha @ Sarvesh R., Master Varnith S., Sri. R. Sundaresh @ Sundaresh, Master Vikyath P.S. (for land bearing Sy.No.117/7, measuring 08 Guntas) **and** Sri. Lakshmana @ P.R. Lakshmana, Sri. Arun Kumar L., Kumari Poorvika and Master Yashas Ram A., Smt. Girija, Smt. Varalakshmi, Smt. Sudha L. (for land bearing Sy.No.117/9, measuring 0-22 ½ Guntas) are the absolute owners of subject property **and Developer:** M/s. Sanjeevini Properties Private Limited has

developmental rights over the subject property and their title to the same is legally valid, clear and marketable title over the same.

**NOTE:**

- I. COPIES OF DOCUMENTS PERUSED FOR THIS FILE ARE BONAFIDE BELIEVED TO BE GENUINE PHOTO-COPIES OF ORIGINALS.
- II. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you.  
For M&G Associates

H.K. GIRISH  
Managing Partner / Advocate