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DATE: 6TH FEBRUARY 2026

DUE DILIGENCE REPORT

We have in this report dealt with the lands in (i) Survey No. 77/2 measuring 1 Acre 14 Guntas (excluding 1 Gunta of B Kharab) (“Item No. 1 Property”) (ii) Survey No. 78 measuring 2 Acres 23 Guntas (“Item No. 2 Property”) (iii) Survey No. 79, measuring 1 Acre 29 Guntas (“Item No. 3 Property”) (iv) New Nos. 80/1, measuring 35¼ Guntas and 80/2 measuring 2¾ Guntas (Old Survey No. 80) (“Item No. 4 Property”), all situated at Attur Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District.

Item No. 1 Property, Item No. 2 Property, Item No. 3 Property and Item No. 4 Property shall together be referred to as “Properties”.

Flow of Title:

ITEM NO. 1 PROPERTY:

On review of the Sale Deed dated September 29, 1918, registered as Document No. 2728 of 1918-19 in Book-I, Volume 360, at Pages 324 to 329, in the office of the Sub-Registrar, Bangalore Taluk, we note that (i) Karim Saabi, (ii) Sattar Saabi, (iii) Mamol Saabi (minor- represented by his uncle Karim Saabi) and (iv) Mohammed Yosuf Saabi have sold the property bearing Survey No. 77 measuring 1 Acre 24 Guntas situated at Attur Village, Yelahanka Hobli, Bangalore North Taluk (i.e. **Land**) in favour of Meke Narayanappa, son of Dodda Byrappa and Doddanajiah, son of Kencha Byranna.

On review of Sale Deed dated June 10, 1932 registered as Document No. 132 of 1932-33, in Book-I, Volume 228, at Pages 128 to 139, in the office of the Sub-Registrar, Bangalore Taluk, we note that Mr. Meke Narayanappa together with his sons Master Doddabyrappa, Master Chikkabyrappa & Master Srinivasappa conveyed Land in favour of Munilakshmaiah.

On review of the copy of Sale Deed dated August 16, 1934, registered as Document No. 490 of 1934-35, in Book I, Volume 296, at pages 358 to 369, in the office of the Sub-Registrar, Bangalore Taluk, we note that Munilakshmaiah conveyed the Land in favour of B Chennappa son of Lingappa.

On review of the Partition Deed dated February 05, 1948, registered on June 05, 1948 as Document bearing No. 6191/1947-48, Book No.1 of Volume no. 996, at pages 214 to 231, in the office of the sub-registrar, Bangalore Taluk, we note that the family members of Kenchabairanna @ Kenchabairappa and



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his brother Nanjaiah, namely (a) Munithayamma wife of late Doddananjaiah and daughter in law of Kenchabairappa), (b) Chikkananjaiah son of Kenchabairappa, (c) Munishamappa son of Kenchabairappa, (d) Doddamuniyappa son of Kenchabairappa, (e) Muniyappa son of Nanjaiah and (f) Bhairappa son of Nanjaiah entered into a partition. Under the said partition, an extent of 32 Guntas in land bearing Survey No. 77 has been allotted to Muniyappa son of Kenchabairappa and an extent of 22 Guntas in the land bearing Survey No. 77 was allotted jointly to Muniyappa and Byranna, both children of late Nanjaiah.

On review of the copy of Sale Deed dated December 18, 1950 and registered as Document No. 6645 of 1950-51 in Book-I, Volume No. 1184 at Pages 22 in the office of the Sub-Registrar, Bangalore Taluk, we note that B. Chennappa son of Lingappa has sold Land along with various other survey numbers in favour of (i) Doddabyrappa son of Narayanappa, (ii) Chikkabyrappa son of Narayanappa and (iii) Srinivasappa son of Narayanappa.

Note : It appears that the families of Meke Narayanappa and Dodda Nanjaiah were aware that each family can claim only half share in Sy 77 (i.e. 32 guntas each). In view of the above and also realizing that the sons of Meke Narayanappa have purchased back the land bearing Survey No. 77 on 18-12-1980, to avoid any discrepancy, Chikka Muniyappa purchased 22 guntas (but by oversight written as 20 guntas) from sons of Meke Narayanappa under Sale Deed dated 08-02-1951 and registered as Document No. 6997 of 1950-51 in Book-I, Volume No. 1187 at Pages 201 to 203 in the office of the Sub-Registrar, Bangalore Taluk. Further Chikka Muniyappa executed and registered a Will dated 24-01-1981, bequeathing 22 guntas in Survey No. 77 in favour of his wife Akkamma.

However, Mr. Doddabhairappa, Mr. Chikkabhairappa and Mr. Srinivasappa (sons of Mr. Meke Narayanappa) after retaining 10 Guntas in Survey No. 77 (which was subsequently partitioned) conveyed the balance extent held by them in the land bearing Survey No. 77 to Chikkamuniyappa son of Nanjaiah. On conducting the survey and while sub-dividing the land bearing Survey No. 77 into 77/1 and 77/2, it was observed that the extent conveyed by the afore-named Mr. Doddabairappa, Mr. Chikkabhairappa and Mr. Srinivasappa was 22 Guntas and not 20 Guntas and therefore, Mr. Chikkamuniyappa exercised rights over 22 Guntas in Survey No. 77/2.

On review of the Mortgage Deed dated January 22, 1951 and registered as Document No. 6646 of 1950-51 in Book-I, Volume No. 1183 at Pages 58 to 66 in the office of the Sub-Registrar, Bangalore Taluk, we note that ((i) Doddabyrappa son of Meke Narayanappa, (ii) Chikkabyrappa son of Meke Narayanappa and (iii) Srinivasappa son of Meke Narayanappa have mortgaged certain properties including the Land in favour of Lakshamma wife of B. Chennappa.



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On review of the Sale Deed dated February 8, 1951 and registered as Document No. 6997 of 1950-51 in Book-I, Volume No. 1187 at Pages 201 to 203 in the office of the Sub-Registrar, Bangalore Taluk, we note that (i) Doddabyrappa son of Meke Narayanappa, (ii) Chikkabyrappa son of Meke Narayanappa and (iii) Srinivasappa son of Meke Narayanappa conveyed an extent of by oversight 20 Guntas, (instead of 22 guntas), in favour of Chikkamuniyappa son of Nanjaiah.

On review of the Release Deed dated September 18, 1954 and registered as Document No. 3011 of 1954-55, in Book-I, Volume No. 14 at Pages 42 to 44 in the office of the Sub-Registrar, Bangalore Taluk, we note that Lakshamma wife of B. Chennappa has executed a release deed in respect of the mortgage created vide the Mortgage Deed dated January 22, 1951 in respect of Item No.1 Property in favour of Chikkabyrappa son Narayanappa.

Thereafter, it appears from the Hissa Tippy that an extent of 10 Guntas in the land bearing Survey No. 77 was assigned with the Survey No. 77/1 and an extent of 1 Acre 14 Guntas in the land bearing Survey No. 77 was assigned with the Survey No. 77/2 (i.e. **Item No.1 Property**).

On review of Will dated January 24, 1981 and registered as Document No. 43 of 1980-81 in Book-III, Volume 26 at Pages 19 to 22 in the office of the Sub-Registrar, Bangalore North Taluk, we note that Chikkamuniyappa bequeathed an extent of 22 Guntas in Land in favour of his wife Akkamma under Schedule A of the Will. Entry No. MR 23 of 1994-95 made in the Mutation Register records execution of the aforesaid Will dated 24.1.1981, registered as Document No. 43/1980-81 by Chikkamuniyappa bequeathing an extent of 22 Guntas in Land in favour of his wife Akkamma, the demise of Chikkamuniyappa on 14.06.1991 and the grant of permission for change of khata in respect thereof to the name of Akkamma.

From the perusal of Inheritance Certificate bearing IHC No. 8/93-94, we note that pursuant to the death of Doddamuniyappa and Munithayamma, the khata with respect to land bearing Survey No. 77/2 measuring 32 Guntas have been transferred to the name of Nanjappa.

From the review of the Agreement of Sale dated May 10, 1995, registered as Document bearing No. 1220/95-96, Book No. 1, Volume No. SF608, at pages 29 to 36, stored in the office of the sub-registrar, Yalahanka, we note that (i) Nanjappa son of late Doddamuniyappa, (ii) Narayanappa son of late Doddamuniyappa, (iii) Narasimhappa son of late Doddamuniyappa, (iv) N. Ravindra son of Nanjappa, (v) N. Jagadish son of Nanjappa, (vi) N. Nagesh son of Nanjappa, (vii) Muniraja son of Narayanappa, (viii) Gopalakrishna son of Narasimhappa and (ix) Suresh son of Narasimhappa have agreed to sell several land parcels situated in Attur village, including Survey No. 77/2 measuring 32 Guntas in favour of H. Yeshwanth Shenoy son of late H. V. Shenoy. We note that H. Yeshwanth Shenoy had paid Rs.2,60,000 (Rupees Two Lakh Sixty Thousand) prior to the execution of the Agreement of Sale dated



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May 10, 1995 and has paid Rs. 95,000 (Rupees Ninety-Five Thousand) at the time of execution of the Agreement of Sale out of the total sale consideration of Rs. 3,60,000 (Rupees Three Lakh Sixty Thousand).

From the review of the General Power of Attorney dated May 10, 1995, registered as Document bearing No. 101/95-96, Book No. 4, Volume No. SF35, at pages 37 to 37, stored in the office of the sub-registrar, Yalahanka, we note that (i) Nanjappa son of late Doddamuniyappa, (ii) Narayanappa son of late Doddamuniyappa, (iii) Narasimappa son of late Doddamuniyappa, (iv) N. Ravindra son of Nanjappa, (v) N. Jagadish son of Nanjappa, (vi) N. Nagesh son of Nanjappa, (vii) Muniraja son of Narayanappa, (viii) Gopalakrishna son of Narasimhappa and (ix) Suresh son of Narasimhappa have appointed S. Raghunath son of late H. Shankar and R. Venkatesh son of M.V. Ramanna as their attorneys to joint and severally act on their behalf with respect to several land parcels situated in Attur village, including Survey No. 77/2 measuring 32 Guntas.

On review of the Deed of Sale dated February 25, 2004, registered on April 02, 2004 as Document bearing No. YAN-1-00171-2004-05, Book No. 1, stored in C.D. No. YAND29, in the office of the sub-registrar, Yelahanka we note that (i) Nanjappa son of late Doddamuniyappa, (ii) Narayanappa son of late Doddamuniyappa, (iii) Narasimappa son of late Doddamuniyappa, (iv) N. Ravindra son of Nanjappa, (v) N. Jagadish son of Nanjappa, (vi) N. Nagesh son of Nanjappa, (vii) Muniraja son of Narayanappa, (viii) Gopalakrishna son of Narasimhappa and (ix) Suresh son of Narasimhappa all of whom are represented by their power of attorney holder R. Venkatesh have sold 32 Guntas of land in Survey No. 77/2 in favour of A. Ramakrishna son of Anjaneyachar. Here we also note that H. Yeshwanth Shenoy has nominated A. Ramakrishna as his nominee to purchase the Item No. 2 Property and has also executed the Sale Deed as a witness. Given that Yeshwanth Shenoy has participated and executed this Sale Deed as a witness, it would be highly remote for any claim of H. Yeshwanth Shenoy to be able to sustain any claim under the Agreement to Sell dated May 10, 1995.

From the review of the Agreement of Sale dated May 15, 1995, registered as Document bearing No. 1364/95-96, Book No. 1, volume No. SF 608, at pages 114 to 119, stored in the office of the sub-registrar, Yelahanka, we note that (i) Akkayamma @ Akkamma, wife of late Chikkamuniyappa, (ii) Lakshamma daughter of late Chikkamuniyappa, (iii) Hemanna son of late Muniveerappa and son in law of late Chikkamuniyappa, (iv) H. Muniraju son of Hemanna, (v) H. Suresh son of Hemanna and (vi) H. Anand son of Hemanna have agreed to sell land measuring 22 Guntas in Survey No. 77/2 situated at Attur village, in favour of H. Yeshwant Shenoy son of late H.V. Shenoy, represented by his power of attorney holder R. Venkatesh. We note that Yeshwant Shenoy has paid Rs. 1,04,000 (Rupees One Lakh Four Thousand) as advance prior to the execution of the Agreement of Sale and Rs. 67,000 (Rupees Sixty-Seven Thousand) on the date of execution of the Agreement of Sale out of the total sale consideration amount of Rs. 1,76,000 (Rupees One Lakh Seventy-Six Thousand). *We have not been*



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provided with the copy of the power of attorney executed by H. Yeshwant Shenoy in favour of R. Venkatesh with respect to Agreement of Sale dated May 15, 1995, and the same is not available. We understand that the sub-registrar would have verified the same at the time of registration of the Agreement of Sale dated May 15, 1995, and therefore the non-availability of the said Power of Attorney is not a concern.

From the review of the General Power of Attorney dated May 15, 1995, registered as Document bearing No. 113/95-96, Book No. 3, Volume No. SF35, at pages 88 to 93, stored in the office of the sub-registrar. Yalahanka, we note that (i) Akkayamma wife of late Chikkamuniyappa, (ii) Lakshamma daughter of late Chikkamuniyappa, (iii) Hemanna son of late Muniveerappa, (iv) H. Muniraju son of Hemanna, (v) H. Suresh son of Hemanna and (vi) H. Anand son of Hemanna have appointed S. Raghunath son of late H. Shankar and R. Venkatesh son of M.V. Ramanna as their attorneys with respect to land in Survey No. 77/2 measuring 22 Guntas, situated at Attur village.

On review of the Deed of Sale dated February 25, 2004, registered on April 02, 2004 as Document bearing No. YAN-1-00173-2004-05, Book No. 1, C.D. No. YAND29, stored in the office of the sub-registrar, Yelahanka, Bangalore, we note that (i) Akkayamma @ Akkamma wife of late Chikkamuniyappa, (ii) Lakshamma daughter of late Chikkamuniyappa, (iii) Hemanna son of late Muniveerappa, (iv) H. Muniraju son of Hemanna, (v) H. Suresh son of Hemanna and (vi) H. Anand son of Hemanna all of whom are represented by their power of attorney holder R. Venkatesh have sold land measuring 22 Guntas in Survey No. 77/2 situated at Attur village, in favour of A. Ramakrishna son of Anjaneyachar. Here we also note that H. Yeshwanth Shenoy has nominated A. Ramakrishna as his nominee to purchase Item No. 1 Property and has also executed the Sale Deed as a witness. Given that Yeshwanth Shenoy has participated and executed this Sale Deed as a witness, it would be highly remote for H. Yeshwanth Shenoy to be able to sustain any claim under the Agreement to Sell dated May 16, 1995.

We have reviewed the Mutation register extract bearing MR No. 22/2003-04 and we note that A. Ramakrishna, son of Anjaneyachar has acquired the title with respect to Survey No.77/2 measuring 22 Guntas.

Litigation

On perusal of the Order dated July 7, 2023 bearing O.S No. 1776/2016 before the Lok Adalath, in the Court of the VII Additional Senior Civil Judge, Bangalore, we note that (i) Rathamma daughter of late Byrappa and (ii) Bhagyamma alias Jayalakshmi daughter of late Byrappa have filed a suit against (i) Hemanna son of late Muniveerappa, (ii) H. Muniraju son of Hemanna, (iii) H. Suresh son of Hemanna and (iv) A. Ramakrishna son of Anjaneyachar in respect of the property bearing Survey No. 77/2



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measuring 22 Guntas claiming for partition and separate possession of half share in the suit schedule properties. We have been provided with the Order copy dated July 08, 2023 stating that the said suit was comprised and settled before the said Lok Adalat.

Pursuant thereto, on review of the Confirmation Deed dated June 26, 2023 and registered as Document No. BYP-1-04057-2023-24, Book I, in the office of the Senior Sub Registrar, Byatarayanapura, Bangalore, we note that (i) Rathnamma daughter of late Byrappa and wife of late Shamanna, (ii) Manjunath son of late Shamanna and Rathnamma (iii) Jayalakshmi alias Bhagyamma daughter of Byrappa, wife of late Jayaram alias Jayanna, (iv) Ashwini J daughter of late Jayaram alias Jayanna and Jayalakshmi alias Bhagyamma, (v) Rajini daughter of late Jayaram alias Jayanna and Jayalakshmi alias Bhagyamma and (vi) Guatam Gowda J son of late Jayaram alias Jayanna and Bhagyamma alias Jayalakshmi have confirmed that they do not have any rights and interests in respect of Survey No. 77/2 measuring 22 Guntas in favour of M/s. Century Star represented by its partner A. Ramakrishna.

Revenue Records:

The Record of Tenancy and Crops (RTC) discloses the total extent in Survey No. 77/2 is 1 Acre 15 Guntas and the actual extent as 1 Acres 14 Guntas, there being 1 Gunta of kharab land. The RTC further discloses the following owners and occupants: -

Period	Owner	Column No. 10	Column No. 11	Occupant
1966-67 to 1975-76	Kenchabyra son of Nanjegowda	Nil	Nil	Chikananjayya Munishyamappa Doddamunappa
1976-77 to 1982-83	Kenchabyranna son of Nanjegowda	RR No. 163	Nil	Chikananjayya Munishyamappa Doddamuniyappa
1983-84 to 1984-85	Kenchabyranna son of Nanjegowda	RR No. 163	Nil	Nil
1986-87 to 1987-88	Kenchabyranna son of Nanjegowda	RR No. 163	Nil	Nil



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1988-89 to 1992-93	Kenchabyranna son of Nanjegowda	RR No. 163	Nil	Kenchabyranna
1997-98 to 2000-01	Nanjappa son of late Doddamuniyappa (32 Guntas), Akkamma wife of late Chikkamuniyappa (22 Guntas)	IHC No. 8/93-94 MR No. 23/1993-94	Nil	Nanjappa Akkamma
2001-02 to 2003-04	Nanjappa son of late Doddamuniyappa (32 Guntas), A. Ramakrishna son of Anjaneyachar (22 Guntas)	IHC No. 8/93-94 MR No. 22/2003-04	Nil	Nanjappa Akkamma
2006-07 to 2007-08	A. Ramakrishna son of Anjaneyachar (22 Guntas) A. Ramakrishna son of Anjaneyachar (32 Guntas)	MR No. 22/2003-04 MR No. 25/2003-04	Nil	A. Ramakrishna Nanjappa Akkamma
2008-09 to 2025-26	A. Ramakrishna son of Anjaneyachar (22 Guntas) A. Ramakrishna son of Anjaneyachar (32 Guntas)	MR No. 13/2008- 09, MR No. 13/2008-09	Nil	A. Ramakrishna Nanjappa Akkamma

The RTC for the periods 1966-67 to 1984-85, 1986-87 to 1992-93, 1997-98 to 2003-04 and 2006-07 to 2025-26 with regard to Survey No.77/2 corroborates with the documents of title furnished and do not disclose any change or deviation in the ownership.

Survey Records:



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From the village map of Attur village, we note Survey No. 77 is bounded on the East by – Survey no. 73 and Survey No. 74; on the West by – Survey No. 78, Survey No. 79 and Survey No. 80; on the North by – Ananthapura village border and on the South by – Survey No. 76.

We have been provided with a copy of the moola tippani in respect of Survey No. 77, which discloses the shape of Survey No. 77.

We have been provided with the hissa survey tippani in relation to Survey No.77 which discloses that Narayani son of Doddabyra was the hissadar of Survey No.77/1; Kenchabaira son of Nanjegowda hissadar of Survey No. 77/2.

We have perused the Karnataka Revision Settlement Akarbandh in respect of Survey No. 77/1 which reveals that the total and actual extent of land is 10 Guntas and there being no kharab.

We have perused the Karnataka Revision Settlement Akarbandh in respect of Survey No. 77/2 which reveals the total extent of land is 1 Acre 15 Guntas and the actual extent is 1 Acre 14 Guntas with 1 Gunta kharab land.

We have perused the Atlas of Survey No.77/1 and we note that the land is bounded on the East by - Survey No.77/2, on the West by- Survey No. 78, on the North by- Ananthapura village border and on the South by – Survey No. 77/2.

We have perused the Atlas of Survey No.77/2 and we note that the land is bounded on the East by - Survey No.73 & 74, on the West by- Survey No. 77/1, 77/3, 7/5, 77/6, 78, 79, 80/1 & 80/2, on the North by- Ananthapura village border and on the South by – Survey No. 76.

We have perused the RR balabagada nakalu with respect to Survey Nos. 77/1 and 77/2 provided to us and we note that Kencha Byra son of Nanje Gowda is shown as the Hissadar od Survey No. 77/2 measuring 1 Acre 15 Guntas with 1 Gunta kharab land.

Conversion Order

On perusal of the Official Memorandum dated October 15, 2008 bearing No. ALN[NAY]SR-131/07-08 issued by the Special District Commissioner, Bangalore Urban District and sketch annexed to it, we note that certain lands including 1 Acre 14 Guntas in the land bearing Survey No. 77/2 has been converted from agricultural to non-agricultural residential use.

Endorsements



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We have been provided with Endorsement dated November 06, 2007, bearing No. 373/ 2007-08, issued by office of the sub-divisional officer, Bangalore North sub-division, which states that there are no cases filed under Sections 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961, with respect to land in Survey No. 77/2 measuring 1 Acre 14 Guntas situated in Attur village.

We have been provided with Endorsement dated March 23, 2008 (reference number is not visible), issued by the office of the Tahsildar, Bangalore north Taluk, which states that RTCs for the period 1993-94 to 1996-97 with respect to land in Survey No.77/2, situated in Attur village is not available.

We have been provided with Endorsement dated February 15, 1995, bearing No. LRF/CR/458/ 1994-95, issued by office of the Tahsildar, Bangalore North Taluk, which states that there are no cases filed under Section 48A of the Karnataka Land Reforms Act, 1961, with respect to land in Survey No. 77/2 situated in Attur village.

We have been provided with Endorsement dated February 09, 1995, bearing No. RK/CR/779/ 1994-95, issued by office of the Tahsildar, Bangalore North Taluk, which states that the Index of Land (IL) and Record of Rights (RR) of Survey No. 77/2 and other land parcels situated in Attur village are not available.

We have been provided with Endorsement dated July 31, 2008, bearing No. LRF/CR/384/ 2008-09, issued by office of the Tahsildar, Bangalore North Taluk, which states that that there are no cases filed under Section 48 (Form 7) and Section 80 (Form 11) of the Karnataka Land Reforms Act, 1961, with respect to land in Survey No. 77/2 situated in Attur village.

We have been provided with Endorsement dated July 03, 2014, bearing No. PTCL.CR.817/2014-15, issued by office of the sub-divisional officer, Bangalore North sub-division, which states that there are no cases filed under the PTCL Act with respect to land measuring 1 Acre 14 Guntas in Survey No. 77/2 and other land parcels situated in Attur village.

Encumbrance Certificate

On perusal of the Encumbrance Certificate bearing Application No. 812/ 08-09 issued with respect to Survey No. 77/2 measuring 1 Acre 15 Guntas, issued for the period from April 01, 1946 to May 31, 1989, we note that no other transactions are reflected.



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On perusal of the Encumbrance Certificate in S.A. No. 330/2008-09 issued with respect to Survey No. 77/2 measuring 1 Acre 15 Guntas, issued for the period from June 01, 1989 to March 32, 2004, we note that no other transactions are reflected.

On perusal of the Encumbrance Certificate in S.A. No. 253/2003-04, issued with respect to Survey No. 77/2 measuring 1 Acre 15 Guntas, issued for the period from June 1, 1994 to April 07, 2003, we note that no other transactions are reflected:

On perusal of the Encumbrance Certificate in S.A. No. 259/03-04, issued with respect to Survey No. 77/2 measuring 22 Guntas, for the period from April 01, 1994 to April 07, 2003, we note that no transactions or encumbrances are reflected.

On perusal of the Encumbrance Certificate in S.A. No. 4838/07-08 issued with respect to Survey No. 77/2 measuring 22 Guntas, for the period from April 01, 2003 to March 31, 2004, we note that no transactions or encumbrances are reflected.

On perusal of the Encumbrance Certificate in S.A. No. 4418/07-08, issued with respect to Survey No. 77/2 measuring 22 Guntas, for the period from April 01, 2004 to July 25, 2007, we note that no other transactions are reflected

On perusal of the Encumbrance Certificate in S.A. No. 4422/07-08, issued with respect to Survey No. 77/2 measuring 32 Guntas for the period from April 01, 2004 to July 25, 2007, we note that we note that no other transactions are reflected

On perusal of the Encumbrance Certificate in S.A. No.1354/ 08-09, issued with respect to Survey No. 77/2 measuring 22 Guntas, issued for the period from April 01, 2007 to March 31, 2008, we note that no transactions or encumbrances are reflected.

On perusal of the Encumbrance Certificate in S.A. No.1359/ 08-09, issued with respect to Survey No. 77/2 measuring 32 Guntas, issued for the period from April 01, 2007 to March 31, 2008, we note that no transactions or encumbrances are reflected.

On perusal of the Encumbrance Certificate in S.A. No. 4773/08-09, issued with respect to Survey No. 77/2 measuring 22 Guntas, issued for the period from April 01, 2008 to October 27, 2008, we note that no transactions or encumbrances are reflected.



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On perusal of the Encumbrance Certificate in S.A. No. 3091/10-11, issued with respect to Survey No. 77/2 measuring 22 Guntas, issued for the period from October 28, 2008 to July 11, 2010, we note that no transactions or encumbrances are reflected.

On perusal of the Encumbrance Certificate in S.A. No. 3097/10-11, issued with respect to Survey No. 77/2 measuring 32 Guntas, issued for the period from October 28, 2008 to July 12, 2010, we note that no transactions or encumbrances are reflected.

On perusal of the Encumbrance Certificate in S.A. No. 6703/10-11, issued with respect to Survey No. 77/2, issued for the period from April 01, 2010 to November 03, 2010, we note that no other transactions are reflected

On perusal of the Encumbrance Certificate in S.A. No. 674/10-11, issued for the period April 01, 2010 to November 04, 2010, we note that no other transactions are reflected

On perusal of the Encumbrance Certificate in S.A. No. 1837/11-12, issued with respect to Survey No. 77/2 measuring 32 Guntas, issued for the period November 05, 2010 to May 30, 2011, we note that no transactions or encumbrances are reflected.

On perusal of the Encumbrance Certificate in S.A. No. 1845/11-12, issued with respect to Survey No. 77/2 measuring 22 Guntas, issued for the period November 05, 2010 to May 30, 2011, we note that no transactions or encumbrances are reflected.

On perusal of the Encumbrance Certificate in S.A. No. 2938/12-13, issued with respect to Survey No. 77/2 measuring 32 Guntas, issued for the period April 01, 2011 to March 30, 2012, we note that no transactions or encumbrances are reflected.

On perusal of the Encumbrance Certificate in S.A. No. 2948/12-13, issued with respect to Survey No. 77/2 measuring 22 Guntas, issued for the period April 01, 2011 to March 30, 2012, we note that no transactions or encumbrances are reflected.

On perusal of the Encumbrance Certificate in S.A. No. 681/22-23, issued with respect to Survey No. 77/2, issued for the period April 01, 2015 to May 18, 2022, we note that no other transactions are reflected:

On perusal of the Encumbrance Certificate in S.A. No. 4729/22-23, issued with respect to Khata No. 1054, Survey No. 77/2 measuring 32 Guntas, issued for the period April 01, 2021 to December 22, 2022, we note that no transactions or encumbrances are reflected.



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On perusal of the Encumbrance Certificate in S.A. No. 4734/22-23, issued with respect to Khata No. 1051, Survey No. 77/2 measuring 22 Guntas, issued for the period April 01, 2021 to December 24, 2022, we note that no transactions or encumbrances are reflected.

On perusal of the Online Encumbrance Certificate issued for the period from April 1, 2004 to July 1, 2023, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Item No.9 Property.

We have been provided with the Online Encumbrance Certificate issued for the period from July 01, 2023 to March 06, 2024, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Item No.1 Property.

We have perused a copy of the Encumbrance Certificate for the period 01.04.2010 to 30.01.2026 which bears out all the relevant transactions detailed above and no adverse entries have been reflected in relation to Item No. 1 Property.

ITEM NO. 2 PROPERTY:

On review of the Sale Deed dated September 29, 1918, registered as Document No. 2728 of 1918-19 in Book-I, Volume 360, at Pages 324 to 329, in the office of the Sub-Registrar, Bangalore Taluk, we note that (i) Karim Saabi, (ii) Sattar Saabi, (iii) Mamol Saabi (minor- represented by his uncle Karim Saabi) and (iv) Mohammed Yosuf Saabi have sold the property bearing Survey No. 78 measuring 2 Acres 23 Guntas situated at Attur Village, Yelahanka Hobli, Bangalore North Taluk (i.e. **Item No. 2 Property**) in favour of Meke Narayanappa and Doddananjaiah, son of Kencha Byranna.

On review of Sale Deed dated June 10, 1932 registered as Document No. 132 of 1932-33, in Book-I, Volume 228, at Pages 128 to 139, in the office of the Sub-Registrar, Bangalore Taluk, we note that Mr. Meke Narayanappa together with his sons Master Doddabyrappa, Master Chikkabyrappa & Master Srinivasappa conveyed Item No. 2 Property in favour of Munilakshmaiah.

On review of the copy of Sale Deed dated August 16, 1934, registered as Document No. 490 of 1934-35, in Book I, Volume 296, at pages 358 to 369, in the office of the Sub-Registrar, Bangalore Taluk, we note that Munilakshmaiah conveyed the Land in favour of B Chennappa son of Lingappa.

On review of the copy of Sale Deed dated December 18, 1950 and registered as Document No. 6645 of 1950-51 in Book-I, Volume No. 1184 at Pages 22 in the office of the Sub-Registrar, Bangalore Taluk, we note that B. Chennappa son of Lingappa has sold Item No. 02 Property along with various other



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survey numbers in favour of (i) Doddabyrappa son of Meke Narayanappa, (ii) Chikkabyrappa son of Meke Narayanappa and (iii) Srinivasappa son of Meke Narayanappa.

On review of the Mortgage Deed dated January 22, 1951 and registered as Document No. 6646 of 50-51, Book I, Volume 1183, pages 58-60, in the office of the Sub-Registrar, Bangalore Taluk, we note that (i) Doddabyrappa, (ii) Chikkabyrappa and (iii) Srinivasappa all sons of Meke Narayanappa have mortgaged the Survey No. 78 along with other lands in favour of Lakshamma wife of B. Chinnappa and daughter in law of C. Lingappa.

On review of the Release Deed dated September 18, 1954 and registered as Document No. 3011 of 1954-55, in Book-I, Volume No. 14 at Pages 42 to 44 in the office of the Sub-Registrar, Bangalore Taluk, we note that Lakshamma wife of B. Chennappa has executed a release deed in respect of the mortgage created vide the Mortgage Deed dated January 22, 1951 in respect of Item No. 02 Property in favour of Chikkabyrappa son Narayanappa.

We note the extracts of Entry No. MR 2 of 1983-84, Entry No. MR 3 of 1983-84 and Entry No. MR 4 of 1983-84 made in the Mutation Register recording the oral partition of the Item No. 02 Property amongst Doddabyrappa, Chikkabyrappa & Srinivasappa pursuant to the demise of Meke Narayanappa and the change of khata in respect of the Item No. 02 Property for an extent of 3¼ Guntas in favour of Doddabyrappa, for an extent of 3¼ Guntas in favour of Chikkabyrappa & for an extent of 3½ Guntas in favour of Srinivasappa.

On review of the Family tree issued by the Village Accountant, Revenue Circle, we note that Meke Narayanappa alias Narayana (deceased) has six children namely (i) Doddabyrappa, (ii) Chikkabyrappa, (iii) N. Srinivasappa, (iv) Muniakkayamma, (v) Munivenkatamma and (vi) Venkatamma alias Chikkavenkatamma.

Further we note that Doddabyrappa (deceased) was married to Kempamma and has seven children namely (a) Venkatalakshamma, (b) Rathnamma, (c) D. Muniraju, (d) Lokesh, (e) Kamalamma, (f) Shantha and (g) Ramesh.

- D. Muniraju married to Kanthamma and three children namely (1) Hemanth Kumar, (2) Hamsa and (3) Hema.

Further we note that Chikkabyrappa (deceased) was married to Muniyamma also (deceased) and has two children namely (a) C. Muniraju and (b) Kempamma.

- C. Muniraju married to Bhagyamma and has two children namely (1) Shashidhar and (2) Sridhar.



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Further we note that N. Srinivasappa (deceased) was married to Jayamma and has four children namely (a) S. Jagadish, (b) Padma, (c) Narayana Babu and (d) Vijayamma.

- Narayana Babu (deceased) was married to Vishala and has only child namely (1) Kushal Kumar.

Further we note that Muniakkayamma (deceased) was married to Munishamappa (deceased) and has three children namely (a) Venkataswamy, (b) Muniyappa and (c) Narayanamma.

- Venkataswamy married to Bhagyamma and has three children namely (1) V. Manjula, (2) V. Mruthyunjaya and (3) V. Gopala Krishna.
- Muniyappa married to Pakamma has two children namely (1) Mythri and (2) Kushal M.

Further we note that Munivenkatamma (deceased) was married to M. Venkatappa Gowda (deceased) and has seven children namely (a) Jayamma, (b) Sanjeevamma, (c) Lakshmi V V, (d) Sarawathi alias Saraswathamma, (e) Shanthamma alias Shantha Gopala, (f) V. Jayanthkumar, (g) Sanjeev Murthy.

- Sanjeevamma (deceased) was married to Narayana M and has three children namely (1) Jayanthi M, (2) L.N Prasad and (3) N.C Kumar alias Kumar Narayana Chandra.
- S Sarawathi alias Saraswathamma (deceased) was married to Balakrishna and has three children namely (1) Latha B.K, (2) Kavitha B.K and (3) Vijaya Prasad B.K.
- V. Jayanth Kumar married to Sharadha Kumar and has two children namely (1) Manasa and (2) Chetan.
- Sanjeev Murthy (deceased) was married to Leelavathi (deceased) and has two children (1) Veena and (2) Dhananjaya Murthy.

Further we note that Venkatamma alias Chikkavenkatamma married to Nanjappa (deceased) and has seven children namely (a) N. Krishnappa, (b) N. Venkatesh, (c) N. Sathyanarayana, (d) Parvathamma, (e) Bhagyamma, (f) Kamalamma and (g) Basavanna.

- Paravathamma (deceased) was married to Subramanya (deceased) and has four children namely (1) S. Latha, (2) S. Hemavathi, (3) S. Chennakeshava Murthy and (4) S. Ramamurthy.
- Basavanna has two children namely (1) Niharika and (2) Manjesh

From the Unregistered Agreement to Sell dated May 28, 1994 and November 14, 1994 we note that D. Muniraju son of late Doddabyrappa has agreed to sell land bearing Survey Nos. 77/1, 78, 79 & 80 measuring 1 Acre 30 Guntas all situated at Attur Village, Yelahanka Hobli, Bangalore North Taluk in favour of J. Devaraju son of late Jayarama.

On perusal of Notarized General Power of Attorney dated November 14, 1994 we note that (i) D Muniraju son of late Doddabyrappa, (ii) Kanthamma daughter in law of late Doddabyrappa and (iii) Kempamma wife of late Doddabyrappa have appointed (i) D. S. Deshpande son of Shyam Rao and (ii)



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R. Venkatesh son of M.V Ramanna as their attorneys to perform following acts, deeds and things in respect of land bearing Survey Nos. 77/1, 78, 79 & 80 measuring 1 Acre 30 Guntas all situated at Attur Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District.

On review of the Agreement to Sell dated May 16, 1995, registered as Document No. 1221 of 1995-96 in Book-I, Volume SF608, at pages 37-43, in the office of the Sub-Registrar Yelahanka, we note that (i) Chikkabyrappa son of late Narayanappa, (ii) C. Muniraju son of Chikkabyrappa, (iii) Mrs. Bhagyamma, wife of C. Muniraju & Mrs. Kempamma, daughter of Mr. Chikkabyrappa) have agreed to sell an extent of 1 Acre 30 Guntas in the land bearing Survey Nos. 77/1, 78, 79 and 80 in favour of Mr. H. Yeshwanth Shenoy son of late H.V. Shenoy.

On perusal of General Power of Attorney dated May 16, 1995, registered as Document No. 102 of 1995-96, in Book IV, in the office of the Sub-Registrar, Yeshwanthapura, we note that Mr. Chikkabyrappa, Mr. C.Muniraju and Mrs. Bhagyamma, wife of C. Muniraju & Mrs. Kempamma daughter of Mr. Chikkabaiarappa, have appointed R Venkatesh as their attorney to perform following acts, deed and things in respect of land bearing Survey Nos. 77/1, 78, 79 & 80 measuring 1 Acre 30 Guntas.

On review of the Deed of Sale executed on February 25, 2004 and registered on April 2, 2004, as Document No. 165 of 2004-05, in Book I, stored in CD No. YAND 29, in the office of the Sub-Registrar, Yelahanka, we note that a deed of sale was executed by (i) Chikkabyrappa son of late Narayanappa, (ii) C. Muniraju son of Chikkabyrappa, (iii) Bhagyamma wife of C. Muniraju, and (iv) Kempamma daughter of Chikkabyrappa all represented by their power of attorney holder, R. Venkatesh in favor of A. Ramakrishna son of Anjaneyachar, where under an extent of 34¼ Guntas in the Item No. 02 Property was conveyed. Here we also note that H. Yeshwanth Shenoy has nominated A. Ramakrishna as his nominee to purchase Item No. 02 Property and has also executed the Sale Deed as a witness. Given that Yeshwanth Shenoy has participated and executed this Sale Deed as a witness, it would not be practically possible for H. Yeshwanth Shenoy to sustain any claim under the Agreement to Sell dated May 16, 1995.

On perusal of General Power of Attorney dated October 29, 2014 and registered as Document No. MLS-4-00266-2014-15, Book IV, stored on CD No. MLSD94, in the office of the Senior Sub Registrar, Malleshwaram, Bangalore, we note (i) C. Muniraju son of late Chikkabyarappa, (ii) Bhagyamma wife of C. Muniraju, (iii) Kempamma daughter of late Chikkabyarappa, wife of Muniyappa, (iv) M. Shashidhar son of C. Muniraju and (v) Shridhar son of C. Muniraju have appointed A, Ramakrishna son of Anjaneyachar to perform all acts, deed and things in respect of item No. 2 Property bearing Survey No. 78 measuring ¼ Gunta along land bearing survey No. 77, measuring ¼ gunta.



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On review of the Sale Deed executed on March 23, 2016 and registered as Document No. MLS-1-04283/2015-2016, Book I, stored in CD number YAND116 in the office of the Senior Sub-Registrar, Malleshwaram, we note that (i) C. Muniraju son of late Chikkabyarappa, (ii) Bhagyamma wife of C. Muniraju, (iii) Kempamma daughter of late Chikkabyarappa, wife of Muniyappa, (iv) M. Shashidhar son of C. Muniraju and (v) Shridhar son of C. Muniraju, all represented by their Power of Attorney holder, A, Ramakrishna, have sold an extent of $\frac{1}{4}$ Gunta in the item No. 2 Property in favor of Century Star, represented by its authorised signatory, Mr. Vivekananda Nayak U,

On review of the Agreement to Sell dated May 16, 1995, registered as Document No. 1222 of 1995-96 in Book-I, Volume SF608, at pages 44-50, in the office of the Sub-Registrar Yelahanka, we note that (i) N. Srinivasappa son of late Narayanappa, (ii) Vijayamma daughter of N. Srinivasappa, (iii) S. Jagadish son of N. Srinivasappa, (iv) Padma daughter of N. Srinivasappa, and (v) S. Narayan Babu son of N. Srinivasappa have agreed to sell an extent of 1 Acre 30 Guntas in the land bearing Survey Nos. 77/1, 78, 79 and 80 in favour of Mr. H. Yeshawanth Shenoy son of late H.V. Shenoy.

On perusal of General Power of Attorney dated May 16, 1995, registered as Document No. 103 of 1995-96, in Book IV, in the office of the Sub-Registrar, Yelahanka, we note that (i) N. Srinivasappa son of late Narayanappa, (ii) Vijayamma daughter of N. Srinivasappa, (iii) S. Jagadish son of N. Srinivasappa, (iv) Padma daughter of N. Srinivasappa, and (v) S. Narayan Babu son of N. Srinivasappa, have appointed S. Raghunath & R Venkatesh as their attorney to perform following acts, deed and things in respect of land bearing Survey Nos. 77/1, 78, 79 & 80 measuring 1 Acre 30 Guntas.

On review of the Sale Deed executed on February 25, 2004 and registered on April 2, 2004 as Document No. 172 of 2004-05, in Book I, stored in CD No. YAND 29, in the office of the Sub-Registrar, Yelahanka, we note that (i) N. Srinivasappa son of late Narayanappa, (ii) Vijayamma daughter of N. Srinivasappa, (iii) S. Jagadish son of N. Srinivasappa, (iv) Padma daughter of N. Srinivasappa, and (v) S. Narayan Babu son of N. Srinivasappa all represented by their power of attorney holder, R. Venkatesh have sold an extent of $34\frac{1}{2}$ Guntas in the Item No. 02, Property in favor of A. Ramakrishna son of Anjaneyachar. Here we also note that H. Yeshwanth Shenoy has nominated A. Ramakrishna as his nominee to purchase Item No. 02 Property and has also executed the Sale Deed as a witness. Given that Yeshwanth Shenoy has participated and executed this Sale Deed as a witness, it would not be possible for H. Yeshwanth Shenoy to sustain any claim under the Agreement to Sell dated May 16, 1995.

On review of the Sale Deed executed on March 23, 2016 and registered as Document No. MLS-1-04288/2015-2016, Book I, stored in CD number YAND116 in the office of the Senior Sub-Registrar, Malleshwaram, we note that (i) N. Srinivasappa son of late Narayanappa, (HUF) (ii) Jayamma, wife of N. Srinivasappa, (iii) S. Jagadish son of N. Srinivasappa, (iv) S. Narayan Babu died his wife Vishala, daughter in law of N. Srinivasappa, and A, Ramakrishna, (Confirming Party) have sold an extent of $\frac{1}{2}$



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Gunta in the item No. 2 Property in favor of Century Star, represented by its authorised signatory, Mr. Vivekananda Nayak U,

On review of the Sale Deed executed on January 12, 2005 and registered on April 8, 2005 as Document No. YNK-1-00673/2005-2006, Book I, stored in CD number YAND126 in the office of the Senior Sub-Registrar, Yelahanka, we note that (i) D. Muniraju son of Doddabyrappa, (ii) Kanthamma wife of D. Muniraju, and (iii) Kempamma wife of Doddabyrappa all represented by their power of attorney holder, R. Venkatesh, have sold an extent of 34¼ Guntas in the Item No. 02 Property in favor of A. Ramakrishna son of Anjaneyachar. Pursuant to the said transaction, we note the revenue records has been mutated in the name of A. Ramakrishna son of Anjaneyachar vide the mutation register extract bearing MR No. 15/2005-06. Here we also note that H. Yeshwanth Shenoy has nominated A. Ramakrishna as his nominee to purchase Item No. 02 Property and has also executed the Sale Deed as a witness. Given that Yeshwanth Shenoy has participated and executed this Sale Deed as a witness, it would be highly remote for H. Yeshwanth Shenoy to be able to sustain any claim under the Agreement to Sell dated May 16, 1995

On review of the Deed of Confirmation executed on November 4, 2006 and registered on November 6, 2006 as Document No. YAN-1-20293 of 2006-2007, Book I, stored in CD No. YAND247, in the office of the Senior Sub-Registrar, Yelahanka, Bnagalore, we note that (i) Venkatalakshamma wife of late Doddabyrappa, (ii) Lokesh son of late Doddabyrappa, (iii) Kamamma daughter of late Doddabyrappa, (iv) Shantha daughter of late Doddabyrappa, (v) Ramesh son of late Doddabyrappa, (vi) D. Muniraj son of late Doddabyrappa, (vii) Hemanth Kumar son of D. Muniraj, (viii) Hamsa daughter of D. Muniraj, (ix) Hema daughter of D. Muniraj, and (x) Rathnamma daughter of late Doddabyrappa have confirmed the Sale Deed executed on January 12, 2005 executed in favor of A. Ramakrishna son of Anjaneyachar.

Litigation

On review of the order dated July 14, 2023 bearing O.S No. 1775/2014 before the Court of Principal Senior Civil Judge at Bangalore, we note that Kempamma wife of Doddabyrappa has filed a suit against (i) Venkatalakshamma wife of Byrappa, daughter of late Doddabyrappa, (ii) Rathnamma wife of C. Muniraju daughter of late Doddabyrappa, (iii) Muniraju son of late Doddabyrappa, (iv) R. Venkatesh son of M.V Rajanna and (v) A. Ramakrishna son of Anjaneyachar in respect of Properties bearing Survey No. (i) 77/1 measuring 3¼ Guntas, (ii) 78 measuring 34½ Guntas, (iii) 79 measuring 23 Guntas, (iv) 80 measuring 12¾ Guntas claiming for partition and separate possession of ¼ share in the suit schedule properties. We have been provided with the Order Sheet dated July 14, 2023 and a memo was filed to dismiss the suit as withdrawn.



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Pursuant thereto, Kempamma wife of Doddabyrappa and Kanthamma daughter in law of Doddabyrappa have executed a Confirmation Deed dated July 13, 2023, registered as Document No. BYP-1-04843-2023-24, in Book I, in the office of the sub register, Byatarayanapura in favour of M/s Century Star (represented by its partner, A Ramakrishna) confirming that they do not have any rights, title and interest over the said Item No. 02 Property.

Revenue Records:

The Record of Tenancy and Crops (RTC) discloses the total extent in Survey No. 78 as 2 Acre 23 Guntas. The RTC further discloses the following owners and occupants:

Period	Owner	Column No. 10	Column No. 11	Occupant
1966-67 to 1979-80	Narayani son of Dodda Byrappa	Nil	Nil	Doddaappaiah Srinivasa, Chikkaappaiah
1980-81	Narayani son of Dodda Byrappa	Nil	Nil	Doddaappaiah, Chikkaappaiah
1981-82 to 1982-83	Narayanappa son of Dodda Byrappa, Dodda Byrappa (34¼ Guntas), Chikka Byrappa (34¼ Guntas), Srinivasappa (34½ Guntas)	RR No. 164 RR No. 926 RR No. 930 RR No. 934	Nil	Doddaappaiah Srinivasa, Chikkaappaiah
1983-84 to 1992-93	Narayanappa son of Dodda Byrappa, Dodda Byrappa (34¼ Guntas), Chikka Byrappa (34¼ Guntas), Srinivasappa (34½ Guntas)	RR No. 164 RR No. 926 RR No. 930 RR No. 934	Nil	Dodda Byrappa Chikka Byrappa Srinivasappa
1997-98 to 1998-99	Dodda Byrappa (34¼ Guntas), Chikka Byrappa (34¼ Guntas), Srinivasappa (34½ Guntas)	RR No. 926 RR No. 930 RR No. 934	Nil	Nil
1999-2000	Dodda Byrappa (34¼ Guntas),	RR No. 926	Nil	Dodda Byrappa Chikka Byrappa



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	Chikka Byrappa (34¼ Guntas), Srinivasappa (34½ Guntas)	RR No. 930 RR No. 934		Srinivasappa
2001-02 to 2002-03	Dodda Byrappa (34½ Guntas), Chikka Byrappa (34½ Guntas), A. Ramakrishna son of Anjaneyaachar (34½ Guntas),	RR No. 926 RR No. 930 MR No. 21/2003-04	Nil	Doddabyrappa
2003-04	Dodda Byrappa (34½ Guntas), Chikka Byrappa (34½ Guntas), A. Ramakrishna son of Anjaneyaachar (34½ Guntas),	RR No. 926 RR No. 930 MR No. 21/2003-04	Nil	A. Ramakrishna
2004-05	Dodda Byrappa (34½ Guntas), Chikka Byrappa (½ Guntas), A. Ramakrishna son of Anjaneyaachar (34½ Guntas) A. Ramakrishna son of Anjaneyaachar (34 Guntas)	RR No. 926 RR No. 930 MR No. 21/2003-04 MR No. 24/2003-04	Nil	Doddabyrappa A. Ramakrishna
2005-06 to 2007-08	Chikka Byrappa (½ Guntas), A. Ramakrishna son of Anjaneyaachar (34½ Guntas) A. Ramakrishna son of Anjaneyaachar (34 Guntas) A. Ramakrishna son of Anjaneyaachar (34½ Guntas)	RR 930 MR No. 21/2003-04 MR No. 24/2003-04 MR No. 15/2005-06	Nil	A. Ramakrishna
2008-09 to 2010-11	Chikka Byrappa (½ Guntas),	RR 930	Nil	A. Ramakrishna



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	A. Ramakrishna son of Anjaneyaachar (34½ Guntas)	MR No. 21/2003-04		
	A. Ramakrishna son of Anjaneyaachar (34 Guntas)	MR No. 24/2003-04		
	A. Ramakrishna son of Anjaneyaachar (34½ Guntas)	MR No. 15/2005-06		
2011-12 to 2025-26	A. Ramakrishna son of Anjaneyaachar (34½ Guntas)	MR No. 21/2003-04	Nil	A. Ramakrishna
	A. Ramakrishna son of Anjaneyaachar (34 Guntas)	MR No. 12/2008-09		
	A. Ramakrishna son of Anjaneyaachar (34½ Guntas)	MR No. 15/2005-06		

The RTC for the periods 1966-67 to 1984-85, 1986-87 to 1992-93, 1997-98 to 1999-2000 and 2001-02 to 2025-26 with regard to Survey No. 78 corroborates with the documents of title furnished and do not disclose any change or deviation in the ownership.

Survey Records:

From the village map of Attur village, we note Survey No. 78 is bounded on the East by – Survey Nos. 77/1,2,3,4,5 & 6; on the West by – Road; on the North by – Ananthapura village border; and on the South by – Survey No. 79.

We have been provided with a copy of the moola tippani in respect of Survey No. 78 which discloses the shape of Survey No. 78.

The Karnataka Revision Settlement Akarbandh discloses the total extent of Survey No. 78 as 2 Acres 23 Guntas and the actual extent of Survey No. 78 as 2 Acre 23 Guntas and there being no kharab.

Conversion Order:

On perusal of the Official Memorandum dated October 15, 2008 bearing No. ALN[NAY]SR-128/07-08 issued by the Special District Commissioner, Bangalore Urban District and sketch annexed to it, we



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note that certain lands including Survey No. 78, measuring 34 Guntas has been converted from agricultural to non-agricultural residential use.

On perusal of the Official Memorandum dated October 15, 2008 bearing No. ALN[NAY]SR-130/07-08 issued by the Special District Commissioner, Bangalore Urban District and sketch annexed to it, we note that certain lands including Survey No. 78 measuring 34½ Guntas has been converted from agricultural to non-agricultural residential use.

On perusal of the Official Memorandum dated June 17, 2009 bearing No. ALN[NAY]SR-215/08-09 issued by the Special District Commissioner, Bangalore Urban District and sketch annexed to it, we note that certain lands including Survey No. 78, measuring 34½ Guntas has been converted from agricultural to non-agricultural residential use.

Endorsements

We have been provided with the Endorsement dated November 6, 2007 bearing No. 373/2007-08 issued by the Assistant Commissioner, Bangalore North (sub-division), Bangalore which indicates that there are no violations of the provisions of Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey Nos. Survey Nos. 69/1, 69/2, 73, 74/1AB, 74/2, 77/1, 77/2, 78, 79 and 80.

We have been provided with the Endorsement dated March 23, 2008 bearing No. R.K/CR/05-06 issued by the Tahsildar, Bangalore North Taluk which indicates that the RTCs for the period 1993-94 to 1996-97 with respect to property bearing Survey Nos. Survey Nos. 69/1, 69/2, 73, 74/1AB, 74/2, 77/1, 77/2, 78, 79 and 80 are not available.

We have been provided with the Endorsement dated July 31, 2008 bearing No. 384/2008-2009 issued by the Tahsildar, Bangalore North Taluk which indicates that there are no violations of the provisions of Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey Nos. 69/1, 69/2, 73, 74/1AB, 74/2, 77/1, 77/2, 78, 79 and 80.

We have been provided with the Endorsement dated February 9, 1995 bearing No. 779/94-95, issued by the Tahsildar, Bangalore North Taluk which indicates that the Index of land and record of rights in respect of properties bearing Survey Nos. 69/1, 69/2, 73, 74/1AB, 74/2, 77/1, 77/2, 78, 79 and 80.

We have been provided with the Endorsement dated February 15, 1995 bearing No. 458/94-95, issued by office of the Tahsildar, Bangalore North Taluk, which states that there are no cases filed under



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Section 48A of the Karnataka Land Reforms Act, 1961, with respect to land in Survey No. 69/1, 69/2, 73, 74/1AB, 74/2, 77/1, 77/2, 78, 79 and 80 situated in Attur village.

Encumbrance Certificates

On perusal of the Encumbrance Certificate issued for the period from April 1, 1946 to May 31, 1989, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 78 measuring 2 Acres 23 Guntas.

On perusal of the Encumbrance Certificate in S.A. No. 332/08-09 issued for the period from June 1, 1989 to March 31, 2004, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 78 measuring 2 Acres 23 Guntas.

On perusal of the Encumbrance Certificate in SA No. 8152/07-08 issued for the period from April 1, 2004 to December 17, 2007 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 78 measuring 2 Acres 23 Guntas.

On perusal of the Online Encumbrance Certificate issued for the period from April 1, 2004 to July 1, 2023, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Item No. 2 Property.

We have been provided with the Online Encumbrance Certificate issued for the period from July 01, 2023 to March 06, 2024, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Item No. 2 Property.

We have perused a copy of the Encumbrance Certificate for the period 01.04.2010 to 31.01.2026 which bears out all the relevant transactions detailed above and no adverse entries have been reflected in relation to Item No. 2 Property.



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ITEM NO. 3 PROPERTY:

On review of the Sale Deed dated September 29, 1918, registered as Document No. 2728 of 1918-19 in Book-I, Volume 360, at Pages 324 to 329, in the office of the Sub-Registrar, Bangalore Taluk, we note that (i) Karim Saabi, (ii) Sattar Saabi, (iii) Mamol Saabi (minor- represented by his uncle Karim Saabi) and (iv) Mohammed Yosuf Saabi have sold the property bearing Survey No. 79 measuring 1 Acre 29 Guntas situated at Attur Village, Yelahanka Hobli, Bangalore North Taluk (i.e. **Item No. 03 Property**) in favour of Meke Narayanappa, son of Dodda Byrappa and Doddananjaiah, son of Kencha Byranna.

On review of Sale Deed dated June 10, 1932 registered as Document No. 132 of 1932-33, in Book-I, Volume 228, at Pages 128 to 139, in the office of the Sub-Registrar, Bangalore Taluk, we note that Mr. Meke Narayanappa together with his sons Master Doddabyrappa, Master Chikkabyrappa & Master Srinivasappa conveyed Item No. 03 Property in favour of Munilakshmaiah.

On review of the copy of Sale Deed dated August 16, 1934, registered as Document No. 490 of 1934-35, in Book I, Volume 296, at pages 358 to 369, in the office of the Sub-Registrar, Bangalore Taluk, we note that Munilakshmaiah conveyed the Land in favour of B Chennappa son of Lingappa.

On review of the copy of Sale Deed dated December 18, 1950 and registered as Document No. 6645 of 1950-51 in Book-I, Volume No. 1184 at Pages 22 in the office of the Sub-Registrar, Bangalore Taluk, we note that B. Chennappa son of Lingappa has sold item No. 3 Property along with various other survey numbers in favour of (i) Doddabyrappa son of Narayanappa, (ii) Chikkabyrappa son of Narayanappa and (iii) Srinivasappa son of Narayanappa.

On review of the Mortgage Deed dated January 22, 1951 and registered as Document No. 6646 of 1950-51 in Book-I, Volume No. 1183 at Pages 58 to 66 in the office of the Sub-Registrar, Bangalore Taluk, we note that ((i) Doddabyrappa son of Narayanappa, (ii) Chikkabyrappa son of Narayanappa and (iii) Srinivasappa son of Narayanappa have mortgaged certain properties including Item No. 03 Property in favour of Lakshamma wife of B. Chennappa.

On review of the Release Deed dated September 18, 1954 and registered as Document No. 3011 of 1954-55, in Book-I, Volume No. 14 at Pages 42 to 44 in the office of the Sub-Registrar, Bangalore Taluk, we note that Lakshamma wife of B. Chennappa has executed a release deed in respect of the mortgage created vide the Mortgage Deed dated January 22, 1951 in respect of Item No. 03 Property in favour of Chikkabyrappa son Narayanappa.

We note the extracts of Entry No. MR 2 of 1983-84, Entry No. MR 3 of 1983-84 and Entry No. MR 4 of 1983-84 made in the Mutation Register recording the oral partition of the Item No. 03 Property



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amongst Doddabyrappa son of Meke Narayanappa, Chikkabyrappa son of Meke Narayanappa & Srinivasappa son of Meke Narayanappa pursuant to the demise of Meke Narayanappa and the change of khata in respect of the Item No. 03 Property for an extent of 23 Guntas in favour of Doddabyrappa, for an extent of 23 Guntas in favour of Chikkabyrappa & for an extent of 23 Guntas in favour of Srinivasappa.

On review of the Unregistered Agreement to Sell dated May 28, 1994 and November 14, 1994 we note that D. Muniraju son of late Doddabyrappa has agreed to sell land bearing Survey Nos. 77/1, 78, 79 & 80 measuring 1 Acre 30 Guntas all situated at Attur Village, Yelahanka Hobli, Bangalore North Taluk in favour of J. Devaraju son of late Jayarama.

On perusal of Notarized General Power of Attorney dated November 14, 1994 we note that (i) D Muniraju son of late Doddabyrappa, (ii) Kanthamma daughter in law of late Doddabyrappa and (iii) Kempamma wife of late Doddabyrappa have appointed (i) D. S. Deshpande son of Shvam Rao and (ii) R. Venkatesh son of M.V Ramanna as their attorneys to perform following acts, deed and things in respect of land bearing Survey Nos. 77/1, 78, 79 & 80 measuring 1 Acre 30 Guntas all situated at Attur Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District.

On review of the Agreement to Sell dated May 16, 1995, registered as Document No. 1221 of 1995-96 in Book-I, Volume SF608, at pages 37-43, in the office of the Sub-Registrar Yelahanka, we note that (i) Chikkabyrappa son of late Meke Narayanappa, (ii) C. Muniraju son of Chikkabyrappa, (iii) Bhagyamma wife of C. Muniraju, and (iv) Kempamma daughter of Chikkabyrappa have agreed to sell an extent of 1 Acre 30 Guntas in the land bearing Survey Nos. 77/1, 78, 79 and 80 in favour of Mr. H. Yeshwanth Shenoy son of late H.V. Shenoy.

On perusal of General Power of Attorney dated May 16, 1995, registered as Document No. 102 of 1995-96, in Book IV, in the office of the Sub-Registrar, Yeshwanthapura, we note that Mr. Chikkabyrappa, Mr. C.Muniraju and Mrs. Bhagyamma, wife of C. Muniraju & Mrs. Kempamma daughter of Mr. Chikkabyrappa, have appointed R Venkatesh as their attorney to perform following acts, deed and things in respect of land bearing Survey Nos. 77/1, 78, 79 & 80 measuring 1 Acre 30 Guntas.

On review of the Deed of Sale executed on February 25, 2004 and registered on April 2, 2004, as Document No. 165 of 2004-05, in Book I, stored in CD No. YAND 29, in the office of the Sub-Registrar, Yelahanka, we note that a deed of sale was executed by (i) Chikkabyrappa son of late Narayanappa, (ii) C. Muniraju son of Chikkabyrappa, (iii) Bhagyamma wife of C. Muniraju, and (iv) Kempamma daughter of Chikkabyrappa (all acting through their Power of Attorney Holder, R Venkatesh) in favor of A. Ramakrishna son of Anjaneyachar whereunder an extent of 23 Guntas in the Item No. 03 Property was conveyed. Here we also note that H. Yeshwanth Shenoy has nominated A.



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Ramakrishna as his nominee to purchase Item No. 03 Property and has also executed the Sale Deed as a witness. Given that Yeshwanth Shenoy has participated and executed this Sale Deed as a witness, it would not be possible for H. Yeshwanth Shenoy to sustain any claim under the Agreement to Sell dated May 16, 1995.

On review of the Agreement to Sell dated May 16, 1995, registered as Document No. 1222 of 1995-96 in Book-I, Volume SF608, at pages 44-50, in the office of the Sub-Registrar Yelahanka, we note that (i) N. Srinivasappa son of late Narayanappa, (ii) Vijayamma daughter of N. Srinivasappa, (iii) S. Jagadish son of N. Srinivasappa, (iv) Padma daughter of N. Srinivasappa, and (v) S. Narayan Babu son of N. Srinivasappa have agreed to sell an extent of 1 Acre 30 Guntas in the land bearing Survey Nos. 77/1, 78, 79 and 80 in favour of Mr. H. Yeshwanth Shenoy son of late H.V. Shenoy.

On perusal of General Power of Attorney dated May 16, 1995, registered as Document No. 103 of 1995-96, in Book IV, in the office of the Sub-Registrar, Yelahanka, we note that (i) N. Srinivasappa son of late Narayanappa, (ii) Vijayamma daughter of N. Srinivasappa, (iii) S. Jagadish son of N. Srinivasappa, (iv) Padma daughter of N. Srinivasappa, and (v) S. Narayan Babu son of N. Srinivasappa, have appointed S. Raghunath & R Venkatesh as their attorney to perform following acts, deed and things in respect of land bearing Survey Nos. 77/1, 78, 79 & 80 measuring 1 Acre 30 Guntas.

On review of the Sale Deed executed on February 25, 2004 and registered on April 2, 2004 as Document No. 172 of 2004-05, in Book I, stored in CD No. YAND 29, in the office of the Sub-Registrar, Yelahanka, we note that (i) N. Srinivasappa son of late Narayanappa, (ii) Vijayamma daughter of N. Srinivasappa, (iii) S. Jagadish son of N. Srinivasappa, (iv) Padma daughter of N. Srinivasappa, and (v) S. Narayan Babu son of N. Srinivasappa, have sold an extent of 23 Guntas in the Item No. 03 Property in favor of A. Ramakrishna son of Anjaneyachar.

On review of the Sale Deed executed on January 12, 2005 and registered on April 8, 2005 as Document No. YNK-1-00673/2005-2006, Book I, stored in CD number YAND126 in the office of the Senior Sub-Registrar, Yelahanka, we note that (i) D. Muniraju son of Doddabyrappa, (ii) Kanthamma wife of D. Muniraju, and (iii) Kempamma wife of Doddabyrappa have sold an extent of 23 Guntas in the Item No. 03 Property in favor of A. Ramakrishna son of Anjaneyachar. Pursuant to the said transaction, we note the revenue records has been mutated in the name of A. Ramakrishna son of Anjaneyachar vide the mutation register extract bearing MR No. 15/2005-06. Here we also note that H. Yeshwanth Shenoy has nominated A. Ramakrishna as his nominee to purchase Item No. 03 Property and has also executed the Sale Deed as a witness. Given that Yeshwanth Shenoy has participated and executed this Sale Deed as a witness, it would not be possible for H. Yeshwanth Shenoy to sustain any claim under the Agreement to Sell dated May 16, 1995.



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On review of the Deed of Confirmation executed on November 4, 2006 and registered on November 6, 2006 as Document No. YAN-1-20293 of 2006-2007, Book I, stored in CD No. YAND247, in the office of the Senior Sub-Registrar, Yelahanka, Bnagalore, we note that (i) Venkatalakshamma wife of late Doddabyrappa, (ii) Lokesh son of late Doddabyrappa, (iii) Kamalamma daughter of late Doddabyrappa, (iv) Shantha daughter of late Doddabyrappa, (v) Ramesh son of late Doddabyrappa, (vi) D. Muniraj son of late Doddabyrappa, (vii) Hemanth Kumar son of D. Muniraj, (viii) Hamsa daughter of D. Muniraj, (ix) Hema daughter of D. Muniraj, and (x) Rathnamma daughter of late Doddabyrappa have confirmed the Sale Deed executed on January 12, 2005 executed in favor of A. Ramakrishna son of Anjaneyachar.

Litigation

On review of the order dated July 14, 2023 bearing O.S No. 1775/2014 before the Court of Principal Senior Civil Judge at Bangalore, we note Kempamma wife of Doddabyrappa has filed suit against (i) Venkatalakshamma wife of Byrappa, daughter of late Doddabyrappa, (ii) Rathnamma wife of C. Muniraju daughter of late Doddabyrappa, (iii) Muniraju son of late Doddabyrappa, (iv) R. Venkatesh son of M.V Rajanna and (v) A. Ramakrishna son of Anjaneyachar in respect of Properties bearing Survey No. (i) 77/1 measuring 3 ¼ Guntas, (ii) 78 measuring 34 ½ Guntas, (iii) 79 measuring 23 Guntas, (iv) 80 measuring 12 ¾ Guntas claiming for partition and separate possession of ¼ share in the suit schedule properties. We have been provided with the Order Sheet dated July 14, 2023 and a memo was filed to dismiss the suit as withdrawn.

Pursuant thereto, Confirmation Deed dated July 13, 2023 and registered as Document No. 4843/2023-24, Book I, in the office of the Sub Registrar, Gandhinagar, we note (i) Kempamma wife of late Dodda Byrappa and (ii) Kanthamma wife of Muniraju, daughter in law of late Dodda Byrappa have confirmed the sale of the property bearing Survey Nos. (i) 77/1 measuring 10 Guntas, (ii) 78 measuring 2 Acres 23 Guntas, (iii) 79 measuring 1 Acre 29 Guntas and (iv) 80 measuring 38 Guntas in favour of M/s. Century Star represented by its partner A. Ramakrishna.

Revenue Records:

The Record of Tenancy and Crops (RTC) discloses the total extent and the actual extent in Survey No. 79 as 1 Acres 29 Guntas and there being no kharab land. The RTC further discloses the following owners and occupants: -

Period	Owner	Column No. 10	Column No. 11	Occupant
1966-67 to 1979-80	Narayani son of Dodda Byrappa	Nil	Nil	Doddaappaiah Srinivasa,



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				Chikkaappaiah
1980-81	Narayani son of Dodda Byrappa	Nil	Nil	Doddaappaiah, Chikkaappaiah
1981-82 to 1982-83	Narayanappa son of Dodda Byrappa, Dodda Byrappa (23 Guntas), Chikka Byrappa (23 Guntas), Srinivasappa (23 Guntas)	RR No. 165 RR No. 927 RR No. 931 RR No. 935	Nil	Doddaappaiah Srinivasa, Chikkaappaiah
1983-84 to 1992-93	Narayanappa son of Dodda Byrappa, Dodda Byrappa (23 Guntas), Chikka Byrappa (23 Guntas), Srinivasappa (23 Guntas)	RR No. 165 RR No. 927 RR No. 931 RR No. 935	Nil	Dodda Byrappa Chikka Byrappa Srinivasappa
1997-98 to 1998-99	Dodda Byrappa (23 Guntas), Chikka Byrappa (23 Guntas), Srinivasappa (23 Guntas)	RR No. 927 RR No. 931 RR No. 935	Nil	Nil
1999-2000	Dodda Byrappa (23 Guntas), Chikka Byrappa (23 Guntas), Srinivasappa (23 Guntas)	RR No. 927 RR No. 931 RR No. 935	Nil	Dodda Byrappa Chikka Byrappa Srinivasappa
2001-02 to 2002-03	Dodda Byrappa (23 Guntas), Chikka Byrappa (23 Guntas),	RR No. 927 RR No. 931 MR No. 21/2003- 04	Nil	Doddabyrappa



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	A. Ramakrishna son of Anjaneyaachar (23 Guntas),			
2003-04	Dodda Byrappa (23 Guntas), Chikka Byrappa (23 Guntas), A. Ramakrishna son of Anjaneyaachar (23 Guntas),	RR No. 927 RR No. 931 MR No. 21/2003-04	Nil	A. Ramakrishna
2004-05	Dodda Byrappa (23 Guntas), A. Ramakrishna son of Anjaneyaachar (23 Guntas) A. Ramakrishna son of Anjaneyaachar (23 Guntas)	RR No. 927 MR No. 21/2003-04 MR No. 24/2003-04	Nil	Doddabyrappa A. Ramakrishna
2005-06 to 2007-08	A. Ramakrishna son of Anjaneyaachar (23 Guntas) A. Ramakrishna son of Anjaneyaachar (23 Guntas) A. Ramakrishna son of Anjaneyaachar (23 Guntas)	MR No. 21/2003-04 MR No. 24/2003-04 MR No. 15/2005-06	Nil	A. Ramakrishna
2008-09 to 2025-26	A. Ramakrishna son of Anjaneyaachar (23 Guntas) A. Ramakrishna son of Anjaneyaachar (23 Guntas) A. Ramakrishna son of Anjaneyaachar (23 Guntas)	MR No. 24/2003-04 MR No. 15/2005-06 MR No. 12/2008-09	Nil	A. Ramakrishna



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The RTC for the periods 1966-67 to 1979-80, 1980-81, 1981-82 to 1982-83, 1983-84 to 1992-93, 1997-98 to 1998-99, 1999-2000, 2001-02 to 2002-03, 2003-04, 2004-05, 2005-06 to 2007-08, and 2008-09 to 2025-26 with regard to Survey No. 79 corroborates with the documents of title furnished and do not disclose any change or deviation in the ownership.

Survey Records:

From the village map of Attur village, we note Survey No. 79 is bounded on the East by – Survey No. 77; on the West by – Road; on the North by – Survey No.78; and on the South by – Survey No. 80.

The Karnataka Revision Settlement Akarbandh discloses the total extent of Survey No. 79 as 1 Acres 29 Guntas and the actual extent of Survey No. 79 as 1 Acre 29 Guntas and there being no kharab.

Conversion Orders:

On perusal of the Official Memorandum dated October 15, 2008 bearing No. ALN[NAY]SR-128/07-08 issued by the Special District Commissioner, Bangalore Urban District and sketch annexed to it, we note that certain lands including Survey No. 79 measuring 23 Guntas has been converted from agricultural to non-agricultural residential use.

On perusal of the Official Memorandum dated October 15, 2008 bearing No. ALN[NAY]SR-130/07-08 issued by the Special District Commissioner, Bangalore Urban District and sketch annexed to it, we note that certain lands including Survey No. 79 measuring 23 Guntas has been converted from agricultural to non-agricultural residential use.

On perusal of the Official Memorandum dated June 17, 2009 bearing No. ALN[NAY]SR-215/08-09 issued by the Special District Commissioner, Bangalore Urban District and sketch annexed to it, we note that certain lands including Survey No. 79 measuring 23 Guntas has been converted from agricultural to non-agricultural residential use.

Endorsements:

We have been provided with the Endorsement dated November 6, 2007 bearing No. 373/2007-08 issued by the Assistant Commissioner, Bangalore North (sub-division), Bangalore which indicates that there are no violations of the provisions of Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey Nos. Survey Nos. 69/1, 69/2, 73, 74/1AB, 74/2, 77/1, 77/2, 78, 79 and 80.



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We have been provided with the Endorsement dated March 23, 2008 bearing No. R.K/CR/05-06 issued by the Tahsildar, Bangalore North Taluk which indicates that the RTCs for the period 1993-94 to 1996-97 with respect to property bearing Survey Nos. Survey Nos. 69/1, 69/2, 73, 74/1AB, 74/2, 77/1, 77/2, 78, 79 and 80 are not available.

We have been provided with the Endorsement dated July 3, 2014 bearing No. PTCL/CR/818/2014-15, issued by the Assistant Commissioner, Bangalore North Taluk (sub-division), Bangalore which indicates that there are no proceedings initiated or pending under the provisions of the Karnataka Schedule Caste and Schedule Tribe (Prohibition of Transfer Certain Lands) Act, 1978 with respect to Survey No.79 measuring 1 Acre 29 Guntas.

We have been provided with the Endorsement dated February 9, 1995 bearing No. 779/94-95, issued by the Tahsildar, Bangalore North Taluk which indicates that the Index of land and record of rights in respect of properties bearing Survey Nos. 69/1, 69/2, 73, 74/1AB, 74/2, 77/1, 77/2, 78, 79 and 80.

We have been provided with the Endorsement dated February 15, 1995 bearing No. 458/94-95, issued by office of the Tahsildar, Bangalore North Taluk, which states that there are no cases filed under Section 48A of the Karnataka Land Reforms Act, 1961, with respect to land in Survey No. 69/1, 69/2, 73, 74/1AB, 74/2, 77/1, 77/2, 78, 79 and 80 situated in Attur village.

Encumbrance Certificate

On the perusal of the Encumbrance Certificate in SA No. 815/08-09 issued for the period from April 1, 1946 to May 31, 1989, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 79.

On perusal of the Encumbrance Certificate in SA No. 333/08-09 issued for the period from June 1, 1989 to March 31, 2004, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 79.

On perusal of the Encumbrance Certificate in SA No. 5742/15-16 issued for the period from April 1, 2004 to December 14, 2015, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 79.

On the perusal of the Encumbrance Certificate in SA No. 682/22-23 issued for the period from April 1, 2015 to May 18, 2022, we note that apart from the transactions discussed above, no other transaction is reflected in respect of Survey Nos. 79.



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On perusal of the Online Encumbrance Certificate issued for the period from April 1, 2004 to July 1, 2023, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Item No. 3 Property.

We have been provided with the Online Encumbrance Certificate issued for the period from July 01, 2023 to March 06, 2024, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Item No. 3 Property.

We have perused a copy of the Encumbrance Certificate for the period 01.04.2010 to 31.01.2026 which bears out all the relevant transactions detailed above and no adverse entries have been reflected in relation to Item No. 3 Property.



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ITEM NO. 4 PROPERTY

On review of the Sale Deed dated June 14, 1925, registered as Document No. 813 of 1925-26 in Book-I, Volume 37, at Pages 170 to 173, in the office of the Sub-Registrar, Bangalore Taluk, we note that Shiddappa sold the property bearing Survey No. 80 measuring 38 Guntas situated at Attur Village, Yelahanka Hobli, Bangalore North Taluk (i.e. **Item No. 4 Property**) in favour of Meke Narayanappa.

On review of Sale Deed dated June 10, 1932 registered as Document No. 132 of 1932-33, in Book-I, Volume 228, at Pages 128 to 139, in the office of the Sub-Registrar, Bangalore Taluk, we note that Mr. Meke Narayanappa together with his sons Master Doddabyrappa, Master Chikkabyrappa & Master Srinivasappa conveyed Item No. 04 Property in favour of Munilakshmaiah.

On review of the copy of Sale Deed dated August 16, 1934, registered as Document No. 490 of 1934-35, in Book I, Volume 296, at pages 358 to 369, in the office of the Sub-Registrar, Bangalore Taluk, we note that Munilakshmaiah conveyed the Land in favour of B Chennappa son of Lingappa

On review of the copy of Sale Deed dated December 18, 1950 and registered as Document No. 6645 of 1950-51 in Book-I, Volume No. 1184 at Pages 22 in the office of the Sub-Registrar, Bangalore Taluk, we note that B. Chennappa son of Lingappa has sold Item No. 4 Property along with various other survey numbers in favour of (i) Doddabyrappa son of Narayanappa, (ii) Chikkabyrappa son of Narayanappa and (iii) Srinivasappa son of Narayanappa.

On review of the Mortgage Deed dated January 22, 1951 and registered as Document No. 6646 of 1950-51 in Book-I, Volume No. 1183 at Pages 58 to 66 in the office of the Sub-Registrar, Bangalore Taluk, we note that ((i) Doddabyrappa son of Narayanappa, (ii) Chikkabyrappa son of Narayanappa and (iii) Srinivasappa son of Narayanappa have mortgaged certain properties including Item No. 4 Property in favour of Lakshamma wife of B. Chennappa.

On review of the Release Deed dated September 18, 1954 and registered as Document No. 3011 of 1954-55, in Book-I, Volume No. 14 at Pages 42 to 44 in the office of the Sub-Registrar, Bangalore Taluk, we note that Lakshamma wife of B. Chennappa has executed a release deed in respect of the mortgage created vide the Mortgage Deed dated January 22, 1951 in respect of Item No. 4 Property in favour of Chikkabyrappa son Narayanappa.

We note the extracts of Entry No. MR 2 of 1983-84, Entry No. MR 3 of 1983-84 and Entry No. MR 4 of 1983-84 made in the Mutation Register recording the oral partition of the Item No. 4 Property



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amongst Doddabyrappa, Chikkabyrappa & Srinivasappa pursuant to the demise of Meke Narayanappa and the change of khata in respect of the Item No. 04 Property for an extent of 12³/₄ Guntas in favour of Doddabyrappa, for an extent of 12³/₄ Guntas in favour of Chikkabyrappa & for an extent of 12¹/₂ Guntas in favour of Srinivasappa.

On review of the Family tree, we note Mekke Narayanappa alias Narayana (deceased) has six children namely (i) Doddabyrappa, (ii) Chikkabyrappa, (iii) N. Srinivas, (iv) Muniakkayamma, (v) Munivenkatamma and (vi) Venkatamma alias Akkavenkatamma.

Further we note Doddabyrappa (deceased) was married to Kempamma and has seven children namely (a) Venkatalakshamma, (b) Rathamma, (c) D. Muniraju, (iv) Lokesh, (d) Kamalamma, (e) Shantha and (f) Ramesh.

- D. Muniraju married to Kanthamma and three children namely (1) Hemanth Kumar, (2) Hamsa and (3) Hema.

Further we note that Chikkabyrappa (deceased) was married to Muniyamma alias (deceased) and has two children namely (a) C. Muniraju and (b) Kemamma.

- C. Muniraju married to Bhagyamma and has two children namely (1) Shashidhar and (2) Sridhar.

Further we note that N. Srinivasappa (deceased) was married to Jayamma and has four children namely (a) S. Jagadish, (b) Padma, (c) Narayana Babu and (d) Vijayamma.

- Narayana Babu (deceased) was married to Vishala and has only child namely (1) Kushal Kumar.

Further we note that Muniakkayamma (deceased) was married to Munishamappa (deceased) and has three children namely (a) Venkataswamy, (b) Muniyappa and (c) Narayanamma.

- Venkataswamy married to Bhagyamma alias Shivappa and has three children namely (1) V. Manjula, (2) V. Mruthyunjaya and (3) V. Gopala Krishna.
- Muniyappa married to Pakamma has two children namely (1) Mythri and (2) Kushal M.

Further we note that Munivenkatamma (deceased) was married to M. Venkatappa Gowda (deceased) and has seven children namely (a) Jayamma, (b) Sanjeevamma, (c) Lakshmi V V, (d) Sarawathi alias Saraswathamma, (e) Shanthamma alias Shantha Gopala, (f) V. Jayanthkumar, (g) Sanjeev Murthy.

- Sanjeevamma (deceased) was married to Narayana M and has three children namely (1) Jayanthi M, (2) L.N Prasad and (3) N.C Kumar alias Kumar Narayana Chandra.
- S Sarawathi alias Saraswathamma (deceased) was married to Balakrishna and has three children namely (1) Latha B.K, (2) Kavitha B.K and (3) Vijaya Prasad B.K.



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- V. Jayanth Kumar married to Sharadha Kumar and has two children namely (1) Manasa and (2) Chetan.
- Sanjeev Murthy (deceased) was married to Leelavathi (deceased) and has two children (1) Veena and (2) Dhananjaya Murthy.

Further we note that Venkatamma alias Chikkavenkatamma married Nanjappa (deceased) and has seven children namely (a) N. Krishnappa, (b) N. Venkatesh, (c) N. Sathyanarayana, (d) Parvathamma, (e) Bhagyamma, (f) Kamamma and (g) Basavanna.

- Paravathamma (deceased) was married to Subramanya (deceased) and has three children namely (1) S. Latha, (2) S. Hemavathi, (3) S. Chennakeshava Murthy and (4) S. Ramamurthy.
- Basavanna has two children namely (1) Niharika and (2) Manjesh

On review of the Unregistered Agreement to Sell dated May 28, 1994 and November 14, 1994 executed by D. Muniraju son of late Doddabyrappa has agreed to sell land bearing Survey Nos. 77/1, 78, 79 & 80 measuring 1 Acre 30 Guntas all situated at Attur Village, Yelahanka Hobli, Bangalore North Taluk in favour of J. Devaraju son of late Jayarama.

On perusal of Notarized General Power of Attorney dated November 14, 1994 we note that (i) D. Muniraju son of late Doddabyrappa, (ii) Kanthamma wife of D. Muniraju and (iii) Kempamma wife of late Doddabyrappa have appointed (i) D. S. Deshpande son of Shvam Rao and (ii) R. Venkatesh son of M.V Ramanna as their attorneys to perform following acts, deed and things in respect of land bearing Survey Nos. 77/1, 78, 79 & 80 measuring 1 Acre 30 Guntas all situated at Attur Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District.

On review of the Agreement to Sell dated May 16, 1995, registered as Document No. 1221 of 1995-96 in Book-I, Volume SF608, at pages 37-43, in the office of the Sub-Registrar Yelahanka, we note that (i) Chikkabyrappa son of late Narayanappa, (ii) C. Muniraju son of Chikkabyrappa, (iii) Bhagyamma wife of C. Muniraju, and (iv) Kempamma daughter of Chikkabyrappa have agreed to sell an extent of 1 Acre 30 Guntas in the land bearing Survey Nos. 77/1, 78, 79 and 80 in favour of Mr. H. Yeshawanth Shenoy son of late H.V. Shenoy.

On perusal of General Power of Attorney dated May 16, 1995, registered as Document No. 102 of 1995-96, in Book IV, in the office of the Sub-Registrar, Yeshwanthapura, we note that Mr. Chikkabyrappa, Mr. C.Muniraju and Mrs. Bhagyamma, wife of C. Muniraju & Mrs. Kempamma daughter of Mr. Chikkabaiarappa have appointed R Venkatesh as their attorney to perform following acts, deed and things in respect of land bearing Survey Nos. 77/1, 78, 79 & 80 measuring 1 Acre 30 Guntas.



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On review of the Deed of Sale executed on February 25, 2004 and registered on April 2, 2004, as Document No. 165 of 2004-05, in Book I, stored in CD No. YAND 29, in the office of the Sub-Registrar, Yelahanka, we note that a deed of sale was executed by (i) Chikkabyrappa son of late Narayanappa, (ii) C. Muniraju son of Chikkabyrappa, (iii) Bhagyamma wife of C. Muniraju, and (iv) Kempamma daughter of Chikkabyrappa in favor of A. Ramakrishna son of Anjaneyachar whereunder an extent of 12³/₄ Guntas in the Item No. 04 Property was conveyed. Here we also note that H. Yeshwanth Shenoy has nominated A. Ramakrishna as his nominee to purchase Item No. 04 Property and has also executed the Sale Deed as a witness. Given that Yeshwanth Shenoy has participated and executed this Sale Deed as a witness, it would be highly remote for H. Yeshwanth Shenoy to sustain any claim under the Agreement to Sell dated May 16, 1995.

On review of the Sale Deed executed on March 23, 2016 as Document No. MLS-1-04306/2015-2016, Book I, stored in CD number MLSD116 in the office of the Sub-Registrar, Malleshwaram, we note that (i) C. Muniraju son of Chikkabyrappa, (ii) Bhagyamma wife of C. Muniraju, (iii) Kempamma daughter of Chikkabyrappa, (iv) M Shashidhar (v) M Sridhar, both sons of C. Muniraju, in favor of A. Ramakrishna son of Anjaneyachar whereunder an extent of 2³/₄ Guntas, (now bearing survey No. 80/2) in the item No. 4 Property was conveyed.

On review of the Agreement to Sell dated May 16, 1995, registered as Document No. 1222 of 1995-96 in Book-I, Volume SF608, at pages 44-50, in the office of the Sub-Registrar Yelahanka, we note that (i) N. Srinivasappa son of late Narayanappa, (ii) Vijayamma daughter of N. Srinivasappa, (iii) S. Jagadish son of N. Srinivasappa, (iv) Padma daughter of N. Srinivasappa, and (v) S. Narayan Babu son of N. Srinivasappa have agreed to sell an extent of 1 Acre 30 Guntas in the land bearing Survey Nos. 77/1, 78, 79 and 80 in favour of Mr. H. Yeshwanth Shenoy son of late H.V. Shenoy.

On perusal of General Power of Attorney dated May 16, 1995, registered as Document No. 103 of 1995-96, in Book IV, in the office of the Sub-Registrar, Yelahanka, we note that (i) N. Srinivasappa son of late Narayanappa, (ii) Vijayamma daughter of N. Srinivasappa, (iii) S. Jagadish son of N. Srinivasappa, (iv) Padma daughter of N. Srinivasappa, and (v) S. Narayan Babu son of N. Srinivasappa, have appointed S. Raghunath & R Venkatesh as their attorney to perform following acts, deed and things in respect of land bearing Survey Nos. 77/1, 78, 79 & 80 measuring 1 Acre 30 Guntas.

On review of the Sale Deed executed on February 25, 2004 and registered on April 2, 2004 as Document No. 172 of 2004-05, in Book I, stored in CD No. YAND 29, in the office of the Sub-Registrar, Yelahanka, we note that (i) N. Srinivasappa son of late Narayanappa, (ii) Vijayamma daughter of N. Srinivasappa, (iii) S. Jagadish son of N. Srinivasappa, (iv) Padma daughter of N. Srinivasappa, and (v) S. Narayan Babu son of N. Srinivasappa have sold an extent of 12¹/₂ Guntas in the Item No. 4 Property in favor of A. Ramakrishna son of Anjaneyachar.



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On review of the Sale Deed executed on January 12, 2005 and registered on April 8, 2005 as Document No. YNK-1-00673/2005-2006, Book I, stored in CD number YAND126 in the office of the Senior Sub-Registrar, Yelahanka, we note that (i) D. Muniraju son of Doddabyrappa, (ii) Kanthamma wife of D. Muniraju, and (iii) Kempamma wife of Doddabyrappa have sold an extent of 12¾ Guntas in the Item No. 04 Property in favor of A. Ramakrishna son of Anjaneyachar. Pursuant to the said transaction, we note the revenue records has been mutated in the name of A. Ramakrishna son of Anjaneyachar vide the mutation register extract bearing MR No. 15/2005-06. Here we also note that H. Yeshwanth Shenoy has nominated A. Ramakrishna as his nominee to purchase Item No. 4 Property and has also executed the Sale Deed as a witness. Given that Yeshwanth Shenoy has participated and executed this Sale Deed as a witness, it would be highly remote for H. Yeshwanth Shenoy to sustain any claim under the Agreement to Sell dated May 16, 1995

On review of the Deed of Confirmation executed on November 4, 2006 and registered on November 6, 2006 as Document No. YAN-1-20293 of 2006-2007, Book I, stored in CD No. YAND247, in the office of the Senior Sub-Registrar, Yelahanka, Bnagalore, we note that (i) Venkatalakshmamma wife of late Doddabyrappa, (ii) Lokesh son of late Doddabyrappa, (iii) Kamalamma daughter of late Doddabyrappa, (iv) Shantha daughter of late Doddabyrappa, (v) Ramesh son of late Doddabyrappa, (vi) D. Muniraj son of late Doddabyrappa, (vii) Hemanth Kumar son of D. Muniraj, (viii) Hamsa daughter of D. Muniraj, (ix) Hema daughter of D. Muniraj, and (x) Rathnamma daughter of late Doddabyrappa have confirmed the Sale Deed executed on January 12, 2005 executed in favor of A. Ramakrishna son of Anjaneyachar.

Litigation

On review of the order dated July 14, 2023 bearing O.S No. 1775/2014 before the Court of Principal Senior Civil Judge at Bangalore, we note Kempamma wife of Doddabyrappa has filed suit against (i) Venkatalakshmamma wife of Byrappa, daughter of late Doddabyrappa, (ii) Rathnamma wife of C. Muniraju daughter of late Doddabyrappa, (iii) Muniraju son of late Doddabyrappa, (iv) R. Venkatesh son of M.V Rajanna and (v) A. Ramakrishna son of Anjaneyachar in respect of Properties bearing Survey No. (i) 77/1 measuring 3 ¼ Guntas, (ii) 78 measuring 34 ½ Guntas, (iii) 79 measuring 23 Guntas, (iv) 80 measuring 12 ¾ Guntas claiming for partition and separate possession of ¼ share in the suit schedule properties. We have been provided with the Order Sheet dated July 14, 2023 and a memo was filed to dismiss the suit as withdrawn.

Pursuant thereto, Kempamma wife of Doddabyrappa and Kanthamma daughter in law of Doddabyrappa have executed a Confirmation Deed dated July 13, 2023, registered as Document No. BYP-1-04843-2023-24, in Book I, in the office of the sub register, Byatarayanapura in favour of M/s Century Star



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(represented by its partner, A Ramakrishna) confirming that they do not have any rights, title and interest over the said Item No. 04 Property.

Revenue Records:

The Record of Tenancy and Crops (RTC) discloses the total extent and the actual extent in Survey No. 80 as 38 Guntas and there being 2 Guntas of B Kharab land. The RTC further discloses the following owners and occupants: -

Period	Owner	Column No. 10	Column No. 11	Occupant
1966-67 to 1980-81	Narayani son of Dodda Byrappa	Nil	Nil	Doddaappaiah Srinivasa, Chikkaappaiah
1981-82 to 1982-83	Narayanappa son of Dodda Byrappa, Dodda Byrappa (12 ³ / ₄ Guntas), Chikka Byrappa (12 ³ / ₄ Guntas), Srinivasappa (12 ¹ / ₂ Guntas)	RR No. 166 RR No. 928 RR No. 932 RR No. 936	Nil	Doddaappaiah Srinivasa, Chikkaappaiah
1983-84 to 1992-93	Narayanappa son of Dodda Byrappa, Dodda Byrappa (12 ³ / ₄ Guntas), Chikka Byrappa (12 ³ / ₄ Guntas), Srinivasappa (12 ¹ / ₂ Guntas)	RR No. 166 RR No. 928 RR No. 932 RR No. 936	Nil	Dodda Byrappa Chikka Byrappa Srinivasappa
1997-98 to 1998-99	Dodda Byrappa (12 ³ / ₄ Guntas), Chikka Byrappa (12 ³ / ₄ Guntas), Srinivasappa (12 ¹ / ₂ Guntas)	RR No. 928 RR No. 932 RR No. 936	Nil	Nil
1999-2000	Dodda Byrappa (12 ³ / ₄ Guntas),	RR No. 928 RR No. 932	Nil	Dodda Byrappa Chikka Byrappa Srinivasappa



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	Chikka Byrappa (12 ³ / ₄ Guntas), Srinivasappa (12 ¹ / ₂ Guntas)	RR No. 936		
2001-02 to 2002-03	Dodda Byrappa (12 ³ / ₄ Guntas), Chikka Byrappa (12 ³ / ₄ Guntas), A. Ramakrishna son of Anjaneyaachar (12 ¹ / ₂ Guntas),	RR No. 928 RR No. 932 MR No. 21/2003-04	Nil	Doddabyrappa
2003-04	Dodda Byrappa (12 ³ / ₄ Guntas), Chikka Byrappa (12 ³ / ₄ Guntas), A. Ramakrishna son of Anjaneyaachar (12 ¹ / ₂ Guntas),	RR No. 928 RR No. 932 MR No. 21/2003-04	Nil	A. Ramakrishna
2004-05	Dodda Byrappa (12 ³ / ₄ Guntas), Chikka Byrappa (2 ³ / ₄ Guntas), A. Ramakrishna son of Anjaneyaachar (12 ¹ / ₂ Guntas) A. Ramakrishna son of Anjaneyaachar (10 ² / ₄ Guntas)	RR No. 928 RR No. 932 MR No. 21/2003-04 MR No. 1024/2003-04	Nil	Doddabyrappa A. Ramakrishna
2005-06 to 2007-08	A. Ramakrishna son of Anjaneyaachar (12 ¹ / ₂ Guntas) Chikka Byrappa (2 ³ / ₄ Guntas), A. Ramakrishna son of Anjaneyaachar (10 ² / ₄ Guntas)	MR No. 21/2003-04 RR No. 932 MR No. 1024/2003-04	Nil	A. Ramakrishna



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	A. Ramakrishna son of MR Anjaneyaachar (12 ³ / ₄ Guntas)	MR No. 15/2005-06		
2008-09 to 2010-11	Chikka Byrappa (2 ³ / ₄ Guntas), A. Ramakrishna son of MR Anjaneyaachar (12 ¹ / ₂ Guntas) A. Ramakrishna son of MR Anjaneyaachar (12 ³ / ₄ Guntas) A. Ramakrishna son of MR Anjaneyaachar (10/12 Guntas)	RR No. 932 MR No. 21/2003-04 MR No. 15/2005-06 MR No. 2008-09	Nil	A. Ramakrishna
2011-12 to 2014-15	Chikka Byrappa (2 ³ / ₄ Guntas), A. Ramakrishna son of MR Anjaneyaachar (12 ¹ / ₂ Guntas) A. Ramakrishna son of MR Anjaneyaachar (12 ³ / ₄ Guntas) A. Ramakrishna son of MR Anjaneyaachar (10/12 Guntas)	RR No. 932 MR No. 21/2003-04 MR No. 15/2005-06 MR No. 2008-09	Nil	A. Ramakrishna
2015-16 to 2025-26 (Survey 80 bifurcated Survey No. 80/1)	A. Ramakrishna son of MR Anjaneyaachar (12 ¹ / ₂ Guntas) A. Ramakrishna son of MR Anjaneyaachar (12 ³ / ₄ Guntas) A. Ramakrishna son of MR Anjaneyaachar (10/12 Guntas)	MR T2/2015-16	Nil	A. Ramakrishna
2015-16 to 2025-26 (Survey No. 80/2)	Kempamma daughter of Chikkabyrappa & P. Muniraju son of	MR T2/2015-16	Nil	Kempamma daughter of Chikkabyrappa & P. Muniraju son of Chikkabyrappa



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	Chikkabyrappa (2 ³ / ₄ Guntas)			
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The RTC for the periods 1966-67 to 1979-80, 1980-81, 1981-82 to 1982-83, 1983-84 to 1992-93, 1997-98 to 1998-99, 1999-2000, 2001-02 to 2002-03, 2003-04, 2004-05, 2005-06 to 2007-08, and 2008-09 to 2010-11, 2011-12 to 2025-26 with regard to Survey No. 80/1 and 80/2 corroborates with the documents of title furnished and do not disclose any change or deviation in the ownership.

Survey Records:

From the village map of Attur village, we note Survey No. 80 is bounded on the East by – Survey No. 77; on the West by – Road; on the North by – Survey No.78; and on the South by – Survey No. 82.

The Karnataka Revision Settlement Akarbandh discloses the total extent of Survey No. 80 as 38 Guntas and the actual extent of Survey No. 80 as 38 Guntas and 02 guntas of Kharab land.

We have been provided with the hissa tippany dated 02-05-2015 we note that Survey No.80 was bifurcated into hissass / sub-numbers as survey No. 80/1 and 80/2.

We have perused the Atlas of Survey No.80/1 and we note that the land is bounded on the East by - Survey No.77/2 and 80/2, on the West by- Road, on the North by- survey No. 79 & 80/2 and on the South by – Survey No. 82/2.

We have perused the Atlas of Survey No.80/2 and we note that the land is bounded on the East by - Survey No.77/2, on the West by- survey No. 80/1, on the North by- survey No. 79 and on the South by – Survey No. 80/2.

Conversion Order:

On perusal of the Official Memorandum dated October 15, 2008 bearing No. ALN[NAY]SR-128/07-08 issued by the Special District Commissioner, Bangalore Urban District and sketch annexed to it, we note that certain lands including Survey No. 80 measuring 10 Guntas has been converted from agricultural to non-agricultural residential use.



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On perusal of the Official Memorandum dated October 15, 2008 bearing No. ALN[NAY]SR-130/07-08 issued by the Special District Commissioner, Bangalore Urban District and sketch annexed to it, we note that certain lands including Survey No. 80 measuring 12³/₄ Guntas has been converted from agricultural to non-agricultural residential use.

On perusal of the Official Memorandum dated June 17, 2009 bearing No. ALN[NAY]SR-215/08-09 issued by the Special District Commissioner, Bangalore Urban District and sketch annexed to it, we note that certain lands including Survey No. 80 measuring 12¹/₂ Guntas has been converted from agricultural to non-agricultural residential use.

On perusal of the Official Memorandum dated July 26, 2023 bearing No. ALN[NAY]SR-51/23-24 issued by the District Commissioner, Bangalore Urban District and sketch annexed to it, we note that certain lands including Survey No. 80/2 measuring 2³/₄ Guntas has been converted from agricultural to non-agricultural residential use.

Endorsements

We have been provided with the Endorsement dated November 6, 2007 bearing No. 373/2007-08 issued by the Assistant Commissioner, Bangalore North (sub-division), Bangalore which indicates that there are no violations of the provisions of Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey Nos. Survey Nos. 69/1, 69/2, 73, 74/1AB, 74/2, 77/1, 77/2, 78, 79 and 80.

We have been provided with the Endorsement dated March 23, 2008 bearing No. R.K/CR/05-06 issued by the Tahsildar, Bangalore North Taluk which indicates that the RTCs for the period 1993-94 to 1996-97 with respect to property bearing Survey Nos. Survey Nos. 69/1, 69/2, 73, 74/1AB, 74/2, 77/1, 77/2, 78, 79 and 80 are not available.

We have been provided with the Endorsement dated July 3, 2014 bearing No. PTCL/CR/818/2014-15, issued by the Assistant Commissioner, Bangalore North Taluk (sub-division), Bangalore which indicates that there are no proceedings initiated or pending under the provisions of the Karnataka Schedule Caste and Schedule Tribe (Prohibition of Transfer Certain Lands) Act, 1978 with respect to Survey No.80 measuring 38 Guntas.

We have been provided with the Endorsement dated February 9, 1995 bearing No. 779/94-95, issued by the Tahsildar, Bangalore North Taluk which indicates that the Index of land and record of rights in respect of properties bearing Survey Nos. 69/1, 69/2, 73, 74/1AB, 74/2, 77/1, 77/2, 78, 79 and 80.



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We have been provided with the Endorsement dated February 15, 1995 bearing No. 458/94-95, issued by office of the Tahsildar, Bangalore North Taluk, which states that there are no cases filed under Section 48A of the Karnataka Land Reforms Act, 1961, with respect to land in Survey No. 69/1, 69/2, 73, 74/1AB, 74/2, 77/1, 77/2, 78, 79 and 80 situated in Attur village.

Encumbrance Certificate

On the perusal of the Encumbrance Certificate in SA No. 816/08-09 issued for the period from April 1, 1946 to May 31, 1989, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 80.

On perusal of the Encumbrance Certificate in SA No. 334/08-09 issued for the period from June 1, 1989 to March 31, 2004, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 80.

On perusal of the Encumbrance Certificate in SA No. 8752/07-08 issued for the period from April 1, 2004 to December 17, 2007, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 80 measuring 38 Guntas.

On the perusal of the Encumbrance Certificate in SA No. 1355/08-09 issued for the period from April 1, 2007 to March 31, 2008, we note that apart from the transactions discussed above, no other transaction is reflected in respect of Survey No. 80 measuring 38 Guntas.

On the perusal of the Encumbrance Certificate in SA No. 4769/08-09 issued for the period from April 1, 2008 to October 27, 2008, we note that apart from the transactions discussed above, no other transaction is reflected in respect of Survey No. 80 measuring 38 Guntas.

On the perusal of the Encumbrance Certificate in SA No. 3086/10-11 issued for the period from October 28, 2008 to July 12, 2010, we note that apart from the transactions discussed above, no other transaction is reflected in respect of Survey No. 80 measuring 38 Guntas.

On the perusal of the Encumbrance Certificate in SA No. 6717/10-11 issued for the period from April 01, 2010 to November 04, 2010, we note that apart from the transactions discussed above, no other transaction is reflected in respect of Survey No. 80 measuring 38 Guntas.



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On the perusal of the Encumbrance Certificate in SA No. 3982/11-12 issued for the period from November 05, 2010 to July 23, 2011, we note that apart from the transactions discussed above, no other transaction is reflected in respect of Survey No. 80 measuring 38 Guntas.

On the perusal of the Encumbrance Certificate in SA No. 2941/12-13 issued for the period from April 01, 2011 to March 30, 2012, we note that apart from the transactions discussed above, no other transaction is reflected in respect of Survey No. 80 measuring 38 Guntas.

On perusal of the Online Encumbrance Certificate issued for the period from April 1, 2004 to July 1, 2023, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Item No. 4 Property.

We have been provided with the Online Encumbrance Certificate issued for the period from July 01, 2023 to March 06, 2024, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Item No. 4 Property.

We have perused a copy of the Encumbrance Certificate for the period 01.04.2010 to 31.01.2026 which bears out all the relevant transactions detailed above and no adverse entries have been reflected in relation to Item No. 4 Property.

COMMON DOCUMENTS WITH RESPECT TO ALL THE PROPERTIES:

Partnership related Documents:

We have been provided with the Deed of Partnership dated October 17, 2007 executed between (i) M/s Century Real Estate Holdings Private Limited represented by its Director Mr. P. Ravindra Pai and (ii) Ravindra Pai son of P. Dayananda Pai. In terms of this Partnership Deed, we observe that the aforesaid parties have set up a partnership firm in the name and style of "M/s Century Star" to carry on the business of buying, developing and selling of immovable properties, etc. The partnership firm shall continue to be in existence at will. The profit/ losses of the said partnership shall be shared in the ratio of 99% to M/s Century Real Estate Holdings Private Limited and 1% to Ravindra Pai.

On review of Deed of Reconstitution of Partnership dated September 18, 2015, registered as Document No. MLS-1-02067-2015-16, stored in CD No. MLSD111, in the office of the Sub Registrar, Malleswaram we note that M.S. Mahadevaiah and A. Ramakrishna have contributed lands of Attur Village including Item No.1 to 04 Properties and other properties to the partnership firm M/s Century Star. Further, we note that the partners of the firm M/s Century Star have agreed to share their profits and loss are as set out below:



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Sl. No.	Name of the Partner	Partnership interest (in %)
1	Century Real Estate Holding Private Limited	1
2	Mr. P. Ravindra Pai	1
3	Mr. A. Ramakrishna	1
4	Mr. M.S. Mahadevaiah	1
5	Century Joint Developments Private Limited	96
	Total	100

We have been provided with the Acknowledgment of Registration of Firms in Form C dated September 28, 2015 issued by the Registrar of Firms, Bangalore in the name of M/s Century Star, a partnership firm and the same has been entered in the Register of Firms as No. 472/2015-16.

Ownership of Hebbal Properties Private Limited:

On review of the Joint Development Agreement dated July 31, 2010 and registered on August 2, 2010 as Document No. YAN-1-01481-2010-11, Book I, stored in CD No. YAND336 in the office of the Senior Sub-Registrar, Yelahanka, Bangalore, we note that A. Ramakrishna son of Anjaneyachar and M.S. Mahadevaiah son of Shivanna have entrusted certain properties including the Item No.1 to 04 Properties along with other properties for undertaking development in favour of M/s. Century Real Estate Holdings Private Limited represented by its Managing Director Mr. P. Ravindra Pai. In terms of the said Joint Development Agreement, it is agreed that 15% share in the super built-up area shall be allotted jointly to A. Ramakrishna and M.S. Mahadevaiah, while the balance 85% share in the super built-up area shall be allotted to M/s. Century Real Estate Holdings Private Limited. Pursuant to the aforementioned joint development agreement, M.S. Mahadevaiah and A. Ramakrishna have authorized and appointed CREH as their attorney to do all the acts in the manner as specified therein under the General Power of Attorney dated July 31, 2010, registered as Document No. YAN-4-00080-2010-11, stored in CD No. YAND336, in the office of the Sub Registrar, Yelahanka thereof.

Further, the aforementioned Joint Development Agreement dated July 31, 2010 and Power of Attorney dated July 31, 2010 entered into by and amongst M.S. Mahadevaiah, A. Ramakrishna and Century Real Estate Holdings Private Limited has been cancelled by the parties vide., Cancellation of Joint Development Agreement dated September 18, 2015, registered as Document No. MLS-1-02064-2015-16, stored in CD No. MLSD111, in the office of the Sub Registrar, Malleswaram and Revocation of



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General Power of Attorney dated September 18, 2015, registered as Document No. MLS-4-00261-2015-16, stored in CD No. MLSD111, in the office of the Sub Registrar, Malleswaram.

On perusal of the letter dated April 8, 2013 and bearing No. BDA/news/CLU/397/11-12/159/2012-13 issued by the Bangalore Development Authority we note that Survey Nos. 68, 69/1(P), 69/2(P), 71/1, 71/2, 73(P), 74/1B, 75, 76, 77/1, 77/2, 78, 79, 80 and 82/2(P) admeasuring 15 Acres 28.75 Guntas (equivalent to 63,610.99 square meters) falls within the residential main (sensitive) zone and out of the said 63,610.99 square meters 60,499.85 square meters has been removed from sensitive zone and brought under the residential zone.

Thereafter, M. S. Mahadevaiah and A. Ramakrishna (represented by their power of attorney holder Century Real Estate Holdings Private Limited) have executed a Relinquishment Deed dated July 20, 2015, registered as Document No. BDA-1-02779-2015-16, stored in CD No. BDAD213, in the office of the Sub Registrar, BDA, Bangalore in favour of Bangalore Development Authority wherein they have relinquished an extent of 6365.33 square meters for parks and open spaces in the land bearing Survey Nos. 68, 69/1(p), 69/2(p), 71/1, 71/2, 73(p) 74/1B, 75, 76, 77/1, 77/2, 78, 79 and 80. The areas relinquished are identified in the sketch annexed to the said relinquishment deed.

We have been provided with the Development Plan dated March 3, 2016 and bearing No. BDA/TPM/DLP-93/2011-2012/4452 issued by the Bangalore Development Authority obtained by M/s Century Star, and we note that the plan has been provided in respect of land bearing Survey Nos. 68, 69/1(p), 69/2(p), 71/1, 71/2, 73(p) 74/1B, 75, 76, 77/1, 77/2, 78, 79 and 80 admeasuring 15 Acres 28.75 Guntas (equivalent to 63,610.99 square meters) and 14.5 Guntas of kharab land for construction of residential building comprising of two wings i.e., Wing A (consisting of 2 basements + stilt + ground floor + 24 upper floors + terrace floor) and Wing B (consisting of 2 basements + ground floor + 24 upper floors + terrace floor).

On review of the Amalgamation Deed dated October 19, 2021 executed between (i) Century Star represented by its partner M/s Century Real Estate Holdings Private Limited represented by its authorized signatory Mr. U. Vivekananda Nayak and (ii) M/s Century Real Estate Holdings Private Limited represented by its authorized signatory Mr. U. Vivekananda Nayak, we note that the parties have amalgamated Survey Nos. 69/1(P), 69/2(P), 71/1, 71/2, 73(P), 74/1B, 77/2, 77/1, 78, 79 and 80 owned by A. Ramakrishna and Survey Nos. 68, 75, 76 and 82/2(P) owned by M. S. Mahadevaiah totally admeasuring 15 Acres 29 Guntas for the purpose of amalgamating the khata and obtaining a single khata in the name of M/s Century Star from Bruhat Bangalore Mahanagara Palike.

We observe that the BBMP has issued the Special Notice dated February 22, 2022 bearing No. KTR-272/21-22 MTR-96/21-22 assessing the land bearing Nos. 1052/Survey No. 69/1, 1053/Survey No.



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69/2, 1048/Survey No. 71/1, 1049/Survey No. 71/2, 1050/Survey No. 73, 1055/Survey No. 73, 1056/Survey No. 74/1B, 1054/Survey No. 77/2, 1051/Survey No. 77/2, 274/Survey No. 77/1/78/79/80, 1077/Property, 1058/Survey No. 75, 1060/Survey No. 76 and 1059/Survey No. 82/2 for property taxes and allotting the same with BBMP Khatha No. 1049/Survey Nos. 71/2, 69/1, 69/2, 71/1, 71/2, 73, 74/1B, 77/2, 77/1, 78, 79, 80, 68, 75, 76, 82/2 admeasuring 15 Acres 29 Guntas (equivalent to 6,84,981 square feet). Pursuant thereto, BBMP has also issued the Khata Extract for the period 2021-22 and Khata Certificate dated December 23, 2022 which depicts the name of M/s Century Star on behalf of A. Ramakrishna and M.S. Mahadevaiah, as the khathedar of the land bearing Survey Nos. 71/2, 69/1, 69/2, 71/1, 71/2, 73, 74/1B, 77/2, 77/1, 78, 79, 80, 68, 75, 76, 82/2 admeasuring 15 Acres 29 Guntas.

We have perused the Tax Paid Receipt dated October 08, 2025 in respect of the 1049/SURVEY NO.71/2, bearing receipt No. 25263046089 issued in respect of 15 acres 32 guntas Property which denotes that property taxes for the period 2025-26 have been paid by Hebbal Properties Private Limited by its director Mr. P. Ravindra Pai.

We have been provided with the copy of Agreement of Sale dated June 30, 2023, registered as Document No. MLS-1-01247-2023-24, in Book I, stored in central repository, in the office of Sub Registrar, Malleshwaram entered by and amongst M/s Century Star [a registered partnership firm, represented by its partner Century Joint Development Private Limited (represented by its authorized signatory, Mahesh Prabhu)] and M/s Casa Grande Garden City Builders Private Limited (a company, duly represented by its authorized signatory, G Sethupathy) whereunder it was agreed to convey the Properties thereof.

We have been provided with the copy of Deed of Termination dated April 15, 2024, registered as Document No. MLS-1-0135-2024-25, in Book I, stored in central repository, in the office of Sub Registrar, Malleshwaram entered by and amongst M/s Century Star [a registered partnership firm, represented by its partner Century Joint Development Private Limited (represented by its authorized signatory, Vivekananda Nayak U)] and M/s Casa Grande Garden City Builders Private Limited (a company, represented by its authorized signatory, G Sethupathy) due to various reasons, the aforesaid Agreement of Sale dated June 30, 2023 was agreed to cancelled and the said M/s Century Star [a registered partnership firm, represented by its partner Century Joint Development Private Limited (represented by its authorized signatory, Vivekananda Nayak U)] has refunded entire consideration of Rs. 30,00,00,000/- (30 Crores) to the M/s Casa Grande Garden City Builders Private Limited (a company, represented by its authorized signatory, G Sethupathy).

We have reviewed the Deed of Absolute Sale dated October 25, 2024, registered as document No. BYP-1-10540/2024-25 of Book I, executed by M/s Century Star [a registered partnership firm, represented by its partner Century Joint Development Private Limited (represented by its authorized signatory,



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Vivekananda Nayak U) and A. Ramakrishna, (owner of Survey No. 80/2, measuring 2 ¾ guntas), in favor of Hebbal Properties Private Limited, represented by its director P. Ravindra Pai, with regard to land measuring 15 acres 32 guntas comprised in land bearing Survey Nos.. 71/1, measuring 22 guntas, 71/ 2, measuring 2 acres 05 guntas, 69/1 (portion) measuring 12½ guntas & 69/2 (Portion) measuring 25½ guntas, 73 (Portion) measuring 1 acre 07 guntas, 74/1B measuring 05 guntas, 77/1 (New Survey Nos. 77/1,3,4,5,6), measuring 10 guntas, 78 measuring 2 acres 23 guntas, 79 measuring 1 acre 29 guntas, 80 (New Survey. Nos. 80/1,2) measuring 38 guntas, 77/2 measuring 1 acre 14 guntas, 75 measuring 1 acre 04 guntas, 76 measuring 1 acre 11 guntas, 68 measuring 1 acre 03 guntas and 82/2 (Portion) measuring 23 guntas all together totally measuring 15 Acres 32 Guntas situated at Attur Village, Yalahanka Hobli, Bengaluru North Taluk, Bangalore Urban District, currently within the limits of the BBMP Ward No. 03 – Yelahanka, Bengaluru.

Thus, by virtue of the above, Hebbal Properties Private Limited, became the owner of Item Nos. 1 to Item No. 4 properties along with other properties, together measuring 15 acres 32 guntas.

We have perused a copy of the E-Katha Certificate dated 29.01.2025 which bears out that the lands in Survey. Nos. 71/1, 71/2, 69/1 (portion) & 69/2 (Portion), 73(Portion), 74/1B, 77/1 (New Survey No. 77/1,3,4,5,6), 78, 79, 80 (New Sy. Nos. 80/1,2), 77/2, 75, 76 , 68, and 82/2 (Portion) all together totally measuring 15 Acres 32 Guntas situated at Attur Village, Yalahanka Hobli, Bengaluru North Taluk, Bangalore Urban District, currently within the limits of the BBMP Ward No. 03 – Yelahanka have been amalgamated and the assigned with Municipal No. 1049/71/2,69/1,69/2,71/1,71/2,73,74/1B,77/2,77/1,77,78,79,80,68,75,76,82/2 and EPID No. 9359297361, totally admeasuring 688242 square feet, registered in the name of Hebbal Properties Private Limited, represented by its director P. Ravindra Pai.

We have perused a copy of the E-Katha Certificate dated 29.01.2025 which bears out that the lands BBMP Khatha No. 1049/Survey Nos. 71/2, 69/1, 69/2, 71/1, 71/2, 73, 74/1B, 77/2, 77/1, 78, 79, 80, 68, 75, 76, 82/2 admeasuring 15 Acres 32 Guntas (equivalent to 6,88,242 square feet).have been amalgamated and the assigned with EPID No. 9359297361 totally admeasuring 63939.799 square feet, registered in the name of Hebbal Properties Private Limited.

We have perused a copy of the Tax paid receipt dated 25.07.2025 which bears out that the property taxes in relation to the property bearing PID No. 2796, 128, 129, 45, 44, 127, 42/4, 43/3/48 have been paid for the year 2025-26, by M/s. Century Silicon City.

We have perused a copy of the Building License dated 29.01.2026 in License LP No. BBMP/CC/18321/25-26 GBA/BNCC/Addl.CTP/0001/25-26, Project No.: PRJ/6308/25-26 and the Sanction Building Plan dated 29.01.2026, issued by the Joint Director Town Planning, (JDTP),



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Bengaluru North City Corporation, which bears out that permission was accorded for the construction of the residential apartments Apartment Building Tower -1 & 2 (in SY NO.80,79,78,77/2) E-PID No.9352297361 Ward No. 3(BBMP). The said sanction plan is valid for a period of five years. Gross built up area of 77406.94 sq. mtrs., building 1 (Tower 1 & 2) consisting of Basement 1+2, 1G + 19 UF and Terrace Floor.

Mortgage Related Documents:

On review of the Simple Mortgage Deed dated August 12, 2010 and registered on August 16, 2010 as Document No. BYP-1-02189-2010-11, Book I, stored in CD No. BYPD52 in the office of the Sub Registrar, Byatarayanapura, executed by (i) Century Real Estate Holdings Private Limited represented by its Director Mr. P. Ravindra Pai, (ii) M/s Township Promoters represented by its authorized partner Mr. P. Ashwin Pai, (iii) M/s Green Orchard Farm Houses represented by its authorized partner Mr. P. Ravindra Pai, (iv) A. Ramakrishna son of Anjaneyachar and (v) M.S. Mahadevaiah son of Shivanna in favour IL&FS Trust Company Limited, we note that the parties have agreed that security has been created on certain lands including the Item No.1 to 4 Properties along with other properties.

On review of the Deed of Discharge dated October 14, 2014 registered as Document No. MLS-1-02154-2014-15, Book I, stored in CD No. MLSD92 in the office of the Sub Registrar, Malleswaram, we note that IL&FS Trust Company Limited represented by its authorized signatory Mr. Amit Gurbani has discharged certain lands including the Item No.1 to 4 Properties along with other properties, upon full and final payment of principal and interest by (i) Century Real Estate Holdings Private Limited represented by its Director Mr. P. Ravindra Pai, (ii) M/s Township Promoters represented by its authorized partner Mr. P. Ashwin Pai, (iii) M/s Green Orchard Farm Houses represented by its authorized partner Mr. P. Ravindra Pai, (iv) A. Ramakrishna son of Anjaneyachar and (v) M.S. Mahadevaiah son of Shivanna.

Further, M.S. Mahadevaiah along with A. Ramakrishna created a mortgage over Item No.1 to 4 Properties along with other properties, by way of Memorandum of Deposit of Title Deeds dated February 25, 2014, registered as Document No. MLS-1-03244-2013-14, stored in CD No. MLSD72, in the office of the Sub Registrar, Malleswaram in favour of Deewan Housing Finance Limited and the same has been released on March 26, 2015 registered as Document No. MLS-1-04247-2014-15, stored in CD No. MLSD107, in the office of the Sub Registrar Malleswaram.

On perusal of Mortgage Deed dated March 27, 2015, registered as Document No. JAY-1-11304-2014-15, stored in CD No. JAYD224, in the office of the Sub Registrar, Jayanagar. We note that Ramakrishna and M.S. Mahadevaiah have along with other properties mortgaged inter alia Item No.1 to 4 Properties along with other properties in favour of IDBI Trusteeship Services Limited to secure the non-



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convertible debentures issued by Century Joint Developments Private Limited and the same was discharged vide Discharge Deed dated January 28, 2016, registered as Document No. JAY-1-09100-2015-16, stored in CD No. JAYD243, in the office of the Sub Registrar, Jayanagar.

On perusal of Memorandum of Entry dated October 6, 2015, registered as Document No. MLS-1-02759-2015-16, stored in CD No. MLSD112, in the office of the Sub Registrar, Malleshwaram executed by M/s Century Star mortgaging the *inter -alia* Item No.1 to 4 Properties along with other properties in favour of IDBI Trusteeship Services Limited for securing the non-convertible debentures of Rs. 6,20,00,00,000/-. The same is discharged on October 11, 2023, registered as Document No. MLS-1-02919-2023-24, in Book I, in the office of sub registrar, Malleshwaram.

On perusal of Memorandum of Entry dated October 30, 2024, registered as Document No. BYP-1-010739-2024-25, in the office of the Sub Registrar, Byatarayanapura, executed by M/s Hebbal Properties Private Limited, mortgaging the *inter-alia* Item No.1 to 4 Properties along with other properties in favour of Catalyst Trusteeship Limited for securing the non-convertible debentures of Rs. 2,50,00,00,000/-. The registration of this deed has been reflected in the Encumbrance Certificate for the period 01.04.2010 to 30.01.2026 in relation to all Properties.

Documents pertaining to Nala Relocation

On review of the order dated November 20, 2020 bearing No. LND(Y)CR/62/2020-21 issued by the District Commissioner, Bangalore, we note that request was made for change of pathway of the existing kharab in the following survey numbers (listed in the table below). In terms of the said order we observe that the existing pathway of the kharab land has been changed and the revised pathway of the said kharab land has been approved. The details of the revised pathway has been indicated in the table below. We also note that the District Commissioner has directed the Tahsildar and the Assistant Director of Land Records to revise the Tippani and Village sketch in terms of the said order and the said revision in the pathway is subject to the conditions stipulated therein including execution of a relinquishment deed in respect of the revised extents in the kharab land in favour of the government.

Sl. No.	Survey No.	Extent as per Akarband					
		Extent (including Kharab)		'A' Kharab	'B' Kharab – Kaluve	Extent (excluding Kharab)	
		Acres	Guntas	Guntas	Guntas	Acres	Guntas
1	68	1	4	0	1	1	3
2	69/2	1	12	0	1	1	11



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3	71/1	0	23	0	1	0	22
4	71/2	2	5	0	0	2	5
5	73	2	7	0	1	2	6
6	75	1	9	3	2	1	4
7	76	1	12	1	0	1	11
8	77/2	1	15	0	1	1	14
9	80/1	0	37.04	0	2	0	35.04
10	82/2	0	33	0	2	0	31

Sl. No.	Survey No.	Extent as per change of pathway of kaluve						Change in Kharab extent	
		Extent (including Kharab)		'A' Kharab	'B' Kharab - Kaluve	Extent (excluding Kharab)		Increase	Decrease
		Acres	Guntas	Guntas	Guntas	Acres	Guntas	Guntas	Guntas
1	68	1	4	0	3.04	1	0.12	2.04	0
2	69/2	1	12	0	0.12	1	11.04	0	0.04
3	71/1	0	23	0	0.04	0	22.12	0	0.12
4	71/2	2	5	0	1.04	2	3.12	1.04	0
5	73	2	7	0	1	2	6	0	0
6	75	1	9	3	2	1	4	0	0
7	76	1	12	1	1.08	1	9.08	1.08	0
8	77/2	1	15	0	0	1	15	0	1
9	80/1	0	37.04	0	1	0	36.04	0	1
10	82/2	0	33	0	3	0	30	1	0

High Tension Line:

On perusal of the Intimation Letter dated September 1, 2022 and bearing No. EEE/BMWND/AEE(O)/SF-90/2022-23/2655-57 issued by the Karnataka Power Transmission Corporation Limited ("KPTCL") in favour of M/s Century Star, we note that shifting of the existing 66kV D.G.Plant (Puttenahalli) – Peenya 1 and 2 DC line passing over the properties bearing Survey Nos. 75, 76, 68 and 69 situated in Attur village, _belonging to M/s Century Star (on self-execution basis) has been approved subject to payment of requisite fees as provided therein. We also note that



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upon payment of the said requisite fees, the Agreement dated November 3, 2022 has been executed between the KPTCL represented by the Executive Engineer and M/s Century Star wherein M/s Century Star is allowed to shift the existing 66kV D.G.Plant (Puttenahalli) – Peenya 1 and 2 DC line passing over its properties bearing Survey Nos. 75, 76, 68 and 69 of Attur village at its own cost and that the same shall be completed within six months from the date of execution of the said agreement.

Note: We had sought clarification on whether the HT Line shifting work has been completed and we have been informed that the same is under process.

Endorsements:

We have been provided with the Endorsement dated February 9, 1995 bearing No. 779/94-95, issued by the Tahsildar, Bangalore North Taluk which indicates that the Index of land and record of rights in respect of properties bearing Survey Nos. 69/1, 69/2, 73, 74/1AB, 74/2, 77/1, 77/2, 78, 79 and 80.

We have been provided with the Endorsement dated February 15, 1995 bearing No. 458/94-95, issued by the Tahsildar, Bangalore North Taluk which indicates that there are no violations of the provisions of Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey Nos. 69/1, 69/2, 73, 74/1AB, 74/2, 77/1, 77/2, 78, 79 and 80.

We have been provided with the Endorsement dated August 22, 2008 bearing No. BDA/ULAO/282/2008-09 issued by the Upper Land Acquisition Officer, Bangalore Development Authority, which indicates that there are no acquisition proceedings with respect to lands situated in Attur Village.

We have been provided with the Endorsement dated January 3, 2009 bearing No. KHB/SLAO/71/2008-09 issued by the Special Land Acquisition Officer, Karnataka Housing Board, which indicates that there are no acquisition proceedings with respect to lands situated in Attur Village.

On perusal of Endorsement bearing No. LAQ/NHAI/RTI/206 of 2014-15 dated October 20, 2014 issued by National Highways Authority of India to the effect that the land situated at Attur Village, Yelahanka Hobli, Bangalore North Taluk have not been acquired for any of its projects.

Municipal Records and Tax paid receipts:

Item No. 2 Property, Item No. 3 Property and Item No. 4 Property:



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We observe that the BBMP has issued the Khata Extract for the period 2009-10 and Khata Certificate dated November 10, 2009 which depicts the name of A. Ramakrishna as the khathedar of the land being Survey No. 77/1, 78, 79 and 80 admeasuring 5 Acres 17 Guntas and the same has been allotted with BBMP Khata No. 274.

We have perused the Tax Paid Receipt dated February 1, 2022 bearing No. 21223414407 issued in respect of Khata No. 274/77/1, 78 79 and 80 which denotes that property taxes for the period 2021-22 have been paid by A. Ramakrishna.

Item No. 2 Property:

We were provided with Khata Certificate and Khata Extract dated September 29, 2021, issued by the Bruhat Bangalore Mahanagara Palike and we observe that the khata with respect to 32 Guntas (34848.2 square feet) of land in Survey No.77/2 (khata No. 1054) stands in the name of A. Ramakrishna.

We were provided with Khata Certificate and Khata Extract dated September 29, 2021, issued by the Bruhat Bangalore Mahanagara Palike and we observe that the khata with respect to 22 Guntas (23958 square feet) of land in Survey No. 77/2 (khata No. 1051) stands in the name of A. Ramakrishna.

We were provided with two Tax Paid Receipt dated September 23, 2021 and observe that property taxes have been paid by A. Ramakrishna for the year 2021-22 for properties in Survey No.77/2.



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CONCLUSION

Based on the documents reviewed and subject to our comments and observations made herein above, we are of the opinion that:

- a) M/s Hebbal Properties Private Limited is the absolute owners of having E.P.I.D., dated 29.01.2025 which bears out that the lands in Sy. No. 71/1 ,71/ 2, Sy No 69/1 (portion) & Sy No 69/2 (Portion), Sy No 73(Portion) ,Sy No 74/1B, Sy No 77/1 (New Survey No. 77/1,3,4,5,6), Sy No 78, Sy No 79, Sy No 80 (New Sy. No, 80/1,2) Sy No 77/2, Sy No 75, Sy No 76 ,Sy No 68, and Sy No 82/2 (Portion) all together totally measuring 15 Acres 32 Guntas situated at Attur Village, Yalahanka Hobli, Bengaluru North Taluk, Bangalore Urban District, currently within the limits of the BBMP Ward No. 03 – Yelahanka have been amalgamated and the assigned with Municipal No. 1049/ 71/2, 69/1, 69/2, 71/1, 71/2, 73, 74/1B, 77/2, 77/1, 77, 78, 79, 80, 68, 75, 76, 82/2 and having EPID No. 9359297361, totally admeasuring 63939.799 sq. mtrs., / 688242 square feet.
- b) An extent of 6,365,33 square meters of land in Survey Nos. 68, 69/1(P), 69/2(P), 71/1, 71/2, 73(P), 74/1B, 75, 76, 77/1, 77/2, 78, 79, 80 and 82/2(P) Guntas has been relinquished to Bangalore Development Authority for parks and open spaces vide Relinquishment Deed dated August 20, 2015 registered as Document No. BDA-1-02779-2015-16.
- c) Subject to the mortgage created in favour of Catalyst Trusteeship Limited.

M. J.

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SCHEDULE

Item No. 1 Property.

All that piece and parcel of the residentially converted property bearing Survey No. 77/2 measuring 1 Acre 14 Guntas (excluding 1 Gunta of B Kharab) situated at Attur Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore Urban District, comprising of the following parcels – *Land bearing Survey No. 77/2 measuring 22 Guntas, Land bearing Survey No. 77/2 measuring 32 Guntas, together bounded on the:*

East by	:	Land bearing Survey Nos. 73 & 74;
West by	:	Land bearing Survey Nos. 77/1, 77/3, 77/4, 77/5, 77/6, 78, 79, 80 /1 & 80/2;
North by	:	Land bearing Survey No. 77/6 & Raja Kaluve; &
South by	:	Land bearing Survey No. 76.

Item No. 2 Property

All that piece and parcel of the residentially converted property bearing Survey No. 78 measuring 2 Acres 23 Guntas situated at Attur Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District and bounded as follows –

East by	:	Land bearing Survey No. 77/1, 77/3, 77/4, 77/5, 77/6 and 77/2
West by	:	Road
North by	:	Ananthapura Village Boundary; and
South by	:	Land bearing Survey No. 79

Item No. 3 Property

All that piece and parcel of the residentially converted property bearing Survey No. 79, measuring 1 Acre 29 Guntas situated at Attur Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District and bounded on the –

East By	:	Land bearing Survey No. 77/2;
West By	:	Road;
North By	:	Land bearing Survey No. 78; and
South By	:	Land bearing Survey Nos. 80/1 & 80/2.



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Item No. 4 Property

All that piece and parcel of the residentially converted property bearing New Nos. 80/1, measuring 35¼ Guntas and 80/2 measuring 2¾ Guntas (Old Survey No. 80) situated at Attur Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District and bounded on the –

East By	:	Land bearing Survey No. 77/2
West By	:	Road
North By	:	Land bearing Survey No. 79; and
South By	:	Land bearing Survey Nos. 76 and 82



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ANNEXURE – A
LIST OF DOCUMENTS PERUSED

Item No: 1 Property:

Sl. No.	Particulars of Documents
1.	Sale Deed dated September 29, 1918, registered as Document No. 2728 of 1918-19 in Book-I, Volume 360, at Pages 324 to 329, in the office of the Sub-Registrar, Bangalore Taluk;
2.	Sale Deed dated August 10, 1932 registered as Document No. 132 of 1932-33, in Book-I, Volume 228, at Pages 128 to 139, in the office of the Sub-Registrar, Bangalore Taluk;
3.	Sale Deed dated August 16, 1934, registered as Document No. 490 of 1934-35, in Book I, Volume 296, at pages 358 to 369, in the office of the Sub-Registrar, Bangalore Taluk;
4.	Partition Deed dated February 05, 1948, registered on June 05, 1948 as Document bearing No. 6191/1947-48, Book No.1 of Volume no. 996, at pages 214 to 231, in the office of the sub-registrar, Bangalore Taluk;
5.	Sale Deed dated December 18, 1950 and registered as Document No. 6645 of 1950-51 in Book-I, Volume No. 1184 at Pages 22 in the office of the Sub-Registrar, Bangalore Taluk;
6.	Mortgage Deed dated January 22, 1951 and registered as Document No. 6646 of 1950-51 in Book-I, Volume No. 1183 at Pages 58 to 66 in the office of the Sub-Registrar, Bangalore Taluk;
7.	Sale Deed dated February 8, 1951 and registered as Document No. 6997 of 1950-51 in Book-I, Volume No. 1187 at Pages 201 to 203 in the office of the Sub-Registrar, Bangalore Taluk;
8.	Release Deed dated September 18, 1954 and registered as Document No. 3011 of 1954-55, in Book-I, Volume No. 14 at Pages 42 to 44 in the office of the Sub-Registrar, Bangalore Taluk;
9.	Will dated January 24, 1981 and registered as Document No. 43 of 1980-81 in Book-III, Volume 26 at Pages 19 to 22 in the office of the Sub-Registrar, Bangalore North Taluk;
10.	Mutation Register extract bearing MR 23 of 1994-95;
11.	Inheritance Certificate bearing IHC No. 8/93-94;
12.	Agreement of Sale dated May 10, 1995, registered as Document bearing No. 1220/95-96, Book No. 1, Volume No. SF608, at pages 29 to 36, stored in the office of the sub-registrar, Yalahanka;



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13.	General Power of Attorney dated May 10, 1995, registered as Document bearing No. 101/95-96, Book No. 4, Volume No. SF35, at pages 37 to 37, stored in the office of the sub-registrar, Yalahanka;
14.	Sale dated February 25, 2004, registered on April 02, 2004 as Document bearing No. YAN-1-00171-2004-05, Book No. 1, stored in C.D. No. YAND29, in the office of the sub-registrar, Yalahanka;
15.	Agreement of Sale dated May 15, 1995, registered as Document bearing No. 1364/95-96, Book No. 1, Volume No. SF 608, at pages 114 to 119, stored in the office of the sub-registrar, Yelahanka;
16.	General Power of Attorney dated May 15, 1995, registered as Document bearing No. 113/95-96, Book No. 3, Volume No. SF35, at pages 88 to 93, stored in the office of the sub-registrar. Yalahanka;
17.	Deed of Sale dated February 25, 2004, registered on April 02, 2004 as Document bearing No. YAN-1-00173-2004-05, Book No. 1, C.D. No. YAND29, stored in the office of the sub-registrar, Yelahanka;
18.	Mutation register extract bearing MR No. 22/2003-04;
19.	Order dated July 7, 2023 bearing O.S No. 1776/2016 before the Lok Adalath, in the Court of the VII Additional Senior Civil Judge, Bangalore;
20.	Confirmation Deed dated June 26, 2023 and registered as Document No. BYP-1-04057-2023-24, Book I, in the office of the Senior Sub Registrar, Byatarayanapura;
21.	Record of Tenancy and Crops (RTC)/pahani in respect of Survey No. 77/2 measuring 1 Acre 15 Guntas for the period 1966-67 to 1992-93; 1997-98 to 2025-26;
22.	Moola tippani in respect of Survey No. 77
23.	Hissa survey tippani in relation to Survey No.77
24.	Karnataka Revision Settlement Akarbandh in respect of Survey No. 77/1
25.	Karnataka Revision Settlement Akarbandh in respect of Survey No. 77/2
26.	Atlas of Survey No.77/1
27.	Atlas of Survey No.77/2
28.	RR balabagada nakalu with respect to Survey Nos. 77/1 and 77/2
29.	Official Memorandum dated October 15, 2008 bearing No. ALN[NAY]SR-131/07-08 issued by the Special District Commissioner, Bangalore District and Conversion sketch annexed to it;
30.	Endorsement dated November 06, 2007, bearing No. 373/ 2007-08, issued by office of the sub-divisional officer, Bangalore North sub-division;
31.	Endorsement dated March 23, 2008 (reference number is not visible), issued by the office of the Tahsildar, Bangalore north Taluk



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32.	Endorsement dated February 15, 1995, bearing No. LRF/CR/458/ 1994-95, issued by office of the Tahsildar, Bangalore North Taluk.
33.	Endorsement dated February 09, 1995, bearing No. RK/CR/779/ 1994-95, issued by office of the Tahsildar, Bangalore North Taluk.
34.	Endorsement dated July 31, 2008, bearing No. LRF/CR/384/ 2008-09, issued by office of the Tahsildar, Bangalore North Taluk.
35.	Endorsement dated July 03, 2014, bearing No. PTCL.CR.817/2014-15, issued by office of the sub-divisional officer, Bangalore North sub-division
36.	Encumbrance Certificate bearing Application No. 812/ 08-09 issued with respect to Survey No. 77/2 measuring 1 Acre 15 Guntas, issued for the period from April 01, 1946 to May 31, 1989;
37.	Encumbrance Certificate in S.A. No. 330/2008-09 issued with respect to Survey No. 77/2 measuring 1 Acre 15 Guntas, issued for the period from June 01, 1989 to March 32, 2004;
38.	Encumbrance Certificate in S.A. No. 253/2003-04, issued with respect to Survey No. 77/2 measuring 1 Acre 15 Guntas, issued for the period from June 1, 1994 to April 07, 2003;
39.	Encumbrance Certificate in S.A. No. 259/03-04, issued with respect to Survey No. 77/2 measuring 22 Guntas for the period from April 01, 2003 to March 31, 2004;f
40.	Encumbrance Certificate in S.A. No. 4838/07-08 issued with respect to Survey No. 77/2 measuring 22 Guntas, for the period from April 01, 2003 to March 31, 2004
41.	Encumbrance Certificate in S.A. No. 4418/07-08, issued with respect to Survey No. 77/2 measuring 22 Guntas, for the period from April 01, 2004 to July 25, 2007;
42.	Encumbrance Certificate in S.A. No. 4422/07-08, issued with respect to Survey No. 77/2 measuring 32 Guntas for the period from April 01, 2004 to July 25, 2007;
43.	Encumbrance Certificate in S.A. No.1354/ 08-09, issued with respect to Survey No. 77/2 measuring 22 Guntas, issued for the period from April 01, 2007 to March 31, 2008;
44.	Encumbrance Certificate in S.A. No.1359/ 08-09, issued with respect to Survey No. 77/2 measuring 32 Guntas, issued for the period from April 01, 2007 to March 31, 2008;
45.	Encumbrance Certificate in S.A. No. 4773/08-09, issued with respect to Survey No. 77/2 measuring 22 Guntas, issued for the period from April 01, 2008 to October 27, 2008;
46.	Encumbrance Certificate in S.A. No. 3091/10-11, issued with respect to Survey No. 77/2 measuring 22 Guntas, issued for the period from October 28, 2008 to July 11, 2010;
47.	Encumbrance Certificate in S.A. No. 3097/10-11, issued with respect to Survey No. 77/2 measuring 32 Guntas, issued for the period from October 28, 2008 to July 12, 2010;
48.	Encumbrance Certificate in S.A. No. 6703/10-11, issued with respect to Survey No. 77/2, issued for the period from April 01, 2010 to November 03, 2010;



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49.	Encumbrance Certificate in S.A. No. 674/10-11, issued for the period April 01, 2010 to November 04, 2010;
50.	Encumbrance Certificate in S.A. No. 1837/11-12, issued with respect to Survey No. 77/2 measuring 32 Guntas, issued for the period November 05, 2010 to May 30, 2011;
51.	Encumbrance Certificate in S.A. No. 1845/11-12, issued with respect to Survey No. 77/2 measuring 22 Guntas, issued for the period November 05, 2010 to May 30, 2011;
52.	Encumbrance Certificate in S.A. No. 2938/12-13, issued with respect to Survey No. 77/2 measuring 32 Guntas, issued for the period April 01, 2011 to March 30, 2012;
53.	Encumbrance Certificate in S.A. No. 2948/12-13, issued with respect to Survey No. 77/2 measuring 22 Guntas, issued for the period April 01, 2011 to March 30, 2012;
54.	Encumbrance Certificate in S.A. No. 681/22-23, issued with respect to Survey No. 77/2, issued for the period April 01, 2015 to May 18, 2022;
55.	Encumbrance Certificate in S.A. No. 4729/22-23, issued with respect to Khata No. 1054, Survey No. 77/2 measuring 32 Guntas, issued for the period April 01, 2021 to December 22, 2022;
56.	Encumbrance Certificate in S.A. No. 4734/22-23, issued with respect to Khata No. 1051, Survey No. 77/2 measuring 22 Guntas, issued for the period April 01, 2021 to December 24, 2022; and
57.	Online Encumbrance Certificate issued for the period from April 1, 2004 to July 1, 2023
58.	Online Encumbrance Certificate issued for the period from July 01, 2023 to March 06, 2024
59.	Encumbrance Certificate for the period 01.04.2010 to 30.01.2026

Item No: 2 Property:

Sl. No.	Particulars of the documents furnished
1.	Sale Deed dated September 29, 1918, registered as Document No. 2728 of 1918-19 in Book-I, Volume 360, at Pages 324 to 329, in the office of the Sub-Registrar, Bangalore Taluk;
2.	Sale Deed dated August 10, 1932 registered as Document No. 132 of 1932-33, in Book-I, Volume 228, at Pages 128 to 139, in the office of the Sub-Registrar, Bangalore Taluk;
3.	Sale Deed dated August 16, 1934, registered as Document No. 490 of 1934-35, in Book I, Volume 296, at pages 358 to 369, in the office of the Sub-Registrar, Bangalore Taluk;
4.	Sale Deed dated December 18, 1950 and registered as Document No. 6645 of 1950-51 in Book-I, Volume No. 1184 at Pages 22 in the office of the Sub-Registrar, Bangalore Taluk;



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5.	Mortgage Deed dated January 22, 1951 and registered as Document No. 6646 of 1950-51 in Book-I, Volume No. 1183 at Pages 58 to 66 in the office of the Sub-Registrar, Bangalore Taluk,;
6.	Release Deed dated September 18, 1954 and registered as Document No. 3011 of 1954-55, in Book-I, Volume No. 14 at Pages 42 to 44 in the office of the Sub-Registrar, Bangalore Taluk;
7.	Mutation extract bearing MR 2 of 1983-84;
8.	Mutation extract bearing. MR 3 of 1983-84;
9.	Mutation extract bearing and Entry No. MR 4 of 1983-84;
10.	Family tree of Meke Narayanappa, issued by the Village Accountant, Revenue Circle;
11.	Unregistered Agreement to Sell dated May 28, 1994 and November 14, 1994;
12.	Notarized General Power of Attorney dated November 14, 1994;
13.	Agreement to Sell dated May 16, 1995, registered as Document No. 1221 of 1995-96 in Book-I, Volume SF608, at pages 37-43, in the office of the Sub-Registrar Yelahanka;
14.	General Power of Attorney dated May 16, 1995, registered as Document No. 102 of 1995-96, in Book IV, in the office of the Sub-Registrar, Yeshwanthapura;
15.	Deed of Sale executed on February 25, 2004 and registered on April 2, 2004, as Document No. 165 of 2004-05, in Book I, stored in CD No. YAND 29, in the office of the Sub-Registrar, Yelahanka,;
16.	Deed of Sale executed on February 25, 2004 and registered on April 2, 2004, as Document No. 165 of 2004-05, in Book I, stored in CD No. YAND 29, in the office of the Sub-Registrar, Yelahanka,;
17.	General Power of Attorney October 29, 2014 and registered as Document No. MLS-4-00266-2014-15, Book IV, stored on CD No. MLSD94, in the office of the Senior Sub Registrar, Malleshwaram, Bangalore;
18.	Sale Deed executed on March 23, 2016 and registered as Document No. MLS-1-04283/2015-2016, Book I, stored in CD number YAND116 in the office of the Senior Sub-Registrar, Malleshwaram, Bangalore;
19.	Agreement to Sell dated May 16, 1995, registered as Document No. 1222 of 1995-96 in Book-I, Volume SF608, at pages 44-50, in the office of the Sub-Registrar Yelahanka;
20.	General Power of Attorney dated May 16, 1995, registered as Document No. 103 of 1995-96, in Book IV, in the office of the Sub-Registrar, Yelahanka;
21.	Sale Deed executed on February 25, 2004 and registered on April 2, 2004 as Document No. 172 of 2004-05, in Book I, stored in CD No. YAND 29, in the office of the Sub-Registrar, Yelahanka,;



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22.	Sale Deed executed on March 23, 2016 and registered as Document No. MLS-1-04288/2015-2016, Book I, stored in CD number YAND116 in the office of the Senior Sub-Registrar, Malleshwaram
23.	Sale Deed executed on January 12, 2005 and registered on April 8, 2005 as Document No. YNK-1-00673/2005-2006, Book I, stored in CD number YAND126 in the office of the Senior Sub-Registrar, Yelahanka;
24.	Mutation Register Extract bearing MR No. 15/2005-06;
25.	Deed of Confirmation executed on November 4, 2006 and registered on November 6, 2006 as Document No. YAN-1-20293 of 2006-2007, Book I, stored in CD No. YAND247, in the office of the Senior Sub-Registrar, Yelahanka, Bnagalore;
26.	Order dated July 14, 2023 bearing O.S No. 1775/2014 before the Court of Principal Senior Civil Judge at Bangalore
27.	Confirmation Deed dated July 13, 2023, registered as Document No. BYP-1-04843-2023-24, in Book I, in the office of the sub register, Byatarayanapura
28.	RTC for the periods 1966-67 to 1979-80, 1980-81, 1981-82 to 1982-83, 1983-84 to 1992-93, 1997-98 to 1998-99, 1999-2000, 2001-02 to 2002-03, 2003-04, 2004-05, 2005-06 to 2025-26 with regard to Survey No. 78;
29.	Village map of Attur village;
30.	Karnataka Revision Settlement Akarbandh discloses the total extent of Survey No. 80;
31.	Official Memorandum dated October 15, 2008 bearing No. ALN[NAY]SR-128/07-08 issued by the Special District Commissioner, Bangalore District and sketch annexed to it,;
32.	Official Memorandum dated October 15, 2008 bearing No. ALN[NAY]SR-130/07-08 issued by the Special District Commissioner, Bangalore District and sketch annexed to it,;
33.	Official Memorandum dated June 17, 2009 bearing No. ALN[NAY]SR-215/08-09 issued by the Special District Commissioner, Bangalore District and sketch annexed to it;
34.	Endorsement dated November 6, 2007 bearing No. 373/2007-08 issued by the Assistant Commissioner, Bangalore North (sub-division), Bangalore
35.	Endorsement dated March 23, 2008 bearing No. R.K/CR/05-06 issued by the Tahsildar, Bangalore North Taluk
36.	Endorsement dated July 31, 2008 bearing No. 384/2008-2009 issued by the Tahsildar, Bangalore North Taluk
37.	Endorsement dated February 9, 1995 bearing No. 779/94-95, issued by the Tahsildar, Bangalore North Taluk



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38.	Endorsement dated February 15, 1995 bearing No. 458/94-95, issued by office of the Tahsildar, Bangalore North Taluk
39.	Khata Certificate and Khata Extract dated September 29, 2021, issued by the Bruhat Bangalore Mahanagara Palike in relation to Survey No.77/2 (khata No. 1054)
40.	Khata Certificate and Khata Extract dated September 29, 2021, issued by the Bruhat Bangalore Mahanagara Palike in relation to Survey No. 77/2 (khata No. 1051)
41.	Tax Paid Receipt dated September 23, 2021 for the period 2021-22
42.	Encumbrance Certificate issued for the period from April 1, 1946 to May 31, 1989,;
43.	Encumbrance Certificate in S.A. No. 332/08-09 issued for the period from June 1, 1989 to March 31, 2004
44.	Encumbrance Certificate in SA No. 8152/07-08 issued for the period from April 1, 2004 to December 17, 2007
45.	Online Encumbrance Certificate issued for the period from April 1, 2004 to July 1, 2023;
46.	Online Encumbrance Certificate issued for the period from July 01, 2023 to March 06, 2024;
47.	Encumbrance Certificate for the period 01.04.2010 to 31.01.2026.

Item No: 3 Property:

Sl. No.	Particulars of the documents furnished
1.	Sale Deed dated September 29, 1918, registered as Document No. 2728 of 1918-19 in Book-I, Volume 360, at Pages 324 to 329, in the office of the Sub-Registrar, Bangalore Taluk;
2.	Sale Deed dated August 10, 1932 registered as Document No. 132 of 1932-33, in Book-I, Volume 228, at Pages 128 to 139, in the office of the Sub-Registrar, Bangalore Taluk;
3.	Sale Deed dated August 16, 1934, registered as Document No. 490 of 1934-35, in Book I, Volume 296, at pages 358 to 369, in the office of the Sub-Registrar, Bangalore Taluk;
4.	Sale Deed dated December 18, 1950 and registered as Document No. 6645 of 1950-51 in Book-I, Volume No. 1184 at Pages 22 in the office of the Sub-Registrar, Bangalore Taluk
5.	Mortgage Deed dated January 22, 1951 and registered as Document No. 6646 of 1950-51 in Book-I, Volume No. 1183 at Pages 58 to 66 in the office of the Sub-Registrar, Bangalore Taluk
6.	Release Deed dated September 18, 1954 and registered as Document No. 3011 of 1954-55, in Book-I, Volume No. 14 at Pages 42 to 44 in the office of the Sub-Registrar, Bangalore Taluk



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7.	Entry No. MR 2 of 1983-84, Entry No. MR 3 of 1983-84 and Entry No. MR 4 of 1983-84
8.	Unregistered Agreement to Sell dated May 28, 1994 and November 14, 1994 executed by D. Muniraju son of late Doddabyrappa
9.	Notarized General Power of Attorney dated November 14, 1994 we note that (i) D Muniraju son of late Doddabyrappa, (ii) Kanthamma wife of late Doddabyrappa and (iii) Kempamma wife of late Doddabyrappa have appointed (i) D. S. Deshpande son of Shvam Rao and (ii) R. Venkatesh son of M.V Ramanna
10.	Agreement to Sell dated May 16, 1995, registered as Document No. 1221 of 1995-96 in Book-I, Volume SF608, at pages 37-43, in the office of the Sub-Registrar Yelahanka
11.	General Power of Attorney dated May 16, 1995, registered as Document No. 102 of 1995-96, in Book IV, in the office of the Sub-Registrar, Yeshwanthapura
12.	Deed of Sale executed on February 25, 2004 and registered on April 2, 2004, as Document No. 165 of 2004-05, in Book I, stored in CD No. YAND 29, in the office of the Sub-Registrar, Yelahanka;
13.	Agreement to Sell dated May 16, 1995, registered as Document No. 1222 of 1995-96 in Book-I, Volume SF608, at pages 44-50, in the office of the Sub-Registrar Yelahanka;
14.	General Power of Attorney dated May 16, 1995, registered as Document No. 103 of 1995-96, in Book IV, in the office of the Sub-Registrar, Yelahanka;
15.	Sale Deed executed on February 25, 2004 and registered on April 2, 2004 as Document No. 172 of 2004-05, in Book I, stored in CD No. YAND 29, in the office of the Sub-Registrar, Yelahanka
16.	Sale Deed executed on January 12, 2005 and registered on April 8, 2005 as Document No. YNK-1-00673/2005-2006, Book I, stored in CD number YAND126 in the office of the Senior Sub-Registrar, Yelahanka
17.	Deed of Confirmation executed on November 4, 2006 and registered on November 6, 2006 as Document No. YAN-1-20293 of 2006-2007, Book I, stored in CD No. YAND247, in the office of the Senior Sub-Registrar, Yelahanka, Bnagalore
18.	General Power of Attorney dated October 29, 2014 and registered as Document No. MLS-4-00266-2014-15, Book IV, stored on CD No. MLSD94, in the office of the Senior Sub Registrar, Malleshwaram
19.	Order dated July 14, 2023 bearing O.S No. 1775/2014 before the Court of Principal Senior Civil Judge at Bangalore;
20.	Confirmation Deed dated July 13, 2023 and registered as Document No. 4843/2023-24, Book I, in the office of the Sub Registrar, Gandhinagar



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21.	RTC for the periods 1966-67 to 1969-70, 1970-71 to 1978-79, 1979-80, 1980-81 to 1987-88, 1988-89 to 1991-92, 1992-93 to 2000-01, 2001-02 to 2004-05, 2005-06 and 2006-07 to 2025-26;
22.	Village map of Attur village
23.	Karnataka Revision Settlement Akarbandh discloses the total extent of Survey No. 79
24.	Official Memorandum dated October 15, 2008 bearing No. ALN[NAY]SR-128/07-08 issued by the Special District Commissioner, Bangalore District
25.	Official Memorandum dated October 15, 2008 bearing No. ALN[NAY]SR-130/07-08 issued by the Special District Commissioner, Bangalore District
26.	Official Memorandum dated June 17, 2009 bearing No. ALN[NAY]SR-215/08-09 issued by the Special District Commissioner, Bangalore District.
27.	the Endorsement dated November 6, 2007 bearing No. 373/2007-08 issued by the Assistant Commissioner, Bangalore North (sub-division), Bangalore
28.	Endorsement dated March 23, 2008 bearing No. R.K/CR/05-06 issued by the Tahsildar, Bangalore North Taluk
29.	Endorsement dated July 3, 2014 bearing No. PTCL/CR/818/2014-15, issued by the Assistant Commissioner, Bangalore North Taluk (sub-division), Bangalore
30.	Endorsement dated February 9, 1995 bearing No. 779/94-95, issued by the Tahsildar, Bangalore North Taluk
31.	Endorsement dated February 15, 1995 bearing No. 458/94-95, issued by office of the Tahsildar, Bangalore North Taluk
32.	Encumbrance Certificate in SA No. 815/08-09 issued for the period from April 1, 1946 to May 31, 1989;
33.	Encumbrance Certificate in SA No. 333/08-09 issued for the period from June 1, 1989 to March 31, 2004;
34.	Encumbrance Certificate in SA No. 5742/15-16 issued for the period from April 1, 2004 to December 14, 2015
35.	Encumbrance Certificate in SA No. 682/22-23 issued for the period from April 1, 2015 to May 18, 2022;
36.	Online Encumbrance Certificate issued for the period from April 1, 2004 to July 1, 2023;
37.	Online Encumbrance Certificate issued for the period from July 01, 2023 to March 06, 2024
38.	Encumbrance Certificate for the period 01.04.2010 to 31.01.2026



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Item No: 4 Property:

Sl. No.	Particulars of the documents furnished
1.	Sale Deed dated June 14, 1925, registered as Document No. 813 of 1925-26 in Book-I, Volume 37, at Pages 170 to 173, in the office of the Sub-Registrar, Bangalore Taluk;
2.	Sale Deed dated August 10, 1932 registered as Document No. 132 of 1932-33, in Book-I, Volume 228, at Pages 128 to 139, in the office of the Sub-Registrar, Bangalore Taluk;
3.	Sale Deed dated August 16, 1934, registered as Document No. 490 of 1934-35, in Book I, Volume 296, at pages 358 to 369, in the office of the Sub-Registrar, Bangalore Taluk;
4.	Sale Deed dated December 18, 1950 and registered as Document No. 6645 of 1950-51 in Book-I, Volume No. 1184 at Pages 22 in the office of the Sub-Registrar, Bangalore Taluk;
5.	Mortgage Deed dated January 22, 1951 and registered as Document No. 6646 of 1950-51 in Book-I, Volume No. 1183 at Pages 58 to 66 in the office of the Sub-Registrar, Bangalore Taluk,;
6.	Release Deed dated September 18, 1954 and registered as Document No. 3011 of 1954-55, in Book-I, Volume No. 14 at Pages 42 to 44 in the office of the Sub-Registrar, Bangalore Taluk;
7.	Mutation extract bearing MR 2 of 1983-84;
8.	Mutation extract bearing. MR 3 of 1983-84;
9.	Mutation extract bearing and Entry No. MR 4 of 1983-84;
10.	Family Tree of Meke Narayanappa;
11.	Unregistered Agreement to Sell dated May 28, 1994 and November 14, 1994;
12.	Notarized General Power of Attorney dated November 14, 1994;
13.	Agreement to Sell dated May 16, 1995, registered as Document No. 1221 of 1995-96 in Book-I, Volume SF608, at pages 37-43, in the office of the Sub-Registrar Yelahanka;
14.	General Power of Attorney dated May 16, 1995, registered as Document No. 102 of 1995-96, in Book IV, in the office of the Sub-Registrar, Yeshwanthapura;
15.	Deed of Sale executed on February 25, 2004 and registered on April 2, 2004, as Document No. 165 of 2004-05, in Book I, stored in CD No. YAND 29, in the office of the Sub-Registrar, Yelahanka,;
16.	Sale Deed executed on March 23, 2016 as Document No. MLS-1-04306/2015-2016, Book I, stored in CD number MLSD116 in the office of the Sub-Registrar, Malleshwaram,;
17.	Agreement to Sell dated May 16, 1995, registered as Document No. 1222 of 1995-96 in Book-I, Volume SF608, at pages 44-50, in the office of the Sub-Registrar Yelahanka



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18.	General Power of Attorney dated May 16, 1995, registered as Document No. 103 of 1995-96, in Book IV, in the office of the Sub-Registrar, Yelahanka
19.	Sale Deed executed on February 25, 2004 and registered on April 2, 2004 as Document No. 172 of 2004-05, in Book I, stored in CD No. YAND 29, in the office of the Sub-Registrar, Yelahanka,;
20.	Sale Deed executed on January 12, 2005 and registered on April 8, 2005 as Document No. YNK-1-00673/2005-2006, Book I, stored in CD number YAND126 in the office of the Senior Sub-Registrar, Yelahanka;
21.	mutation register extract bearing MR No. 15/2005-06;
22.	Deed of Confirmation executed on November 4, 2006 and registered on November 6, 2006 as Document No. YAN-1-20293 of 2006-2007, Book I, stored in CD No. YAND247, in the office of the Senior Sub-Registrar, Yelahanka, Bnagalore;
23.	Order dated July 14, 2023 bearing O.S No. 1775/2014 before the Court of Principal Senior Civil Judge at Bangalore;
24.	Confirmation Deed dated July 13, 2023 and registered as Document No. 4843/2023-24, Book I, in the office of the Sub Registrar, Gandhinagar
25.	RTC for the periods 1966-67 to 1979-80, 1980-81, 1981-82 to 1982-83, 1983-84 to 1992-93, 1997-98 to 1998-99, 1999-2000, 2001-02 to 2002-03, 2003-04, 2004-05, 2005-06 to 2007-08, and 2008-09 to 2025-26 with regard to Survey No. 80/1 and 80/2;
26.	village map of Attur village
27.	Karnataka Revision Settlement Akarbandh with respect to Survey No. 80
28.	Hissa Tippyany dated 02-05-2015 with respect to Survey No. 80
29.	Atlas of Survey No.80/1
30.	Atlas of Survey No.80/2
31.	Official Memorandum dated October 15, 2008 bearing No. ALN[NAY]SR-128/07-08 issued by the Special District Commissioner, Bangalore Urban District
32.	Official Memorandum dated October 15, 2008 bearing No. ALN[NAY]SR-130/07-08 issued by the Special District Commissioner, Bangalore Urban District
33.	Official Memorandum dated June 17, 2009 bearing No. ALN[NAY]SR-215/08-09 issued by the Special District Commissioner, Bangalore Urban District
34.	Official Memorandum dated July 26, 2023 bearing No. ALN[NAY]SR-51/23-24 issued by the District Commissioner, Bangalore Urban District
35.	Endorsement dated November 6, 2007 bearing No. 373/2007-08 issued by the Assistant Commissioner, Bangalore North (sub-division), Bangalore
36.	Endorsement dated March 23, 2008 bearing No. R.K/CR/05-06 issued by the Tahsildar, Bangalore North Taluk



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37.	Endorsement dated July 3, 2014 bearing No. PTCL/CR/818/2014-15, issued by the Assistant Commissioner, Bangalore North Taluk (sub-division), Bangalore
38.	Endorsement dated February 9, 1995 bearing No. 779/94-95, issued by the Tahsildar, Bangalore North Taluk
39.	Endorsement dated February 15, 1995 bearing No. 458/94-95, issued by office of the Tahsildar, Bangalore North Taluk
40.	Encumbrance Certificate in SA No. 816/08-09 issued for the period from April 1, 1946 to May 31, 1989.
41.	Encumbrance Certificate in SA No. 334/08-09 issued for the period from June 1, 1989 to March 31, 2004;
42.	Encumbrance Certificate in SA No. 8752/07-08 issued for the period from April 1, 2004 to December 17, 2007
43.	Encumbrance Certificate in SA No. 1355/08-09 issued for the period from April 1, 2007 to March 31, 2008;
44.	Encumbrance Certificate in SA No. 4769/08-09 issued for the period from April 1, 2008 to October 27, 2008;
45.	Encumbrance Certificate in SA No. 3086/10-11 issued for the period from October 28, 2008 to July 12, 2010;
46.	Encumbrance Certificate in SA No. 6717/10-11 issued for the period from April 01, 2010 to November 04, 2010;
47.	Encumbrance Certificate in SA No. 3982/11-12 issued for the period from November 05, 2010 to July 23, 2011;
48.	Encumbrance Certificate in SA No. 2941/12-13 issued for the period from April 01, 2011 to March 30, 2012; and
49.	Online Encumbrance Certificate issued for the period from April 1, 2004 to July 1, 2023;
50.	Online Encumbrance Certificate issued for the period from July 01, 2023 to March 06, 2024
51.	Encumbrance Certificate for the period 01.04.2010 to 31.01.2026

Common Documents:

Sl. No.	Particulars of the documents furnished
1.	Deed of Partnership dated October 17, 2007 in relation to "M/s Century Star".
2.	Deed of Reconstitution of Partnership dated September 18, 2015, registered as Document No. MLS-1-02067-2015-16, stored in CD No. MLSD111, in the office of the Sub Registrar, Malleswaram



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3.	Acknowledgment of Registration of Firms in Form C dated September 28, 2015 issued by the Registrar of Firms, Bangalore
4.	Joint Development Agreement dated July 31, 2010 and registered on August 2, 2010 as Document No. YAN-1-01481-2010-11, Book I, stored in CD No. YAND336 in the office of the Senior Sub-Registrar, Yelahanka, Bangalore
5.	General Power of Attorney dated July 31, 2010, registered as Document No. YAN-4-00080-2010-11, stored in CD No. YAND336, in the office of the Sub Registrar, Yelahanka
6.	Cancellation of Joint Development Agreement dated September 18, 2015, registered as Document No. MLS-1-02064-2015-16, stored in CD No. MLSD111, in the office of the Sub Registrar, Malleshwaram
7.	Revocation of General Power of Attorney dated September 18, 2015, registered as Document No. MLS-4-00261-2015-16, stored in CD No. MLSD111, in the office of the Sub Registrar, Malleshwaram
8.	Letter dated April 8, 2013 and bearing No. BDA/news/CLU/397/11-12/159/2012-13 issued by the Bangalore Development Authority
9.	Relinquishment Deed dated July 20, 2015, registered as Document No. BDA-1-02779-2015-16, stored in CD No. BDAD213, in the office of the Sub Registrar, BDA, Bangalore
10.	Development Plan dated March 3, 2016 and bearing No. BDA/TPM/DLP-93/2011-2012/4452 issued by the Bangalore Development Authority
11.	Amalgamation Deed dated October 19, 2021 executed between (i) Century Star represented by its partner M/s Century Real Estate Holdings Private Limited and (ii) M/s Century Real Estate Holdings Private Limited
12.	Special Notice dated February 22, 2022 bearing No. KTR-272/21-22 MTR-96/21-22 issued by the BBMP
13.	Tax Paid Receipt dated October 08, 2025 in respect of the 1049/SURVEY NO.71/2, bearing receipt No. 25263046089
14.	Agreement of Sale dated June 30, 2023, registered as Document No. MLS-1-01247-2023-24, in Book I, stored in central repository, in the office of Sub Registrar, Malleshwaram
15.	Deed of Termination dated April 15, 2024, registered as Document No. MLS-1-0135-2024-25, in Book I, stored in central repository, in the office of Sub Registrar, Malleshwaram
16.	Deed of Absolute Sale dated October 25, 2024, registered as document No. BYP-1-10540/2024-25 of Book I.



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17.	E-Katha Certificate dated 29.01.2025 in relation to EPID No. 9359297361, totally admeasuring 688242 square feet.
18.	E-Katha Certificate dated 29.01.2025, EPID No. 9359297361 totally admeasuring 63939.799 square feet
19.	Tax paid receipt dated 25.07.2025 for the period 2025-26
20.	Building License dated 29.01.2026 in License LP No. BBMP/CC/18321/25-26 GBA/BNCC/Addl.CTP/0001/25-26, Project No.: PRJ/6308/25-26.
21.	Sanction Building Plan dated 29.01.2026, issued by the Joint Director Town Planning, (JDTP), Bengaluru North City Corporation
22.	Simple Mortgage Deed dated August 12, 2010 and registered on August 16, 2010 as Document No. BYP-1-02189-2010-11, Book I, stored in CD No. BYPD52 in the office of the Sub Registrar, Byatarayanapura
23.	Deed of Discharge dated October 14, 2014 registered as Document No. MLS-1-02154-2014-15, Book I, stored in CD No. MLSD92 in the office of the Sub Registrar, Malleswaram
24.	Memorandum of Deposit of Title Deeds dated February 25, 2014, registered as Document No. MLS-1-03244-2013-14, stored in CD No. MLSD72, in the office of the Sub Registrar, Malleswaram
25.	Release Deed dated March 26, 2015 registered as Document No. MLS-1-04247-2014-15, stored in CD No. MLSD107, in the office of the Sub Registrar Malleswaram
26.	Mortgage Deed dated March 27, 2015, registered as Document No. JAY-1-11304-2014-15, stored in CD No. JAYD224, in the office of the Sub Registrar, Jayanagar
27.	Discharge Deed dated January 28, 2016, registered as Document No. JAY-1-09100-2015-16, stored in CD No. JAYD243, in the office of the Sub Registrar, Jayanagar
28.	Memorandum of Entry dated October 6, 2015, registered as Document No. MLS-1-02759-2015-16, stored in CD No. MLSD112, in the office of the Sub Registrar, Malleshwaram
29.	Memorandum of Entry dated October 30, 2024, registered as Document No. BYP-1-010739-2024-25, in the office of the Sub Registrar, Byatarayanapura
30.	Order dated November 20, 2020 bearing No. LND(Y)CR/62/2020-21 issued by the District Commissioner, Bangalore
31.	Intimation Letter dated September 1, 2022 and bearing No. EEE/BMWND/AEE(O)/SF-90/2022-23/2655-57 issued by the Karnataka Power Transmission Corporation Limited
32.	Endorsement dated February 9, 1995 bearing No. 779/94-95, issued by the Tahsildar, Bangalore North Taluk
33.	Endorsement dated February 15, 1995 bearing No. 458/94-95, issued by the Tahsildar, Bangalore North Taluk



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34.	Endorsement dated August 22, 2008 bearing No. BDA/ULAO/282/2008-09 issued by the Upper Land Acquisition Officer, Bangalore Development Authority
35.	Endorsement dated January 3, 2009 bearing No. KHB/SLAO/71/2008-09 issued by the Special Land Acquisition Officer, Karnataka Housing Board
36.	Endorsement bearing No. LAQ/NHAI/RTI/206 of 2014-15 dated October 20, 2014 issued by National Highways Authority of India
37.	BBMP has issued the Khata Extract for the period 2009-10 and Khata Certificate dated November 10, 2009
38.	Tax Paid Receipt dated February 1, 2022 bearing No. 21223414407 issued in respect of Khata No. 274/77/1, 78 79 and 80 for the period 2021-22