



Date: 22/12/2025

To

M/s. R.K. SURAKSHA PROPERTIES,
A Registered Partnership Firm,
Office at Sy. No.80/3, 80 feet Road,
Opp: Sai Baba Temple, Arekere, B.G Road,
Bangalore-560 076.

Sir,

Sub: Legal opinion with respect to Residentially converted land bearing Survey No.149/4, Survey No.149/14 and Survey No.134/2, bearing Amalgamated BBMP khatha No. 546/134/2, 149/4, 149/14, EPID No.2389796209, totally measuring 3 Acres 39 Guntas, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District ("Schedule Property").

List of copies of the below mentioned documents are furnished for scrutiny and verification of the marketable right, title and interest of the Schedule Property.

Sl.No.	DETAILS OF DOCUMENTS
1.	Sale Deed dated 19/07/1967, registered as Document No.1745/1967-68, Book-I, Volume 650, Pages 193 to 194, in the office of Sub-Registrar, Bengaluru South Taluk.
2.	Sale Deed dated 28/03/1973, registered as Document No.7348/72-73 of Book-I, Volume 990, Pages 9 to 11, in the office of Sub-Registrar, Bengaluru South Taluk.
3.	Mutation Register Extract No. 5/1992-93.
4.	IHC (B) No.9/1992-93
5.	Family tree of Aralappa attested by the Deputy Tahsildar, Begur Hobli dated 27/04/2022
6.	Partition Deed dated 26/04/2004 registered as Document No.BAS-1-01897/2004-05, stored in CD No. BASD51, in the office of Sub-Registrar, Bengaluru South Taluk
7.	Mutation Register Extract No. 52/2005-06
8.	Official Memorandum bearing No. ALN:(S.B):SR:101/11-12 dated 11/04/2012 issued by the Deputy Commissioner, Bengaluru District along with Intimation letter dated 03/04/2012 demanding conversion fees, challan for having paid the conversion fees, Sketch prepared at the time of conversion

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No. 3,4,5 & 8, Abhayashrama Complex, 4th Cross, Wilson Garden, Bangalore - 560 027.

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9.	Sale Deed dated 23/08/2023 registered as Document No BGR-1-04973/2023-24 of Book I, in the office of the Sub-Registrar, Begur.
10.	Order bearing No.TADC/DDLR/REC/09/2024-25 dated 14/05/2024, passed by the Technical Assistant to the Deputy Commissioner and Deputy Director of Land Records, Bengaluru District
11.	Official Memorandum bearing No. ALN:(S.B):SR:101/2011-12 dated 06/08/2024 issued by the Deputy Commissioner, Bengaluru District.
12.	RTC Extracts of Sy.No.149/4
13.	Endorsement dated 04/11/2022 in No. R.K/C.R/25/72093
14.	Sale Deed dated 27/01/1955 registered as Document No.5077/1954-55 of Book-I, Volume 1448, pages 131 to 132, in the office of Sub-Registrar, Bengaluru Taluk.
15.	Sale Deed dated 29/01/1958 registered as Document No.3708/1957-58 of Book-I, Volume 45, Pages 120 to 121, in the office of Sub-Registrar, Bengaluru Taluk.
16.	Sale Deed dated 22/06/1964 registered as Document No.1613/1964-65 of Book-I, Volume 461, Pages 8 to 9, in the office of Sub-Registrar, Bengaluru South Taluk.
17.	Sale Deed dated 25/10/1967 registered as Document No.3524/1967-68 of Book I, Volume 670, Pages 8 to 9, in the office of Sub-Registrar, Bengaluru South Taluk.
18.	Mutation Register Extract No.53/1967-68
19.	Mutation Register Extract No. 81/2005-06
20.	Order passed in RRT(1) (BH) CR/59/06-07
21.	Mutation Register Extract No.151/2005-06
22.	Mutation Register Extract No.166/2005-06
23.	Petition along with order passed in RA(S) No.401/2015-16
24.	Mutation Register Extract No.H42/2016-17
25.	Mutation Register Extract No. T9/2017-18
26.	family tree/affidavit of Prakashi Chinnappa
27.	Mutation Register Extract No.H144/2018-19
28.	Mutation Register Extract No. T8/2019-20.
29.	Official Memorandum bearing No. 288936 dated 05/01/2022 issued by the Deputy Commissioner, Bengaluru District along with Sketch prepared at the time of conversion
30.	Sale Deed dated 03/02/2023, registered as Document No.BGR-1-10260/2022-23 of Book I, stored in CD No. BGRD1364, in the office of the Sub-Registrar, Begur

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31.	Sale Deed dated 20/02/2023, registered as Document No. BGR-1-11189/2022-23 of Book I, stored in CD No. BGRD1380, in the office of the Sub-Registrar, Jayanagara (Begur).
32.	RTC Extracts of Sy.No.149/12
33.	RTC Extracts of Sy.No.149/14
34.	Endorsement dated 08/11/2022 in No. R.K/C.R/6029/2022-23
35.	Sale Deed dated 04/04/1909, registered as Document No. 2734 of Book I, Volume No. 108, at Pages 38 to 41, in the office of the Sub-Registrar, Bengaluru Taluk.
36.	Record of Rights No.426
37.	Maintenance Deed dated 03/05/1937 registered as Document No. 3727/1937-38 of Book I, Volume 428, at Pages 86 to 88, in the office of the Sub-Registrar, Bengaluru Taluk.
38.	Sale Deed dated 17/05/1991 registered as Document No. 705/1991-92 of Book I, Volume 3357, at Pages 151 to 154, in the office of the Sub-Registrar, Bengaluru South Taluk.
39.	Mutation Register Extract No. 18/1990-91.
40.	Official Memorandum bearing No. ALN:(S.B):SR:100/2011-12 dated 11/04/2012 issued by the Deputy Commissioner, Bengaluru District along with Intimation letter dated 03/04/2012 demanding conversion fees, challan for having paid the conversion fees, Sketch prepared at the time of conversion
41.	Mutation Register Extract No. T16/2018-19
42.	Family Affidavit dated 24/12/2018
43.	Sale Deed dated 20/02/2023 registered as Document No BGR-1-11190/2022-23 of Book I, stored in CD No. BGRD1380, in the office of the Sub-Registrar, Jayanagara (Begur).
44.	Official Memorandum bearing No. ALN:(S.B):SR:100/2011-12 dated 06/08/2024 issued by the Deputy Commissioner, Bengaluru District.
45.	Confirmation Deed dated 01/03/2024, registered as Document No.BGR-1-12100/2023-24, in the office of Sub-registrar, Begur
46.	Confirmation Deed dated 15/06/2024, registered as Document No.BGR-1-02184/2024-25, in the office of Sub-registrar, Begur
47.	RTC Extracts of Sy.No.134/2
48.	Endorsement dated 08/11/2022 in No. R.K/C/R/6030/2022-23
49.	Order bearing No.L.N.D(S)/C.R.76/2024-25 dated 23/08/2024 issued by the Deputy Commissioner, Bengaluru District
50.	Khatha No.134/2, 149/4, 149/14, EPID No.2341443040
51.	Khatha No.1497/134/2,149/4, EPID No.2389796209
52.	Amalgamation deed dated 21/10/2024
53.	Khatha No.546/134/2, 149/4, 149/14, EPID No.2389796209

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54.	Deposit of Title Deeds dated 06/08/2024, registered as Document No.JAY-1-03139/2024-25, in the office of Sub-registrar, Jayanagar
55.	No Objection Certificate for Height Clearance dated 18/06/2024 No.ASC/DGM (AO)/131/HAL-BG-54-24/729/2024 issued by the Airports Authority of India.
56.	No objection certificate dated 16/01/2025 issued by Bangalore Water Supply and Sewerage Board.
57.	Environment Clearance No.EC24C3801KA5309018N dated 21/11/2024, issued by the State Level Environment Impact Assessment authority, Karnataka
58.	No objection certificate bearing No.KSFES/NOC/415/2024 dated 10/12/2024, issued by Karnataka State Fire & Emergency Services
59.	No objection certificate bearing No.CTE-346876 dated 04/01/2025 issued by Karnataka State Pollution Control Board
60.	Encumbrance Certificate for the period 01/07/1924 to 14/02/1957 with respect to Land bearing Survey No. 149/4
61.	Encumbrance Certificate for the period 15/02/1957 to 31/03/2004 with respect to Land bearing Survey No. 149/4
62.	Encumbrance Certificate for the period 01/04/1940 to 14/02/1957 with respect to the Land bearing Survey No. 149/12
63.	Encumbrance Certificate for the period 15/02/1957 to 31/03/2004 with respect to the Land bearing Survey No. 149/12
64.	Encumbrance Certificate for the period 01/04/1924 to 14/02/1957 with respect to the Land bearing Survey No. 134/2
65.	Encumbrance Certificate for the period 15/02/1957 to 31/03/2004 with respect to the Land bearing Survey No. 134/2
66.	Encumbrance Certificate for the period 01/01/2003 to 19/12/2025 with respect to the Land bearing Survey Nos. 134/2, 149/4 and 149/14
67.	Endorsement dated 06/01/2012 issued by the Special Tahsildar, Bangalore South Taluk
68.	Endorsement dated 10/01/2012 issued by the Assistant Commissioner, Bangalore South Taluk
69.	Endorsement dated 06/01/2012 issued by the Special Tahsildar, Bangalore South Taluk
70.	Endorsement dated 10/01/2012 issued by the Assistant Commissioner, Bangalore South Taluk
71.	Akharbandh of Survey No.149/2, 149/14 and 134/2
72.	Mula tippany, Hissa Tippany and RR Pakka Book of Sy.No.149
73.	Mula tippany, Hissa Tippany and RR Pakka Book of Sy.No.134
74.	Begur village map

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75.	Single Layout Plan bearing No.BDA/TP/PRL-124/199/2024-25 dated 21/04/2025, issued by the Bangalore Development Authority along with sketch
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FLOW OF TITLE OF SY.NO.149/4

1. The agricultural land being portion of Survey No. 149/4 measuring 2 Acres 3 Guntas situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District was originally owned by Sri. Papanna son of Sri. Chinnaswamy.
2. By virtue of the Sale Deed dated 19/07/1967, Sri. Papanna son of Sri.Chinnaswamy sold the portion of Survey No. 149/4 measuring 2 Acres 3 Guntas, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District in favour of Sri. Inneshappa son of Sri.Chinnappa. The said Sale Deed is registered as Document No.1745/1967-68, Book-I, Volume 650, Pages 193 to 194, in the office of Sub-Registrar, Bengaluru South Taluk. The copy of the Sale Deed dated 19/07/1967 could be evidenced from **Document No.1.**
3. By virtue of the Sale Deed dated 28/03/1973, Sri. Inneshappa son of Sri. Chinnappa sold the portion of Survey No. 149/4 measuring 2 Acres 3 Guntas, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri. Aralappa son of late Mariyappa. The said Sale Deed is registered as Document No.7348/72-73 of Book-I, Volume 990, Pages 9 to 11, in the office of Sub-Registrar, Bengaluru South Taluk. The copy of the Sale Deed dated 28/03/1973 could be evidenced from **Document No.2.**
4. Pursuant to the Sale Deed dated 28/03/1973, the katha of the Survey No. 149/4 measuring 2 Acres 3 Guntas situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District was mutated in the name of Sri. Aralappa son of late Mariyappa vide Mutation Register Extract No. 5/1992-93. The copy of Mutation Register Extract No.5/1992-93 could be evidenced from **Document No.3.**
5. After the death of Sri. Aralappa, the khatha of the Survey No.149/4 measuring 2 Acres 5 Guntas, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, was mutated in the name of Sri. A. Gabriel son of late Aralappa vide. IHC (B) No.9/1992-93. The copy of IHC (B) No.9/1992-93 could be evidenced from **Document No.4.**

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6. On perusal of the family tree of Aralappa attested by the Deputy Tahsildar, Begur Hobli dated 27/04/2022, it is observed that Aralappa (dead) was married to Mariamma (dead) and they have three children namely, Smt. Philomina, Sri. A. Gabriel and Sri. Chowrappa (dead). Sri.A. Gabriel is married to Smt. Arogya Mary and they have five children namely, Smt. Gloria Kumari, Smt. Maria Jospheine, Smt.Keerthi Latha, Sri. Anthony Kiran G and Smt.Jyothi Mala. G.Chowrappa was married to Smt. Gnanamary and they had two children namely Premakumari (dead) and Smt. Divya Jyothi. The copy of the family tree of Aralappa could be evidenced from **Document No.5.**
7. By virtue of the Partition Deed dated 26/04/2004 (a) Smt. Mariamma wife of late Aralappa, (b) Smt. Philomina daughter of late Aralappa, (c)Sri.Anthonyswamy son of Smt. Philomina, (d) Sri. A. Gabriel son of late Aralappa, (e)Smt. Gnanamary wife of late Chowrappa, (f)Premakumari alias Shobha daughter of late Chowrappa and (g)Kumari Divya Jyothi alias Bhavya daughter of late Chowrappa have partitioned the family properties. In the said partition deed, the Land bearing Survey No.149/4 measuring 2 Acres 03 Guntas situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, is allotted to the share of Sri. A. Gabriel. The said Partition Deed is registered as Document No.BAS-1-01897/2004-05, stored in CD No. BASD51, in the office of Sub-Registrar, Bengaluru South Taluk. The copy of the Partition Deed dated 26/04/2004 could be evidenced from **Document No.6.**
8. The khatha of the land bearing Survey No.149/4 measuring 2 Acres 5 Guntas situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, was mutated in the name of Sri. A. Gabriel son of late Aralappa vide. Mutation Register Extract No. 52/2005-06. The copy of Mutation Register Extract No.52/2005-06 could be evidenced from **Document No. 7.**
9. The Land bearing Survey No.149/4, measuring 2 Acres 3 Guntas situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, has been converted from agricultural use to non-agricultural/residential use vide. Official Memorandum bearing No. ALN:(S.B):SR:101/11-12 dated 11/04/2012 issued by the Deputy Commissioner, Bengaluru District. The copies of the Intimation letter dated 03/04/2012 demanding conversion fees, challan for having paid the conversion fees, Sketch prepared at the time of conversion and Official Memorandum dated 11/04/2012 could be evidenced from **Document No.8.**

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10. By virtue of the Sale Deed dated 23/08/2023 Sri. A. Gabriel son of late.Aralappa, Smt. Arogya Mary wife of Sri. A. Gabrieal, Smt. Gloria Kumari daughter of Sri. A. Gabrieal, Smt. Maria Jospheine daughter of Sri. A. Gabrieal, Smt. Keerthi Latha daughter of Sri. A. Gabrieal, Sri. Anthony Kiran G son of Sri. A. Gabrieal and Smt. Jyothi Mala G daughter of Sri. A. Gabrieal sold the Survey No.149/4 measuring 2 Acres 03 Guntas of Hyne land and 2 Guntas of kharab, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, in favour of M/s. R.K. Suraksha Properties, a Partnership Firm. The said Sale Deed is registered as Document No BGR-1-04973/2023-24 of Book I, in the office of the Sub-Registrar, Begur. The copy of the Sale Deed dated 23/08/2023 could be evidenced from **Document No.9.**
11. By virtue of the Order bearing No.TADC/DDLR/REC/09/2024-25 dated 14/05/2024, passed by the Technical Assistant to the Deputy Commissioner and Deputy Director of Land Records, Bengaluru District, rectified 6 guntas of "C" kharab into "A" kharab i.e. land measuring 2 guntas out of 3 guntas of 'C' kharab in Sy.No.134/2 and land measuring 4 guntas out of 5 Guntas of 'C' kharab in Syh.NO.149/4 of Begur Village as "A" kharab. The said Order bearing No.TADC/DDLR/REC/09/2024-25 dated 14/05/2024, could be evidenced from **Document No.10.**
12. Later 'A' Kharab measuring 4 Guntas in Land bearing Survey No.149/4, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District has been regularized into land and converted for non-agricultural/residential use vide the Official Memorandum bearing No. ALN:(S.B):SR:101/2011-12 dated 06/08/2024 issued by the Deputy Commissioner, Bengaluru District. The copy of Official Memorandum dated 06/08/2024 could be evidenced from **Document No.11.**
13. RTC extracts in respect of land bearing Survey No. 149/4 bears out that it totally measures 2 Acres 18 Guntas (including 5 Guntas kharab). RTC for the period 1988-89 to 1994-95, 2001-02 to 2025-26 bears out the name of Sri. A. Gabriel (for 2 Acres 3 Guntas) as the owner in column no.9 along with the owner of remaining portion. The RTC Extracts of Sy.No.149/4 could be evidence from **Document No.12.**

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14. The Tahsildar-2, Bengaluru South Taluk, Bengaluru vide the Endorsement dated 04/11/2022 in No. R.K/C.R/25/72093 has stated that the RTCs for the period 1969-70 to 1987-88 with respect to the Survey No. 149/4 of Begur Village is dilapidated and could not be issued. The copy of Endorsement could be evidence from **Document No.13.**

FLOW OF TITLE OF SY.NO.149/14, OLD SY.NO.149/12

15. The agricultural land bearing Survey No. 149/12 measuring 1 Acre 20 Guntas (including 7 Guntas kharab) situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District was originally owned by Sri. Chinnappa son of late Inneshappa.
16. By virtue of the Sale Deed dated 27/01/1955 Sri. Chinnappa son of Sri. Inneshappa sold the Land bearing Survey No. 149/12 measuring 1Acre 14 Guntas, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri. Anthonappa son of Dandu Papamma. The said Sale Deed is registered as Document No.5077/1954-55 of Book-I, Volume 1448, pages 131 to 132, in the office of Sub-Registrar, Bengaluru Taluk. The copy of the Sale Deed dated 27/01/1955 could be evidenced from **Document No.14.**
17. By virtue of the Sale Deed dated 29/01/1958 Sri. Anthonappa son of Dandu Papamma sold the Land bearing Survey No. 149/12 measuring 1 Acre 14 Guntas, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri. Chinnappa son of Sri. Inneshappa. The said Sale Deed is registered as Document No.3708/1957-58 of Book-I, Volume 45, Pages 120 to 121, in the office of Sub-Registrar, Bengaluru Taluk. The copy of the Sale Deed dated 29/01/1958 could be evidenced from **Document No.15.**
18. By virtue of the Sale Deed dated 22/06/1964 Sri. Chinnappa son of Sri. Inneshappa sold the Land bearing Survey No. 149/12 measuring 1 Acre 14 Guntas, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District in favour of Sri. Anthappa son of Sri. Inneshappa. The said Sale Deed is registered as Document No.1613/1964-65 of Book-I, Volume 461, Pages 8 to 9, in the office of Sub-Registrar, Bengaluru South Taluk. The copy of the Sale Deed dated 22/06/1964 could be evidenced from **Document No.16.**

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19. By virtue of the Sale Deed dated 25/10/1967 Sri. Anthappa son of Sri. Inneshappa sold the Land bearing Survey No. 149/12 measuring 1 Acre 14 Guntas situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Smt. Chowramma wife of Sri. Chinnappa. The said Sale Deed is registered as Document No.3524/1967-68 of Book I, Volume 670, Pages 8 to 9, in the office of Sub-Registrar, Bengaluru South Taluk. The copy of the Sale Deed dated 25/10/1967 could be evidenced from **Document No.17.**
20. The khatha of the Land bearing Survey No. 149/12 measuring 1 Acre 14 Guntas, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, was mutated in the name of Smt.Chowramma wife of Sri. Chinnappa vide Mutation Register Extract No. 53/1967-68. The copy of Mutation Register Extract No.53/1967-68 could be evidenced from **Document No.18.**
21. In the RTC extract the name of Smt. Chowramma is wrongly mentioned as Smt. Chowdamma and the same is rectified and accordingly the khatha of the Land bearing Survey No. 149/12 measuring 1 Acre 13 Guntas, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, was mutated in the name of Smt. Chowramma wife of Sri.Chinnappa vide Mutation Register Extract No. 81/2005-06. The copy of Mutation Register Extract No.81/2005-06 could be evidenced from the **Document No.19.**
22. Later portion of Land measuring 1 Acre 05 guntas in Land bearing Survey No.149/12 situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, was allotted to the shares of sons of Smt.Chowramma under Partition deed and she has continued as owner to the remaining portion of land measuring 00-08 Guntas (copy of partition deed is not available for our perusal). Accordingly, the khatha of the Land bearing Survey No. 149/12 measuring 8 Guntas situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, was mutated in the name of Smt. Chowramama wife of Sri. Chinnappa as per order passed in RRT(1) (BH) CR/59/06-07, Mutation Register Extract No.151/2005-06 and Mutation Register Extract No.166/2005-06. The copies of Order passed in RRT(1) (BH) CR/59/06-07, The Mutation Register Extract No.151/2005-06 and Mutation Register Extract No.166/2005-06 could be evidenced from the **Document Nos.20, 21 and 22 respectively.**

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23. One Sri.Rafel alias Annayappa S/o. Anthonappa and others applied for khatha of the land measuring 16 Guntas in Sy.No.149/12, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, in pursuance of Sale deed dated 31/10/1967 in RA(S) No.401/2015-16 before the Assistant Commissioner, Bengaluru South Taluk. The said appeal was allowed on 03/03/2017 and as per the order the measurement of was reduced into 29 guntas out of 45 guntas in the names of children Smt.Chowramma. The katha of the Land bearing Survey No. 149/12 measuring 8 Guntas situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District was continued in the name of Smt. Chowramama wife of Sri.Chinnappa vide Mutation Register Extract No. H42/2016-17. The copies of the Petition along with order passed in RA(S) No.401/2015-16 and Mutation Register Extract No.H42/2016-17 could be evidenced from **Document Nos.23 and 24.**
24. The composite Land bearing Survey No. 149/12 measuring 1 Acre 20 Guntas (including 7 guntas kharab) of Begur Village, has been subdivided into two portions, i.e., Survey No. 149/12 measuring 1 Acre 1 Gunta (including 4 Guntas kharab) and Survey No. 149/13 measuring 1 Acre 1 Gunta (including 3 Guntas kharab). The portion of land held by Smt.Chowramama and his sons Luruduswamy, Franchis and Paul Raj is retained as Survey No. 149/12 and the same is recorded in Mutation Register Extract No. T9/2017-18. The copy of Mutation Register Extract No. T9/2017-18 could be evidenced from **Document No.25.**
25. On perusal of the family tree/affidavit of Prakashi Chinnappa sworn before the notary public dated 25/03/2022 it is observed that Prakashi Chinnappa had three children namely, Sri. Lourduswamy C, Francis (dead) and Sri. Poul Raj. Sri. Lourduswamy C was married to Smt. Sagaya Mary (dead) and they have four daughters namely, Smt.Prema P.L, Smt. Pushpa L, Smt. Ullas Mary C and Smt. Jyothi Mary L. Francis was married to Smt. Veronica F and they have three daughters namely, Kum. Sneha F, Kum. Shainy F and Kum. Swetha F. Sri. Poul Raj was married to Smt. Lalitha Mary and they have two sons namely Sri. Pavan Linith and Sri. Karthik Vinith. The family tree/affidavit of Prakshi Chinnappa could be evidenced from **Document No.26.**

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26. After the death of Smt. Chowramama, the khatha of the Survey No. 149/12 measuring 8 Guntas, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, was mutated in the name of her family members, Sri. Lourduswamy C, Smt. Veronica F and Sri.Poul Raj vide. Mutation Register Extract No.H144/2018-19. The copy of Mutation Register Extract No.H144/2018-19 could be evidenced from **Document No.27.**
27. The composite Survey No. 149/12 measuring 1 Acre 1 Gunta (including 4 Guntas kharab) has been sub-divided into two portions, i.e., Survey No. 149/12 measuring 33 Guntas (including 4 Guntas kharab) and Survey No. 149/14 measuring 8 Guntas (without kharab) situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District. The portion of land held by Sri. Lourduswamy C, Smt.Veronica F and Sri. Poul Raj is numbered as Survey No. 149/14 and the same is recorded in Mutation Register Extract No. T8/2019-20. The copy of Mutation Register Extract No. T8/2019-20 could be evidenced from **Document No. 28.**
28. The Land bearing Survey No.149/14, measuring 8 Guntas, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, has been converted from agricultural use to non-agricultural/layout-residential use vide. Official Memorandum bearing No. 288936 dated 05/01/2022 issued by the Deputy Commissioner, Bengaluru District. The copies of the Sketch prepared at the time of conversion and Official Memorandum dated 05/01/2022 could be evidenced from **Document No.29.**
29. By virtue of the Sale Deed dated 03/02/2023, Sri. Lourduswamy C son of late Prakashi Chinnappa, Smt. Prema P.L daughter of Sri. Lourduswamy C, Smt.Pushpa L daughter of Sri. Lourduswamy C, Smt. Ullas Mary daughter of Sri. Lourduswamy C, Smt. Jyothi Mary L daughter of Sri. Lourduswamy C, Smt. Marsalina daughter of late Prakshi Chinnappa, Smt. Monica daughter of late Prakshi Chinnappa, Smt. Mary daughter of late Prakshi Chinnappa, Smt. Veronica F wife of late Francis, Kum. Sneha F daughter of late Francis, Kum. Shainy F daughter of late Francis, Kum. Swetha F daughter of late Francis, Sri. Poul Raj son of late Prakshi Chinnappa, Smt. Lalitha Mary wife of Sri. Poul Raj, Sri. Pavan Linith son of Sri. Poul Raj and Sri. Karthik Vinith son of Sri. Poul Raj sold the Survey No.149/14 measuring 8 Guntas, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri. Anthony Kiran G son of Sri. A. Gabriel. The said Sale Deed is registered as Document No.BGR-1-10260/2022-23 of Book I, stored in CD No. BGRD1364, in the office

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of the Sub-Registrar, Begur. The copy of the Sale Deed dated 03/02/2023 could be evidenced from **Document No.30.**

30. By virtue of the Sale Deed dated 20/02/2023, Sri. Anthony Kiran G son of Sri. A. Gabriel sold the Survey No.149/14 measuring 8 Guntas, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, in favour of M/s. R.K. Suraksha Properties, a Partnership Firm. The said Sale Deed is registered as Document No. BGR-1-11189/2022-23 of Book I, stored in CD No. BGRD1380, in the office of the Sub-Registrar, Jayanagara (Begur). The family members of Sri. Anthony Kiran G namely, Smt. Arogya Mary, Smt. Gloria Kumari Smt. Maria Jospheine Smt. Keerthi Latha and Smt. Jyothi Mala G daughter of Sri. A. Gabriel have attested their signature as consenting witnesses stating that the property is the absolute property of Sri. Anthony Kiran G. The copy of the Sale Deed dated 20/02/2023 could be evidenced from **Document No.31.**
31. RTC extracts in respect of land bearing Survey No. 149/12 bears out that it totally measures 1 Acres 20 Guntas (including 7 Guntas kharab). RTC for the period 1993-94 to 2004-05 bears out the name of Smt. Chowramma as the owner in column no.9. RTC for the period 2005-06 to 2016-17 bears out the name of Smt. Chowramma (for 8 Guntas) as the owner in column no.9 along with the owner of remaining portion.
32. RTC extracts in respect of land bearing Survey No. 149/12 bears out that it totally measures 1 Acres 01 Guntas (including 4 Guntas kharab). RTC for the period 2017-18 to 2018-19 bears out the name of Smt. Chowramma (for 8 Guntas) as the owner in column no.9 along with the owner of remaining portion. RTC for the period 2019-20 bears out the name of Sri. Lourduswamy C, Smt. Veronica F and Sri. Poul Raj (for 8 Guntas) as the owner in column no.9 along with the owner of remaining portion. The copy of RTC Extracts of Sy.No.149/12 could be evidence from **Document No.32.**
33. RTC extracts in respect of land bearing Survey No. 149/14 bears out that it totally measures 8 Guntas (without kharab). RTC for the period 2021-22 to 2025-26 bears out the name of Sri. Lourduswamy C, Smt. Veronica F and Sri. Poul Raj as the owner in column no.9 The copy of RTC Extracts of Sy.No.149/14 could be evidence from **Document No.33.**

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34. The Tahsildar-2, Bengaluru South Taluk, Bengaluru vide the Endorsement dated 08/11/2022 in No. R.K/C.R/6029/2022-23 has stated that the RTCs for the period 1969-70 to 1992-93 with respect to the Survey No. 149/12 of Begur Village, is dilapidated and could not be issued. The copy of Endorsement dated 08/11/2022 could be evidence from **Document No.34.**

FLOW OF TITLE OF SY.NO.134/2

35. The agricultural land bearing Survey No.134/2, measuring 1 Acre 25 Guntas (including 3 guntas kharab) situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District was originally owned by Sri. Chinnappa son of Sri. Ignashappa, he having acquired the same under the Sale Deed dated 04/04/1909, registered as Document No. 2734 of Book I, Volume No. 108, at Pages 38 to 41, in the office of the Sub-Registrar, Bengaluru Taluk. The said transaction could be evidenced from Record of Rights No.426. The copies of the Sale Deed dated 04/04/1909 and Record of Rights No.426 could be evidenced from **Document Nos.35 and 36 respectively.**
36. By virtue of the Maintenance Deed dated 03/05/1937 Sri.Chinnaiah son of Sri. Ignashappa given the land bearing Survey No.134/2, measuring 1 Acre 22 Guntas situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District in favour of his wife Smt. Arogyamma D/o. Chinnathayappa for her maintenance. The said Life Maintenance Deed is registered as Document No. 3727/1937-38 of Book I, Volume 428, at Pages 86 to 88, in the office of the Sub-Registrar, Bengaluru Taluk. The copy of the Maintenance Deed dated 03/05/1937 could be evidenced from **Document No.37.**
37. By virtue of the Sale Deed dated 17/05/1991 Smt. Arogyamma wife of late Chinnaiah sold the Land bearing Survey No.134/2, measuring 1 Acre 25 Guntas (including 3 guntas kharab) situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District in favour of Smt. Arogya Mary wife of Sri. A. Gabriel. The said Sale Deed is registered as Document No. 705/1991-92 of Book I, Volume 3357, at Pages 151 to 154, in the office of the Sub-Registrar, Bengaluru South Taluk. The copy of the Sale Deed could be evidenced from **Document No.38.**
38. Pursuant to the Sale Deed dated 17/05/1991, the katha of the Land bearing Survey No.134/2, measuring 1 Acre 25 Guntas situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District was mutated in the name of Smt. Arogya Mary wife of Sri. A. Gabriel vide Mutation Register Extract No. 18/1990-91.

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The Mutation Register Extract No. 18/1990-91 could be evidenced from **Document No.39.**

39. The Land bearing Survey No.134/2, measuring 1 Acre 22 Guntas situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District has been converted from agricultural use to non-agricultural/residential use vide the Official Memorandum bearing No. ALN:(S.B):SR:100/2011-12 dated 11/04/2012 issued by the Deputy Commissioner, Bengaluru District. The copies of the Intimation letter dated 03/04/2012 demanding conversion fees, challan for having paid the conversion fees, Sketch prepared at the time of conversion and Official Memorandum dated 11/04/2012 could be evidenced from **Document No.40.**
40. The conversion of the Land bearing Survey No.134/2, measuring 1 Acre 22 Guntas situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District is recorded in the revenue records vide. Mutation Register Extract No. T16/2018-19. The copy of the Mutation Register Extract No.T16/2018-19 could be evidenced from **Document No.41.**
41. Sri. A. Gabriel son of late Aralappa sworn to the Affidavit dated 24/12/2018 before the notary public stating the family tree of Sri. A. Gabriel. On perusal of the same, it is observed that Sri. A. Gabriel was married Smt. Arogya Mary and they have five children namely, Smt. Gloria Kumari, Smt. Maria Josphine, Smt. Keerthi Latha, Sri. Anthony Kiran G and Smt. Jyothi Mala G. The copy of the Affidavit dated 24/12/2018 could be evidenced from **Document No.42.**
42. By virtue of the Sale Deed dated 20/02/2023 Smt. Arogya Mary wife of Sri. A. Gabriel, Sri. A. Gabriel son of late Aralappa, Smt. Gloria Kumari daughter of Sri. A. Gabriel, Smt. Maria Josphine daughter of Sri. A. Gabriel, Smt. Keerthi Latha daughter of Sri. A. Gabriel, Sri. Anthony Kiran G son of Sri. A. Gabriel and Smt. Jyothi Mala G daughter of Sri. A. Gabriel sold the Land bearing Survey No.134/2, measuring 1 Acre 22 Guntas situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District in favour of M/s. R.K. Suraksha Properties, a Partnership Firm. The said Sale Deed is registered as Document No BGR-1-11190/2022-23 of Book I, stored in CD No. BGRD1380, in the office of the Sub-Registrar, Jayanagara (Begur). The copy of the Sale Deed dated 20/02/2023 could be evidenced from **Document No.43.**

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43. 'A' Kharab measuring 2 Guntas in Land bearing Survey No.134/2, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District has been regularized into land and converted for non-agricultural/residential use vide the Official Memorandum bearing No. ALN:(S.B):SR:100/2011-12 dated 06/08/2024 issued by the Deputy Commissioner, Bengaluru District. The copy of Official Memorandum dated 06/08/2024 could be evidenced from **Document No.44.**
44. As per Maintenance Deed dated 03/05/1937 Sri.Chinnaiah given maintenance to property bearing Survey No.134/2, measuring 1 Acre 22 Guntas situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District in favour of his wife Smt. Arogyamma D/o. Chinnathayappa and after her death, the said land shall go to Sri.Chinnaiah's son Sri.Inneshappa. The Sri.Inneshappa alias Ignetiappa S/o. late.Chinnappa, died leaving behind his children namely Smt.Agnesamma, Smt.Rajamma, Smt.Philomina, Smt.Kanikamma, Smt.J.Catherine and Smt.Lourdumary as his legal heirs. Smt.Agnesamma died leaving behind her children namely Smt.A.Chinnamma, Smt.A.Anthoniyamma and Smt.A.Sagayi Mary as her legal heirs. By virtue of Confirmation Deed dated 01/03/2024, registered as Document No.BGR-1-12100/2023-24, in the office of Sub-registrar, Begur and Confirmation Deed dated 15/06/2024, registered as Document No.BGR-1-02184/2024-25, in the office of Sub-registrar, Begur, the legal heirs of late.Inneshappa alias Ignetiappa have confirmed the right, title and interest of the aforesaid land in favour of M/s. R.K. Suraksha Properties, a Partnership Firm. The copies of Confirmation deed dated 01/03/2024 and 15/06/2024 could be evidenced from **Document Nos.45 and 46.**
45. RTC extracts in respect of land bearing Survey No. 134/2 bears out that it totally measures 1 Acre 25 Guntas (including 2 Guntas 'A' kharab ad 1 Gunta 'B' kharab). RTC for the period 1988-89 to 1994-95, 2001-02 to 2015-16, 2018-19 to 2024-25 bears out the name of Smt. Arogya Mary as the owner in column no.9. The copies of RTC Extracts of Sy.No.134/2 could be evidence from **Document No.47.**
46. The Tahsildar-2, Bengaluru South Taluk, Bengaluru vide the Endorsement dated 08/11/2022 in No. R.K/C/R/6030/2022-23 has stated that the RTCs for the period 1969-70 to 1992-93 with respect to the Survey No. 134/2 of Begur Village is dilapidated and could not be issued. The copy of Endorsement dated 08/11/2022 could be evidence from **Document No.48.**

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COMMON DOCUMENTS

47. By virtue of the Order bearing No.L.N.D(S)/C.R.76/2024-25 dated 23/08/2024 issued by the Deputy Commissioner, Bengaluru District, it is observed that the land measuring 01.04 Guntas of 'B' Kharab in land bearing Sy.No.134/2 and 02.04 Guntas of "B" Kharab in Sy.No. 149/4 of Begur Village has been diverted upon the application made by M/s.R.K.Suraksha Properties. The copy of the Order dated 23/08/2024 along with diversion of "B" Kharab sketch could be evidenced from **Document No.49.**
48. It is observed that (a) lands bearing Survey No. 134/2, 149/4 and 149/14 of Begur Village, measuring 166617 sq.ft, were clubbed together as composite land and BBMP khatha No.134/2, 149/4, 149/14, EPID No.2341443040 and (b) lands bearing Survey No. 134/2 and 149/4 of Begur Village measuring 6534 sq.ft assigned with Khatha No.1497/134/2,149/4, EPID No.2389796209 and registered the name of M/s. R.K. Suraksha Properties as the khatedars of the said lands. The copy of E-Khatha could be evidenced from **Document No.50 and 51 respectively.**
49. By virtue of the Amalgamation deed dated 21/10/2024, 'M/s.R.K. Suraksha Properties' applied for amalgamation of Property bearing BBMP khatha No.134/2, 149/4, 149/14, EPID No.2341443040 and (b) Khatha No.1497/134/2,149/4, EPID No.2389796209, totally measuring 173151 Sq.ft. Pursuant to that the BBMP clubbed aforesaid two Khatha and issued amalgamated BBMP khatha No.546/134/2, 149/4, 149/14, EPID No.2389796209 and registered the name of M/s. R.K. Suraksha Properties as the khatedar of the said land measuring 173151 sq.ft. The copies of Amalgamation Deed and E-Khatha could be evidenced from **Document Nos.52 and 53.**
50. By virtue of Deposit of Title Deeds dated 06/08/2024, M/s. R.K. Suraksha Properties, a Partnership Firm, have mortgaged the Land bearing Sy.Nos.134/2, 149/4 and 149/14, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, in favour of State Bank of India. The said Deposit of Title Deeds is registered as Document No.JAY-1-03139/2024-25, in the office of Sub-registrar, Jayanagar. The copy of Deposit of Title Deeds dated 06/08/2024 could be evidenced from **Document No.54.**

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51. M/s.R.K.Suraksha Properties, have applied and procured all the required Statutory Permits/NOCs/Consent etc., from the relevant competent authorities by remitting the requisite statutory fee and other charges to develop the Schedule Property and the particulars Permits/NOCs/Consent etc., are as follows:
- a) No Objection Certificate for Height Clearance dated 18/06/2024 No.ASC/DGM (AO)/131/HAL-BG-54-24/729/2024 issued by the Airports Authority of India.
 - b) No objection certificate dated 16/01/2025 issued by Bangalore Water Supply and Sewerage Board.
 - c) Environment Clearance No.EC24C3801KA5309018N dated 21/11/2024, issued by the State Level Environment Impact Assessment authority, Karnataka.
 - d) No objection certificate bearing No.KSFES/NOC/415/2024 dated 10/12/2024, issued by Karnataka State Fire & Emergency Services
 - e) No objection certificate bearing No.CTE-346876 dated 04/01/2025 issued by Karnataka State Pollution Control Board

The copies of the aforesaid NOCs/Permits/Clearances could be evidenced from **Document Nos.55 to 59.**

52. The Encumbrance Certificate for the period 01/07/1924 to 14/02/1957 with respect to Land bearing Survey No. 149/4 situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, bears out nil encumbrances. The copy of Encumbrance Certificate could be evidenced from **Document No.60.**
53. The Encumbrance Certificate for the period 15/02/1957 to 31/03/2004 bears out registration of Sale Deed dated 19/07/1967 (Document No. 1745), Sale Deed dated 28/03/1973 (Document No.7348) with respect to Land bearing Survey No. 149/4 situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Encumbrance Certificate could be evidenced from **Document No.61.**
54. The Encumbrance Certificate for the period 01/04/1940 to 14/02/1957 with respect to the Land bearing Survey No. 149/12 situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, bears out nil encumbrances. The copy of Encumbrance Certificate could be evidenced from **Document No.62.**

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55. The Encumbrance Certificate for the period 15/02/1957 to 31/03/2004 bears out registration of Sale Deed dated 29/01/1958 (Document No.3708), Sale Deed dated 22/06/1964 (Document No.1613) and Sale Deed dated 25/10/1967 (Document No. 3524) with respect to the Land bearing Survey No. 149/12 situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Encumbrance Certificate could be evidenced from **Document No.63.**
56. The Encumbrance Certificate for the period 01/04/1924 to 14/02/1957 bears out registration of Maintenance Deed dated 03/05/1937 (Document No. 3727) with respect to the Land bearing Survey No. 134/2 situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Encumbrance Certificate could be evidenced from **Document No.64.**
57. The Encumbrance Certificate for the period 15/02/1957 to 31/03/2004 with respect to the Land bearing Survey No. 134/2 situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District bears out nil encumbrances. The copy of Encumbrance Certificate could be evidenced from **Document No.65.**
58. The Encumbrance Certificate for the period 01/01/2003 to 19/12/2025 with respect to the Land bearing Survey Nos. 134/2, 149/4 and 149/14 situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District bears out following transactions:-
- Sale deed dated 03/02/2023 (Document No.10260/2022-23)
 - Sale deed dated 23/02/2023 (Document No.11190/2022-23)
 - Sale deed dated 23/02/2023 (Document No.11189/2022-23)
 - Sale deed dated 23/08/2023 (Document No.4972/2023-24)
 - Confirmation Deed dated 01/03/2024 (Document No.12100/2023-24)
 - Confirmation deed dated 15/06/2024 (Document No.2184/20224-25)
 - Deposit of title deed dated 06/08/2024 (Document No.3139/2024-25)
- The copy of Encumbrance Certificate could be evidenced from **Document No.66.**
59. The Endorsement dated 06/01/2012 issued by the Special Tahsildar, Bangalore South Taluk bears out that it is not possible to verify whether tenancy claims registered under section 48A of the Karnataka Land Reforms Act, 1961, in respect of Land bearing Survey No. 149/4 situated at Begur Village, Begur Hobli, Bengaluru South Taluk,

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Bengaluru District, since the Register book is submitted in W.P.12249-250/2003. The copy of the said Endorsement dated 06/01/2012 could be evidenced from **Document No.67.**

60. The Endorsement dated 10/01/2012 issued by the Assistant Commissioner, Bangalore South Taluk bears out that there are no cases registered under section 79A and 79B of the Karnataka Land Reforms Act, 1961 and also bear out that there are no cases registered under PTCL Act in respect of Land bearing Survey No. 149/4 situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the said Endorsement dated 10/01/2012 could be evidenced from **Document No.68.**
61. The Endorsement dated 06/01/2012 issued by the Special Tahsildar, Bangalore South Taluk bears out that it is not possible to verify whether tenancy claims registered under section 48A of the Karnataka Land Reforms Act, 1961, in respect of Land bearing Survey No. 134/2 situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, since the Register book is submitted in W.P.12249-250/2003. The copy of the said Endorsement dated 06/01/2012 could be evidenced from **Document No.69.**
62. The Endorsement dated 10/01/2012 issued by the Assistant Commissioner, Bangalore South Taluk bears out that there are no cases registered under section 79A and 79B of the Karnataka Land Reforms Act, 1961 and also bear out that there are no cases registered under PTCL Act in respect of Land bearing Survey No. 134/2 situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the said Endorsement dated 10/01/2012 could be evidenced from **Document No.70.**
63. The Akarbhandh bears out that (a) the land bearing Survey No. 149/2 totally measures 2 Acres 08 Guntas (including 1 Guntas kharab) (b) the land bearing Survey No. 149/14 of Begur Village totally measures 8 Guntas (without kharab) and the land bearing Survey No. 134/2 totally measures 1 Acre 25 Guntas (including 3 Guntas kharab). The copy of Akharbandh of Survey No.149/2, 149/14 and 134/2 could be evidenced from **Document No.71.**
64. The Hissa Tippyany of Survey No. 149 which shows the bifurcation of Survey No. 149/1 to 149/12. The Hissa Tippyany, RR Pakka Book of Survey No. 149/12 which shows the bifurcation of Survey No. 149/12 into 149/14. The copy of Mula tippyany, Hissa Tippyany and RR Pakka Book could be evidenced from **Document No.72.**

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65. The Hissa Tippany of Survey No. 134 which shows the bifurcation of Survey No. 134/1 to 134/3. The name of Sri. Chinnappa son of Sri. Ekashappa is entered as the owner of Survey No. 134/2. The copies of Mula tippany, Hissa Tippany could be evidenced from **Document No.73.**
66. The Village Map of Begur village bears out the land bearing Survey No. 134 and 149 in the village map. The village map and could be evidenced from **Document No.74.**
67. By virtue of the Single Layout Plan bearing No.BDA/TP/PRL-124/199/2024-25 dated 21/04/2025, issued by the Bangalore Development Authority, it is observed that said authority approved single layout plan for the land bearing Survey No.149/4, Survey No.149/14 and Survey No.134/2, totally measuring 3 Acres 38.75 Guntas, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Single Layout Plan letter along with layout plan could be evidenced from **Document No.75.**

SCHEDULE PROPERTY

All that piece and parcel of the Residentially converted land bearing Survey No.149/4, Survey No.149/14 and Survey No.134/2, bearing Amalgamated BBMP khatha No. 546/134/2, 149/4, 149/14, EPID No.2389796209, totally measuring 3 Acres 39 Guntas, situated at Begur Village, Begur Hobli, Bengaluru South Taluk, Bengaluru District, and bounded on;

East by : Road and Land bearing Survey No.134/3;
West by : Land bearing Survey Nos.134/1, 149/5, 149/6 and remaining portion of sy.no.149/4;
North by : Land bearing Survey Nos.149/1 and 149/7s;
South by : Land bearing Survey No.134/3.

CERTIFICATE

I hereby certify that on perusal of the photocopies of documents furnished to me, it is observed that, M/s. R.K. Suraksha Properties, a Partnership Firm, a valid and marketable title to the Schedule Property subject to discharge of mortgage deed from State Bank of India.


G.V.SUDHAKAR