



Jayanth M. Pattanshetti
ADVOCATE

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Date: 05/12/2017

M/s. BCV Developers Private Limited,
29th Floor, World Trade Center,
Bangalore Gateway Campus,
Malleshwaram-Rajajinagar,
Bangalore - 560 055.

Sir,

Sub: Scrutiny and Title Report with respect to commercially converted land being portion of Survey No. 371/1, measuring 1 acre 31.3 guntas (converted vide Official Memorandum in No. ALN (De) SR: 67/2005-06 dated 10-05-2005 issued by the Deputy Commissioner, Bangalore Rural District, Bangalore), situated at Devanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.

DESCRIPTION OF PROPERTY

All that piece and parcel of the commercially converted land being portion of land being portion of Survey No. 371/1, measuring 1 acre 31.3 guntas, (converted vide Official Memorandum in No. ALN (De) SR: 67/2005-06 dated 10-05-2005 issued by the Deputy Commissioner, Bangalore Rural District, Bangalore), situated at Devanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District and is bounded on the:

East by : Survey No. 372 and Proposed 24 /26 meters Wide Road

West by : proposed 24 /26 meters Wide Road

North by : proposed 24 /26 meters Wide Road

South by : Property bearing Survey No. 368





Jayanth M. Pattanshetti

ADVOCATE

Continuation Sheet

The photocopies of the below mentioned documents are produced for scrutiny and verification of marketable right, title and interest of the owners to the Subject Property.

Sl. No.	Date of execution/ issue	Description of documents
1. ✓	26-02-1951	Sale Deed executed by Smt. Sanjeevamma, wife of Sri. Venkatappa in favour of Sri. Syed Ali Sab, son of Sri. Syed Biram Sab, registered vide Document No. 2402/1950-51 of Book I, Volume 594, Pages 232 to 234, in the office of the Sub-Registrar, Devanahalli.
2. (2)	—	Mutation Register extract in serial No. 74/1984-85 issued by the Village Accountant, Kasaba, Devanahalli Taluk.
3. ✓	30-03-1991	Sale Deed executed by Sri. Syed Ali Sab, son of Sri. Biram Sab and his daughter, Smt. Khaja Rambh, in favour of Sri. Venkateshappa, son of Sri. Munishamappa, registered vide Document No. 84/1991-92 of Book I, Volume 1402, Pages 213 to 217 in the office of the Sub-Registrar, Devanahalli.
4. ✓	30-03-1991	Sale Deed executed by Sri. Syed Ali Sab, son of Sri. Biram Sab and his daughter, Smt. Khaja Rambh, in favour of Sri. Venkateshappa, son of Sri. Munishamappa, registered vide Document No. 85/1991-92 of Book I, Volume 1398, Pages 111 to 114 in the office of the Sub-Registrar, Devanahalli.
5. ✓	09-10-2007	Mutation Register extract in serial No. 36/1991-92 issued by the Thasildar, Devanahalli Taluk.
6. ✓	09-10-2007	Mutation Register extract in serial No. 38/1991-92 issued by the Thasildar, Devanahalli Taluk.
7. ✓	22-01-2018	Certificate issued by the Manager, Primary Co-operative Agriculture and Rural Development Bank Limited, Devanahalli.
8. (8)	—	Family Tree of Sri. Venkateshappa, issued by the Village Accountant, Devanahalli Taluk.
9. ✓	27-02-2002	Agreement of Sale entered between Sri. Venkateshappa, son of Sri. Munishamappa and others with Sri. K. B. Ashok, son of Sri. Byrappa.





Jayanth M. Pattanshetti

ADVOCATE

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
10.	13-11-2003	Sale Deed executed by Sri. Venkateshappa, son of Sri. Munishamappa and others in favour of Smt. Anita Purnesh, wife of Sri. D. M. Purnesh, registered vide Document No. 2067/2003-04 of Book I, Volume 2023, Pages 221 to 226 in the office of the Sub-Registrar, Devanahalli.
11.	25-04-2007	Mutation Register in serial No. 268/2004-05 issued by the Village Accountant, Devanahalli Taluk.
12.	23-03-2007	Rectification Deed executed by Sri. Venkateshappa, son of Sri. Munishamappa and others in favour of Smt. Anita Purnesh, wife of Sri. D. M. Purnesh, registered vide Document No. 9634/2006-07 of Book I, stored in C. D. No. 125 in the office of the Sub-Registrar, Devanahalli.
13.	10-05-2005	Official Memorandum in No. ALN. (De). SR/67/2005-06 issued by the Deputy Commissioner, Bangalore Rural District.
14.	28-09-2005	Partnership Deed of M/s. Devagiri Farms entered between Smt. Kala Shankar, Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejjraj Gulecha and Sharada Babulal Lath.
15.	28-11-2005	Form 'C' of M/s. Devagiri Farms issued by the Registrar of Firms, Bangalore Rural District, Bangalore.
16.	28-11-2005	Form 'A' of M/s. Devagiri Farms issued by the Registrar of Firms, Bangalore Rural District, Bangalore.
17.	15-02-2007	Memorandum of Understanding entered between M/s. Devagiri Farms and Brigade Enterprises Limited.
18.	15-03-2007	Supplementary Deed entered between Smt. Kala Shankar, Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejjraj Gulecha and Smt. Sharada Babulal Lath.
19.	21-03-2007	Re-constituted Deed of Partnership of M/s. Classic Valmark entered between Smt. Kala Shankar, Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejjraj Gulecha, Smt. Sharada Babulal Lath, Sri. D.M. Purnesh, Sri. N. Venugopala Reddy and Sri. D.M. Shankar.





Jayanth M. Pattanshetti
ADVOCATE

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
20.	26-12-2007	Agreement to Sell entered between M/s. Classic Valmark (formerly known as M/s. Devagiri Farms) and M/s. Brigade Enterprises Limited registered vide Document No. 5693/2007-08 of Book I, stored in CD No. 145 in the office of the Sub-Registrar, Devanahalli.
21.	24-07-2008	Deed of Cancellation executed by M/s. BCV Developers Private Limited (formerly Classic Valmark) and M/s. Brigade Enterprises Limited registered vide Document No. 2816/2008-09 of Book I, stored in CD No. 160 in the office of the Sub-Registrar, Devanahalli.
22.	29-03-2007	Power of Attorney executed by Sri. M.R. Jaishankar, son of Late M.L. Ramachandra Setty in favour of Sri. J. Manjunath Singh, Sri. H.M. Prabhu and Sri. G.A. Harshavardhana registered vide Document No. 1163/2006-07 of Book IV, stored in CD No. 79 in the office of the Sub-Registrar, Shivajinagar.
23.	25-03-2008	Revised Deed of Reconstitution of Partnership entered between Smt. Kala Shankar, Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha and Smt. Sharada Babulal Lath, Sri. D.M. Purnesh, Dr. N. Venugopala Reddy and Sri. D.M. Shankar.
24.	24-07-2008	Joint Venture Agreement entered between Smt. Kala Shankar, Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha, Smt. Sharada Babulal Lath, Sri. D. M. Purnesh, Sri. N. Venugopala Reddy, Sri. D.M. Shankar, M/s. BCV Developers Private Limited and M/s. Brigade Enterprises Limited.
25.	29-04-2015	Orders passed by the Hon'ble High Court of Karnataka at Bangalore in Company Petition Nos. 127/2014 to 129/2014 for sanction of the scheme of amalgamation.
26.	-	Copies of Complaint, Written Statement, Compromise Petition, Compromise Decree and Order Sheet in O.S. No. 324/2008 on the file of the Civil Judge (Senior Division) and JMFC at Devanahalli.





Jayanth M. Pattanshetti

ADVOCATE

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
27.	-	Copies of Complaint, Amended Complaint, Written Statement, Compromise Petition, Compromise Decree and Order Sheet in O.S. No. 877/2008 on the file of the Civil Judge (Senior Division) and JMFC at Devanahalli.
28.	06-07-2009	Death Certificate of Smt. Kala Shankar, wife of Sri. D.M. Shankar issued by the Village Accountant, Allampura Circle, Kasaba Hobli, Chikkamagalur Taluk.
29.	02-02-2013	Memorandum of Understanding entered between Smt. Latha Kamath, M/s. BGV Developers Private Limited and others.
30.	-	RTCs for the period 1968-69 to 2004-05, 2006-07 to 2008-09 and 2011-12 to 2017-18 issued by the Thasildar / Village Accountant, Devanahalli Taluk.
31.	-	Akarband issued by the Thasildar, Devanahalli Taluk.
32.	-	Hissa Tippyany issued by the Inspector, Land Survey Office, Devanahalli Taluk.
33.	-	Tippyany with respect to Survey No. 371.
34.	14-10-2003	Atlas issued by the Inspector, Land Survey Office, Devanahalli Taluk.
35.	-	Survey Sketch issued by the Thasildar, Devanahalli Taluk.
36.	-	Village Map of Devanahalli.
37.	26-03-2007	Endorsement in No. RK 520/2007-08 issued by the Thasildar, Devanahalli Taluk.
38.	-	Endorsement in No. LRF:CR:74/2007-08 issued by the Thasildar, Devanahalli Taluk.
39.	24-04-2007	Endorsement in No. LRF:7A:CR:61:2006-07 issued by the Thasildar, Devanahalli Taluk.
40.	30-06-2007	Endorsement in No. LRF: (De) (End.): 294/2006-07 issued by the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore.





Jayanth M. Pattanshetti

ADVOCATE

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
41.	25-11-2004	Endorsement in No. PTCL: CR: 68/04-05 issued by the Thasildar, Devanahalli Taluk
42.	19-09-2007	Endorsement in No. Bangalore/LAO/1577/2007-08 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore.
43.	27-09-2007	Endorsement in No. KHB/LAO/125/2007-08 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
44.	18-03-2015	Relinquishment Deed executed by M/s. BCV Estates Private Limited in favour of the Member Secretary, Bangalore International Airport Areas Planning Authority, Devanahalli registered vide Document No. 11280/2014-15 of Book I, stored in CD No. 11280/2014-15 of Book I, in the office of the Sub-Registrar, Devanahalli.
45.	31-03-2015	Development Plan in No. BIAAPA: TP2/DP/42/2011-12 approved by the Member Secretary, Town and Country Planning, Bangalore International Airport Area Planning Authority, Devanahalli.
46.	21-06-2016	Site Plan in No. BIAAPA/TP/2/CC/26/2015-16 approved by the Member Secretary, Town and Country Planning, Bangalore International Airport Area Planning Authority, Devanahalli.
47.	21-06-2016	Commencement Certificate in No. BIAAPA/TP2/CC/26/2015-16/1204 issued by the Joint Director and Member Secretary, Town and Country Planning, Bangalore International Airport Area Planning Authority, Devanahalli.
48.	27-03-2007	Encumbrance Certificate in SA No. 19339/2006-07 for the period 01-04-1970 to 31-03-1979 issued by the Sub-Registrar, Devanahalli.
49.	04-10-2007	Encumbrance Certificate in S. A. No. 6178/07-08 for the period 01-04-1970 to 20-07-2007 issued by the Sub-Registrar, Devanahalli.
50.	10-05-2005	Encumbrance Certificate in S A No. 1233/2005-06 for the period 01-07-1993 to 29-04-2005 issued by the Sub-Registrar, Devanahalli.





Jayanth M. Pattanshetti
ADVOCATE

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
51.	20-10-2008	Encumbrance Certificate in S A No. 10171/2008-09 for the period 13-03-2007 to 06-10-2008 issued by the Sub-Registrar, Devanahalli.
52.	05-12-2017	Encumbrance Certificate in SA No. 17447/2017-18 for the period 01-04-2004 to 03-12-2017 issued by the Sub-Registrar, Devanahalli.

TITLE OF M/S. BCV DEVELOPERS PRIVATE LIMITED

My opinion has been sought with respect to the commercially converted land being portion of Survey No. 371/1, measuring 1 acre 31.3 guntas (converted vide Official Memorandum in No. ALN (De) SR: 67/2005-06 dated 10-05-2005 issued by the Deputy Commissioner, Bangalore Rural District, Bangalore), situated at Devanahalli Village, Kasaba Hobli, Devanahalli Taluk, ("Subject Property").

On perusal of the above documents, it is observed that the agricultural land bearing Survey No. 371/1, measuring 3 acres 2 guntas (earlier part of Survey No.371), situated at Devanahalli Village, Kasaba Hobli, Devanahalli Taluk ("Composite Property") was originally owned and possessed by one Sri. Ramakrishnappa, son of Menasina Doddavenkatashamappa @ Doddavenkatappa. The party has not furnished any title deeds to show as to how Sri. Ramakrishnappa, son of Menasina Doddavenkatashamappa. It is observed in the Hissa Tippiary as per the survey conducted on 14-12-1944 the land bearing Survey No. 371 was bifurcated into 2 portions, i.e., Survey Nos. 371/1 and 371/2 and the name of Sri. Ramakrishnappa, son of Menasi Doddavenkatashamappa is entered as the hissedar/owner of the land bearing Survey No. 371/1, measuring 3 acres 2 guntas. Hence, it can be construed that Sri. Ramakrishnappa, son of Menasina Doddavenkatashamappa owned and possessed the Composite Property as absolute owner as on 14-12-1944.

From the recitals of the Sale Deed dated 26-02-1951, it is observed that Sri. Ramakrishnappa, son of Menasina Doddavenkatappa sold the western portion of the





Jayanth M. Pattanshetti

ADVOCATE

Continuation Sheet

Composite Property, measuring 2 acres 3 guntas in favour of his sister, Smt. Sanjeevamma, wife of Venkatappa by virtue of the Sale Deed dated 19-10-1945. The copy of the said Sale Deed dated 19-10-1945 is not furnished for scrutiny. Smt. Sanjeevamma, wife of Sri. Venkatappa sold western portion of the Composite Property, measuring 2 acres 3 guntas by virtue of the Sale Deed dated 26-02-1951 in favour of Sri. Syed Ali Sab, son of Sri. Syed Biram Sab. The said Sale Deed is registered vide Document No. 2402/1950-51 of Book I, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 1.**

Pursuant to the aforementioned Sale Deed, the khatha / mutation of 2 acres 3 guntas of the Composite Property was transferred and registered in the name of Sri. Syed Ali Sab vide serial No. 74/1984-85 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 2.** In the aforementioned Mutation Register the extent of the said property is wrongly written as 3 acres 2 guntas instead of 2 acres 3 guntas.

By virtue of the Sale Deed dated 30-03-1991 Sri. Syed Ali Sab, son of Sri. Biram Sab and his daughter, Smt. Khaja Rambli sold 1 acre 1 ½ guntas of the Composite Property in favour of Sri. Venkateshappa, son of Sri. Munishamappa. The said Sale Deed is registered vide Document No. 84/1991-92 of Book I, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No.3.**

By virtue of the Sale Deed dated 30-03-1991 Sri. Syed Ali Sab, son of Sri. Biram Sab and his daughter, Smt. Khaja Rambli sold 1 acre 1 ½ guntas of the Composite Property in favour of Sri. Venkateshappa, son of Sri. Munishamappa. The said Sale Deed is registered vide Document No. 85/1991-92 of Book I, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No.3.**

Pursuant to the aforementioned Sale Deeds, the khatha/ mutation of 2 acres 3 guntas of the Composite Property was transferred and registered in the name of Sri. Venkateshappa vide serial Nos. 36/1991-92 and 38/1991-92 of the Mutation Register. The copies of the said Mutation Register extract could be evidenced from **Document Nos. 5 and 6.**





Jayanth M. Pattanshetti

ADVOCATE

Continuation Sheet

It is evidenced in the Encumbrance Certificates that Sri. Venkateshappa mortgaged a portion of Survey No. 371/1, measuring 2 acres 3 guntas by virtue of the Mortgage Deed dated 02-09-1992 in favour of the Secretary, PLA & RD Bank, Devanahalli. The party has not furnished the aforementioned Mortgage Deed for scrutiny. Subsequently, the mortgage amount was repaid by the party, and the Manager, Primary Co-operative Agriculture and Rural Development Bank Limited, Devanahalli has issued the Certificate dated 22-01-2018 stating that there are no dues with respect to the Subject Property. The copy of the said Certificate could be evidenced from **Document No.7.**

Note: To furnish the Mortgage Deed dated 02-09-1992 executed by Sri. Venkateshappa in favour of the Secretary, PLA & RD Bank, Devanahalli, registered vide Document No. 168/1992-93 of Book I, Volume 114, Page 53 in the office of the Sub-Registrar, Devanahalli.

On perusal of the Family Tree of Sri. Venkateshappa, it is observed that he is married to Smt. Narayanamma and they have three daughters and two sons, namely: (1) Smt. Jayalakshamma, (2) Smt. Padma (3) Kumari Bhagya alias Bhagyamma, (4) Sri. Srinivas and (5) Master Anand, respectively. The copy of the said Family Tree of Sri. Venkateshappa could be evidenced from **Document No. 8.**

That on 27-02-2002, (1) Sri. Venkateshappa, son of Sri. Munishamappa, (2) Smt. Narayanamma, wife of Sri. Venkateshappa, (3) Sri. Srinivas, son of Sri. Venkateshappa, (4) Kumari Bhagyamma and (5) Master Anand (serial Nos. 4 and 5 being minors represented by their father and natural guardian, Sri. Venkateshappa) entered into the Agreement of Sale with Sri. K. B. Ashok, son of Sri. Byrappa for sale of 2 acres 3 guntas of the Composite Property. The copy of the said Agreement of Sale dated 27-02-2002 could be evidenced from **Document No.9.**

By virtue of the Sale Deed dated 13-11-2003 (1) Sri. Venkateshappa, son of Sri. Munishamappa and his wife and children, namely, (2) Smt. Narayanamma, (3) Smt. Padma, (4) Smt. Jayalakshamma, (5) Sri. Srinivas, (6) Kumari Bhagya alias Bhagyamma and (7) Master Anand (serial Nos. 6 and 7 being minors, represented by their mother, Smt. Narayanamma as natural guardian) sold 2 acres 2 guntas of the Composite





Jayanth M. Pattanshetti

ADVOCATE

Continuation Sheet

Property in favour of Smt. Anita Purnesh, wife of Sri. D. M. Purnesh. The said Sale Deed is registered vide Document No.2067/2003-04 of Book I, in the office of the Sub-Registrar, Devenahalli and a copy of the same could be evidenced from **Document No. 10**. The Agreement holder, Sri. K. B. Ashok has relinquished all his right, title and interest of the said property and he has attested the Sale Deed as consenting witness and he is admitted the cancellation/ revocation of the Sale Agreement dated 27-02-2002.

Pursuant to the aforementioned Sale Deed, the khatha/ mutation of 2 acres 2 guntas of the Composite Property was transferred and registered in the name of Smt. Anita Purnesh, vide serial No. 268/2004-05 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No.11**.

While executing the aforementioned Sale Deed dated 13-11-2003, (i) the father name of Smt. Padma, Smt. Jayalakshamma, Sri. Srinivas and Kumari Bhagya was wrongly entered as Sri. Gangadharappa instead of Sri. Venkateshappa and (ii) the western side of the boundary was wrongly written as 'land in Survey No. 371/2 of Sri. Chandrappa & family & others' instead of 'land in Survey No. 370 of Sri. Giddibagilu Veerabhadrappe. To rectify the said errors, the Deed of Rectification dated 23-03-2007 was executed by Sri. Venkateshappa, son of Sri. Munishamappa and others in favour of Smt. Anita Purnesh, wife of Sri. D. M. Purnesh. The said Rectification Deed is registered vide Document No. 9634/2006-07 of Book I, in the office of the Sub-Registrar, Devenahalli and a copy of the same could be evidenced from **Document No.12**.

The Deputy Commissioner vide the Official Memorandum dated 10-05-2005 in No. ALN. (De). SR/67/2005-06 has converted 2 acres 2 guntas of the Composite Property from agricultural use to residential use. The copy of the said Official Memorandum dated 10-05-2005 could be evidenced from **Document No. 13**.

Note: The eastern, western and northern boundaries of the said property are wrongly mentioned. The part is advised to rectify the boundaries in the Official Memorandum.

By the Partnership Deed dated 28-09-2005 Smt. Kala Shankar, Smt. Anita Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha and Smt. Sharada Babulal Lath formed a





Jayanth M. Pattanshetti

ADVOCATE

Continuation Sheet

Partnership firms in the name and style M/s. Devagiri Farms for the purpose of carrying on the business of real estate. The portion of the Composite Property, measuring 2 acres 2 guntas and other properties was contributed by Smt. Anitha Purnesh as her share of capital contribution and it is agreed between the partners that the said property be treated as the property of the Partnership Firm. The duration of the Firm was for a period of 10 years. The copy of the said Partnership Deed dated 28-09-2005 could be evidenced from **Document No.14.**

The Partnership Deed dated 28-09-2005 was executed in this regard and same is registered with the Registrar of Firms vide Registration No. 42/2005-06 dated 28-11-2005 and the Registrar of Firms, Bangalore Rural District, Bangalore has issued Form 'C' in this regard. The copy of the said Form 'C' of M/s. Devagiri Farms could be evidenced from **Document No.15.**

The Registrar of Firms, Bangalore Rural District has issued the Form 'A' stating that Smt. Kala Shankar, Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha and Sharada Babulal Lath are the partners of 'M/s. Devagiri Farms'. The copy of the Form 'A' could be evidenced from **Document No.16.**

M/s. Devagiri Farms, a Partnership Firm (represented by its Partners, namely Sri. D. M. Purnesh and Sri. Rathan B. Lath), Smt. Anitha Purnesh, Smt. Kalashankar, Smt. Saraswathamma, Smt. Sharada Babulal Lath and Sri. Tejraj Gulecha entered into the Memorandum of Understanding dated 15-02-2007 with M/s. Brigade Enterprises Private Limited (represented by its Managing Director Sri. M. R. Jaishankar) for development of certain lands situated at Rayasandra and Devanahalli Villages. It is recited that the owners brought lands in various survey numbers in the said Villages to the fold of partnership by way of their capital and being desirous of developing the lands were looking for Joint Ventures. Accordingly, M/s. Brigade Enterprises Private Limited has offered to develop the lands including the 2 acres 2 guntas of the Composite Property in Joint Venture with owners by forming a Special Purpose Vehicle (i.e., 'SPV') on certain terms and conditions.





Jayanth M. Pattanshetti
ADVOCATE

Continuation Sheet

The copy of the said Memorandum of Understanding dated 15-02-2007 could be evidenced from **Document No.17.**

That the some partners of M/s. Devagiri Farms were running their other businesses under the name and style "Classic Valmark". Under the Supplementary Deed dated 15-03-2007, all the partners of M/s. Devagiri Farms agreed that it would be advantageous to carry on all the businesses together under the name and style "Classic Valmark". Accordingly the name of i.e., M/s. Devagiri Farms was changed to M/s. Classic Valmark. The copy of the said Supplementary Deed dated 15-03-2007 could be evidenced from **Document No. 18.**

The Partnership firm was re-constituted consequent to admission of new partners, namely Sri. D.M. Purnesh, Sri. N. Venugopala Reddy and Sri. D.M. Shankar into the Partnership firm with effect from 21-03-2007 and they have continued to carry on the business under the name of style of M/s. Classic Valmark'. The copy of the Deed of Partnership dated 21-03-2007 could be evidenced from **Document No. 19.**

M/s. Classic Valmark (formerly known as M/s. Devagiri Farms), represented by its Authorised Signatories i.e., Sri. D.M. Purnesh and Sri. Ratan B Lath entered into the Agreement to Sell dated 26-12-2007 with M/s. Brigade Enterprises Limited for sale of 2 acres 2 guntas of the Composite Property and other properties. The said Agreement to Sell is registered vide Document No. 5693/2007-08 of Book I, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 20.** Smt. Kala Shankar (represented by her General Power of Attorney holder, Sri. D.M. Shankar), Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha, Smt. Sharada Babulal Lath (represented by her General Power of Attorney holder, Sri. Ratan B. Lath), Sri. D.M. Purnesh, Sri. N. Venugopala Reddy and Sri. D.M. Shankar have attested the Agreement to Sell as Consenting Witnesses.

By the Deed of Cancellation dated 24-07-2008 M/s. BCV Developers Private Limited (formerly Classic Valmark), represented by its Director, Sri. D.M. Purnesh and M/s. Brigade Enterprises Limited (represented by its Managing Director, Sri. M. R. Jaishankar, represented by his Special Power of Attorney holder, Sri. Manjunath Singh) canceled the





Jayanth M. Pattanshetti
ADVOCATE

Continuation Sheet

Agreement to Sell dated 26-12-2007. The said Deed of Cancellation is registered vide Document No. 2816/2008-09 of Book I, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No.21**. In the aforementioned Deed of Cancellation, Smt. Kala Shankar (represented by her General Power of Attorney holder, Sri. D. M. Shankar), Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha, Smt. Sharada Babulal Lath (represented by her General Power of Attorney holder, Sri. Ratan B. Lath), Sri. D. M. Purnesh, Sri. N. Venugopala Reddy and Sri. D.M. Shankar have attested the Deed of Cancellation as Consenting Witnesses.

By virtue of the Power of Attorney dated 29-03-2007 Sri. M. R. Jaishankar, son of Late M. L. Ramachandra Setty empowered Sri. J. Manjunath Singh, Sri. H. M. Prabhu and Sri. G. A. Harshavardhana to jointly or severally sign and to present and execute agreement/s, sale deed/s or any other deed/s and all such other incidental powers to complete registration of the document. The said General Power of Attorney is registered vide Document No. 1163/2006-07 of Book IV, stored in CD No. 79 in the office of the Sub-Registrar, Shivajinagar and a copy of the same could be evidenced from **Document No.22**.

By the Revised Deed of Reconstitution of Partnership dated 25-03-2008 Smt. Kalashankar and others, the partners of M/s. Classic Valmark agreed to convert the firm into a Joint Stock Company and register the same under the Companies Act, 1956, in the name of "BCV Developers Private Limited". All assets and liabilities including movable and immovable properties of the firm got vested with BCV Developers Private Limited on the date of registration of the company under the Act. The copy of the said Revised Deed of Reconstitution of Partnership could be evidenced from **Document No.23**.

By the Joint Venture Agreement dated 24-07-2008, Smt. Kala Shankar, Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha, Smt. Sharada Babulal Lath, Sri. D. M. Purnesh, Sri. N. Venugopala Reddy, Sri. D.M. Shankar, M/s. BCV Developers Private Limited and M/s. Brigade Enterprises Limited have mutually agreed for joint venture for development of the schedule lands, measuring 80 acres 24 guntas including the portion of the Composite Property, measuring 2 acres 2 guntas herein for township, resorts, spas, clubs, houses, residential apartments villas, plotted development, commercial development





Jayanth M. Pattanshetti
ADVOCATE

Continuation Sheet

including setting of shopping malls multiplexes, offices commercial complexes, service apartments, hotels, hospitals, schools etc., Further the parties have mutually discussed the terms and conditions of regulating their rights, duties and obligation in the Joint Venture Company and its related working modalities. The copy of the Joint Venture Agreement dated 24-07-2008 could be evidenced from **Document No.24.**

M/s. BCV Developers Private Limited, M/s. BCV Estates Private Limited and M/s. CV Properties (Bangalore) Private Limited filed the applications in Company Petition Nos. 127/2014 to 129/2014 before the Hon'ble High Court of Karnataka at Bangalore for amalgamation of the Companies under Sections 391 to 394 and other applicable provisions of the Companies Act, 1956. The Hon'ble High Court of Karnataka at Bangalore after hearing the applications ordered the amalgamation as per the scheme sanctioned and accordingly, M/s. BCV Estates Private Limited and the M/s. CV Properties (Bangalore) Private Limited have been merged together into M/s. BCV Developers Private Limited (i.e., transferee Company). The copy of the said Orders in Company Petition Nos. 127/2014 to 129/2014 could be evidenced from **Document No.25.**

It is observed that Smt. Latha Kamath filed the suit in O.S. No. 324/2008 on the file of the Civil Judge (Senior Division) and JMFC at Devanahalli against Smt. Anitha Purnesh, M/s. BCV Estate Private Limited and others for declaration of her title and injunction alleging interference in her possession, with respect to the land being portion of Survey No. 371/1, measuring 1 acre. Subsequently, Smt. Latha Kamath filed the suit in O.S. No. 877/2008 on the file of the Civil Judge (Senior Division) and JMFC at Devanahalli against Smt. Kala Shankar, M/s. BCV Developers Private Limited and others for declaration of her title and injunction alleging interference in her possession, with respect to land being portions of (i) Survey No. 372, measuring 1 acre 13 ½ guntas and (ii) Survey No. 371/2, measuring 1 acre 3 guntas. It is observed from the Amended Plaint that the Defendant, Smt. Kala Shankar died on 21-06-2009, leaving behind her husband and children, namely Sri. D.M. Shankar, Sri. D.S. Abhinand and Sri. D.S. Shravan Thejas as her legal heirs and they have been brought on record. Subsequently, the suit in O.S. No. 324/2008 was clubbed with the suit in O.S. No. 877/2008. It is observed from the plaint that Smt. Latha





Jayanth M. Pattanshetti

ADVOCATE

Continuation Sheet

Kamath filed the suit claiming the northern portion of Survey No.371/1, measuring 1 acre, which is presently owned and possessed by M/s. BCV Developers Private Limited. It is further observed from the Written Statement that Smt. Anitha Purnesh contested the same, claiming that, even prior to execution of the Sale Deed dated 12-07-2004 by Venkatesh as a GPA holder of Smt. Bellamma in favor of Smt. Latha Kamath, the said GPA came to be cancelled by Smt. Bellamma and as such, Smt. Latha Kamath does not have any right, title or interest to the Survey No.371/1, measuring 01 acre for declaration of her title to the aforesaid portion of the land and to declare that Sale Deed dated 02-02-2008 with respect to Survey No.371/1 measuring 01 acre executed in favour of Smt. Anitha Purnesh by Smt. Bellamma is null and void. It is also observed that as per the Sale Deed dated 12-07-2004 executed by Smt. Bellamma in favor of Smt. Latha Kamath with respect to portion of Survey No.371/1, measuring 1 acre and another property, the southern boundary is wrongly mentioned as 'Remaining portion of Survey No. 371/2' and the said error was rectified by executing the Rectification Deed dated 22-06-2007 and as such, the claim of Smt. Anitha Purnesh that she is in possession and enjoyment of northern portion of Survey No. 371/1, measuring 1 acre and another property was questioned. All the parties discussed the issues in the presence of common well-wishers and after detailed discussion agreed to settle their differences regarding title and possession of their respective shares of Survey No. 371/1 and other properties and accordingly, Smt. Latha Kamath, M/s. BCV Developers Private Limited, Smt. Anitha Purnesh and others entered into the Memorandum of Understanding dated 02-02-2013. It is recited that the northern portion of Survey No. 371/1, measuring 1 acre 10.7 guntas is now owned and possessed by Smt. Latha Kamath and the southern portion of Survey No. 371/1, measuring 1 acre 31.3 guntas ("**Subject Property**") is now owned and possessed by M/s. BCV Developers Private Limited and others. As per the Memorandum of Understanding, all the parties filed the Compromise Petition. The said suit was decreed in terms of the Compromise Petition and the copies of the said Plaint, Written Statement, Compromise Petition, Compromise Decree and Order Sheet in O.S. Nos. 324/2008 and 877/2008 on the file of the Civil Judge (Senior Division) and JMFC at Devanahalli, Death Certificate of Late Kalashankar and Memorandum of Understanding dated 02-02-2013 could be evidenced from Document Nos. 26 to 29.





Jayanth M. Pattanshetti

ADVOCATE

Continuation Sheet

Note: To furnish the Registered Compromise Decree in O.S. Nos. 324/2008 and 877/2008 on the file of the Civil Judge (Senior Division) and JMFC at Devanahalli.

The RTCs of Survey No. 371/1 produced for the period 1968-69 to 2004-05, 2006-07 to 2008-09 and 2011-12 to 2017-18, reflect the total extent of land as 3 acres 2 guntas with no kharab land. For the period 1968-69 to 1982-83 the name of Sri. Ramakrishnappa is entered as the owner in column No.9 and in column No. 12 no name is entered as the cultivator. For the period 1983-84 to 1987-88 the name of Sri. Ramakrishnappa is rounded off and the names of Smt. Sanjeevamma and Sri. Syed Ali Sab are entered as the owners in column No.9 and in column No. 12 for the period 1983-84 to 1985-86 the name of Venkateshappa is entered as the cultivator and thereafter for the period 1987-88 no name is entered as the cultivator. For the period 1988-89 to 1990-91 the names of Smt. Sanjeevamma and Syed Ali Sab are entered as the owners in column No. 9 and in column No. 12 the names of Smt. Sanjeevamma and Sri. Venkateshappa are entered as the cultivators. For the period 1991-92 to 1996-97 the name of Sri. M. Basha Sab is entered as the owner and subsequently rounded off and the names Sri. Venkateshappa, Sri. Ramakrishnappa and Smt. Bellamma are entered as the owners in column No. 9 and in column No. 12 for the period 1991-92 to 1992-93 the name of Sri. Venkateshappa is entered as the cultivator and for the period 1993-94 the names of Sri. Venkateshappa is entered as the cultivator and for the period 1995-96 the names of Sri. Ramakrishnappa and Smt. Bellamma are entered as the cultivators and thereafter for the period 1996-97 the names of Sri. Venkateshappa, Sri. Ramakrishnappa and Bellamma are entered as the cultivators. For the period 1997-98 to 2003-04 the name of Sri. Ramakrishnappa is rounded off and the names of Sri. Venkateshappa and Smt. Bellamma are entered as the owners in column No. 9 and in column No. 12 for the period 1997-98 to 1999-2000 the names of Sri. Venkateshappa, Sri. Ramakrishnappa and Smt. Bellamma are entered as the cultivators and thereafter for the period 2000-01 to 2003-04 the names of Sri. Venkateshappa and Smt. Bellamma are entered as the cultivators. For the period 2004-05 the names of Smt. Bellamma and Smt. Anitha Purnesh are entered as the owners and cultivators in column Nos. 9 and 12, respectively. For the period 2006-07 to 2007-08 the names of Smt. Anitha Purnesh and Sri. Venugopal are entered as the owners in





Jayanth M. Pattanshetti
ADVOCATE

Continuation Sheet

column No. 9 and in column No. 12 for the period 2006-07 the name of Sri. Venugopal is entered as the cultivator and thereafter for the period 2007-08 the names of Sri. Venugopal and Smt. Anitha Purnesh are entered as the cultivators. For the period 2008-09 the name of Smt. Anitha Purnesh is entered as the owner in column No. 9 and in column No.12 the names of Sri. Venugopal and Smt. Anitha Purnesh are entered as the cultivators. For the period 2011-12 to 2016-17 the name of Smt. Anitha Purnesh and the Government has been entered as the owners in column No. 9 and in column No. 12 the names of Sri. Venugopal and the Government has been entered as the cultivator in column No.12. For the period 2017-18 the names of Smt. Anitha Purnesh and Smt. Latha Kamath are entered as the owners in column No. 9 and in column No. 12 the names of Sri. Venugopal and Smt. Latha Kamath are entered as the cultivators. The copies of the said RTC's of Survey No. 371/1 could be evidenced from **Document No.30.**

The total extent of the land in survey No. 371/1 as per the Akarband is 3 acres 2 guntas with no kharab land and the same is in conformity with the extents mentioned in the R.T.C's. The copy of the said Akarband issued by the Thasildar, Devanahalli Taluk could be evidenced from **Document No. 31.**

On perusal of the Hissa Tippyany and R.R. Pakka Book (Balabhagda Nakalu), it is observed that as per the survey conducted on 14-12-1944 the land bearing Survey No. 371, measuring 6 acres 11 guntas has been bifurcated into two portions i.e., (i) Survey Nos. 371/1, measuring 3 acres 2 guntas and Survey No. 371/2, measuring 3 acres 9 guntas. It is further observed that the name of Sri. Ramakrishnappa, son of Menasi Doddavenkatashamappa is entered as the owner / hissedar of Survey No. 371/1. The copy of the said Hissa Tippyany could be evidenced from **Document No. 32.**

The Tippyany, Atlas, Survey Sketch and Village Map of Devanahalli confirm the shape and location of the Subject Property in the said Village. The copies of the said Tippyany, Atlas, Survey Sketch and Village Map could be evidenced from **Document Nos. 33 to 36.**

The Thasildar, Devanahalli Taluk, vide Endorsement dated 26-03-2007 in No. RK 520/2007-08 has certified that "Index of Land and Record of Rights" are in a dilapidated





Jayanth M. Pattanshetti
ADVOCATE

condition. The copies of the said Endorsements could be evidenced from **Document No. 37.**

The Thasildar, Devanahalli Taluk, vide Endorsements in Nos. LRF:C.R:74/2007-08 and LRF:7A.C.R:61/2006-07 has certified that there are no tenancy applications filed under Section 48A and 77A of the Karnataka Land Reforms Act, 1961 with respect to portion of Survey No. 371/1, measuring 2 acres 2 guntas. The copies of the said Endorsements could be evidenced from **Document Nos. 38 and 39.**

The Assistant Commissioner, Doddaballapura Sub-Division, Bangalore vide Endorsement dated 30-06-2007 has certified that there are no proceedings initiated or pending with respect to portion of Survey No. 371/1, measuring 2 acres 2 guntas for violation of the provisions of Sections 79A and 79B of the Karnataka Land Reforms Act, 1961. The copy of the said Endorsement could be evidenced from **Document No.40.**

The Thasildar, Devanahalli Taluk, vide Endorsement dated 25-11-2004 in No. PTCL- CR: 68/2004-05 has certified that the land bearing Survey No. 371/1 does not come under the purview of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978. The copy of the said Endorsement could be evidenced from **Document No.41.**

The Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore, vide his Endorsement dated 19-09-2007 in No. Bangalore/LAO/1577/2007-08 has certified that the land bearing Survey No. 371/1 and other properties have not been acquired as on that date for any of its developmental purposes. The copy of the said Endorsement dated 19-09-2007 could be evidenced from **Document No. 42.**

The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, vide his Endorsement dated 27-09-2007 in No. KHB/LAO/125/2007-08 has certified that the land bearing Survey No. 371/1 and other properties have not been acquired as on that date for any of its developmental purposes. The copy of the said Endorsement dated 27-09-2007 could be evidenced from **Document No. 43.**





Jayanth M. Pattanshetti

ADVOCATE

Continuation Sheet

By virtue of the Deed of Relinquishment dated 18-03-2015, the M/s. BGV Developers Private Limited relinquished all their right, title, interest and claim with respect to (a) Parks and open space, measuring 81182.37 square meters, (b) civic amenities, measuring 20286.94 square meters, (c) visitors vehicle parking, measuring 20316.93 square meters, (d) access and open space, measuring 104077.82 square meters, (e) proposed road, measuring 58760.22 square meters, (f) playing ground, measuring 25677.35 square meters and (g) electrical sub-station, measuring 2967.65 square meters, measuring in total 313269.28 square meters in favour of the Member Secretary, Bangalore International Airport Areas Planning Authority, Devanahalli. The said Relinquishment Deed is registered vide Document No. 11280/2014-15 of Book I, stored in CD No. 11280/2014-15 of Book I, in the office of the Sub-Registrar, Devanahalli and a copy of the could be evidenced from **Document No.44.**

The Member Secretary, Town and Country Planning, Bangalore International Airport Areas Planning Authority, Devanahalli, vide Development Plan and Site Plan dated 31-03-2015 and 21-06-2016 in Nos. BIAAPA: TP2/DP/42/2011-12 and BIAAPA/TP/2/CC/26/2015-16 permitted to construct a residential and commercial building on the Subject Property and adjacent properties, comprising of basement, Ground floor, first, second, third, fourth floors and terrace. The copies of the said Development Plan and Site Plan could be evidenced from **Document Nos. 45 and 46.**

Note: The party is advised to furnish the Building Plan approved by the Member Secretary, Town and Country Planning, Bangalore International Airport Area Planning Authority, Devanahalli and Occupancy Certificate if the building is completed.

The Joint Director and Member Secretary, Town and Country Planning, Bangalore International Airport Area Planning Authority, Devanahalli by the Commencement Certificate has permitted change of land use of the Subject Property and another property from residential use to commercial use subject to the certain conditions as mentioned therein. The copy of the said Commencement Certificate in No. BIAAPA/TP2/CC/26/2015-16/1204 issued by the Joint Director and Member Secretary, Town and Country Planning,





Jayanth M. Pattanshetti
ADVOCATE

Bangalore International Airport Area Planning Authority, Devanahalli could be evidenced from **Document No.47**.

Note: The party is advised to Registration of the project under Real Estate (Regulation and Development) Act, 2016.

The Encumbrance Certificates produced for the period 01-04-1970 to 03-12-2017 with respect to Survey No. 371/1, it is observed that there are twelve entries. The first entry being execution of the Sale Deed dated 08-04-1991 by Sri. Syed Ali Sab in favour of Sri. Venkateshappa. The second entry being execution of the Sale Deed dated 07-09-1991 by Sri. Syed Ali Saheb in favour of Sri. Venkateshappa. The third entry being execution of the Mortgage Deed dated 02-09-1992 Sri. Venkateshappa in favour of PLA & RD Bank, Devanahalli. The fourth entry being execution of the Sale Deed dated 13-11-2003 by Sri. Venkateshappa in favour of Smt. Anita Purnesh. The fifth entry being execution of the Sale Deed dated 03-09-2004 by Smt. Bellamma (represented by her GPA holder, Sri. Venkatesh) in favour of Smt. Latha Kamath. The sixth entry being execution of the Sale Deed dated 24-05-2005 by Smt. Bellamma in favour of Sri. Venugopal. The seventh entry being execution of the Rectification Deed dated 23-03-2007 by Sri. Venkateshappa in favour of Smt. Anitha Purnesh. The eighth entry being execution of the Rectification Deed dated 23-06-2007 by Smt. Bellamma in favour of Smt. Latha Kamath. The ninth entry being execution of the Agreement of Sale dated 27-12-2007 entered between M/s. Classic Valmark and M/s. Brigade Enterprises Limited. The tenth entry being execution of the Deed of Rectification dated 02-02-2008 by Smt. Bellamma in favour of Sri. Venugopal. The eleventh entry being execution of the Sale Deed dated 04-02-2008 by Sri. Venugopal in favour of Smt. Anitha Purnesh. The twelfth entry being execution of the Cancellation Deed dated 27-08-2008 entered between M/s. Brigade Enterprises Limited and BVC Developers Private Limited. The copies of the said Encumbrance Certificates could be evidenced from **Document Nos.48 to 52**. The fifth, sixth, eighth and tenth and eleventh entries appearing in the Encumbrance Certificates does not pertain to the Subject Property.





Jayanth M. Pattanshetti

ADVOCATE

Note: To furnish:

- a) Complete copy of the Encumbrance Certificate in S. A. No. 6178/07-08 for the period 01-04-1970 to 20-07-2007 issued by the Sub-Registrar, Devanahalli.
- b) Two entries pertaining to: (i) Sale Deed dated 24-05-2005 and (ii) Cancellation Deed dated 27-08-2008 entered between M/s. Brigade Enterprises Limited and BVC Developers Private Limited are missing in the Encumbrance Certificate in SA Nos. 1233/2005-06 and 17447/2017-18 for the period 01-07-1993 to 29-04-2005 and 01-04-2004 to 03-12-2017. Hence the party to furnish updated Encumbrance Certificate for the period 01-04-1945 to 31-03-1970 and 01-07-1993 to date.

OPINION

On perusal of the above documents and subject to the observations made above, I am of the opinion that M/s. BCV Developers Private Limited a Company incorporated under the Companies Act, 1956 is the absolute owner of the commercially converted land being portion of Survey No. 371/1, measuring 1 acre 31.3 guntas (except relinquished portion of the entire layout, totally measuring 313269.28 square meters in favour of the Member Secretary, Town and Country Planning, Bangalore International Airport Areas Planning Authority, Devanahalli), converted vide Official Memorandum in No. ALN (De) SR: 67/2005-06 dated 10-05-2005 issued by the Special Deputy Commissioner, Bangalore Rural District, Bangalore, situated at Devanahalli Village, Kasaba Hobli, Devanahalli Taluk. My opinion with regard to the marketable right, title and interest of the owner to the Subject Property is subject to production and scrutiny of the following documents:

1. To register the project with the Real Estate Authority under RERA.
2. Up to date tax paid receipts.
3. To produce original documents for verification.



Jayanth M. Pattanshetti
Advocate



Jayanth Pattanshetti Associates LLP
ADVOCATES

Partner

Jayanth M. Pattanshetti

Date: 16/02/2026

M/s. BCV Developers Private Limited,
29th Floor, World Trade Center,
Bengaluru Gateway Campus,
Malleshwaram-Rajajinagar,
Bengaluru - 560 055.

Sirs,

Sub: Scrutiny Title Report with respect to residentially converted land bearing Survey No. 368/6 (earlier part of Survey No. 368/1), measuring 2 acres 17 guntas, including 3 guntas of 'A' karab land (converted vide Official Memorandum dated 07-06-2010 in No. ALN (De) SR: 49/2009-10 issued by the Deputy Commissioner, Bengaluru Rural District), situated at Devanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District.

DESCRIPTION OF PROPERTY

All that piece and parcel of the residentially converted land bearing Survey No. 368/6 (earlier part of Survey No. 368/1), measuring 2 acres 17 guntas, including 3 guntas of 'A' karab land (converted vide Official Memorandum dated 07-06-2010 in No. ALN (De) SR: 49/2009-10 issued by the Deputy Commissioner, Bengaluru Rural District, situated at Devanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District and bounded on the:-

East by : Land bearing Survey No. 368/5;
West by : Land bearing Survey No. 368/7;
North by : Lands bearing Survey No. 371;
South by : Land bearing Survey Nos. 414 and 368/2.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

The below mentioned photocopies of the documents are produced for verification of the marketable, right, title and interest of the owner/s to the subject property.

Doc. No.	Date of execution / issue	Description of Documents
1.	14-02-1984	Darkhast Register issued by the Tahsildar, Devanahalli Taluk, Bengaluru.
2.	-	Mutation Register extract in serial No. 38/1950-51 issued by the Thasildar, Devanahalli Taluk.
3.	24-11-1997	Order passed in Case Nos. LND: SC/ST: 99/1990-91 and LND: SC/ST 52/1997-98 by the Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru.
4.	07-11-2000	Order passed in Appeal No. LND/SC.ST (A) 32/1997-98 by the Deputy Commissioner, Bengaluru Rural District.
5.	-	Mutation Register extract in serial No. 21/2000-01 issued by the Thasildar, Devanahalli Taluk.
6.	08-12-2015	Orders passed in Writ Petition No. 12351/2005 (SC.ST) before the Hon'ble High Court of Karnataka at Bengaluru.
7.	-	Family Tree of Sri. Ramappa issued by the Village Accountant, Anneshwara Circle, Kasaba Hobli, Devanahalli Taluk.
8.	31-12-2005	Sale Deed executed by Sri. Ramappa, son of Late Munishamappa in favour of Smt. G. Padmaja, wife of Sri. G. Srinivas, registered vide Document No. DNH-1-04847/2005-06 of Book I, stored in CD No. DNHD 72, in the office of the Sub-Registrar, Devanahalli.
9.	28-11-2007	Mutation Register extract in serial No. 8/2006-07 issued by the Village Accountant, Devanahalli Taluk.
10.	25-11-2006	Exchange Deed executed between Smt. G. Padmaja, wife of Sri. G. Srinivas and Smt. Kalashankar, wife of Sri. D. M. Shankar, registered vide Document No. DNH-1-07839/2006-07 of Book I, stored in C. D. No. DNHD119, in the office of the Sub-Registrar, Devanahalli.
11.	28-11-2007	Mutation Register extract in serial No. 208/2006-07 issued by the Village Accountant, Devanahalli Taluk.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Doc. No.	Date of execution / issue	Description of Documents
12.	07-06-2010	Official Memorandum in No. ALN (De) SR: 49/2009-10 issued by the Deputy Commissioner, Bengaluru Rural District, Challan for having paid the conversion fine and the Sketch prepared at the time of conversion.
13.	27-01-2012	Order passed in Case No. RA (De) 99/2011-12 by the Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru.
14.	06-07-2009	Death Certificate of Smt. H.R. Kalavathi alias Kala Shankar, wife of Sri. D. M. Shankar issued by the Village Accountant, Allampura Circle, Kasaba Hobli, Chikkamagalur Taluk.
15.	10-05-2010	Deed of Partnership of M/s. CV Estates entered between Sri. D. M. Shankar, Sri. D. S. Abhinand, Sri. D.S. Shravan, Smt. Anita Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha, Smt. Sharada Babulal Lath, Sri. D. M. Purnesh and Dr. N. Venugopala Reddy.
16.	23-07-2010	Form 'C' of M/s. CV Estates issued by the Registrar of Firms, Shivajinagar, Bengaluru.
17.	23-07-2010	Form 'A' of M/s. CV Estates issued by the Registrar of Firms, Shivajinagar, Bengaluru.
18.	10-08-2010	Deed of Reconstitution of Partnership entered between Sri. D. M. Shankar, Sri. D. S. Abhinand, Sri. D.S. Shravan, Smt. Anita Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha, Smt. Sharada Babulal Lath, Sri. D. M. Purnesh and Dr. N. Venugopala Reddy.
19.	09-09-2010	Certificate of Incorporation of BCV Estates Private Limited issued by the Registrar of Companies, Karnataka.
20.	-	Memorandum and Articles of Association of BCV Estates Private Limited.
21.	29-04-2015	Orders passed by the Hon'ble High Court of Karnataka at Bengaluru in Company Petition Nos. 127/2014 to 129/2014 for sanction of the scheme of amalgamation.
22.	01-04-2008	Certificate of Incorporation of M/s. BCV Developers Private Limited issued by the Register of Companies, Karnataka.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Doc. No.	Date of execution / issue	Description of Documents
23.	-	Memorandum and Articles of Association of M/s. BCV Developers Private Limited issued by the Register of Companies, Karnataka.
24.	13-02-2026	Search Report of M/s. BCV Developers Private Limited issued by Sarvotham P. Company Secretaries, For ASR & CO.,
25.	-	Record of Rights.
26.	-	R.T.C.'s for the period 1968-69 to 1973-74, 1979-80 and 1981-82 to 1987-88 with respect to Survey No. 368 issued by the Tahsildar, Devanahalli Taluk, Devanahalli with respect to Survey No. 368.
27.	-	R.T.C's for the period 1993-94 to 2010-11 with respect to Survey No. 368/1, issued by the Tahsildar / Village Accountant, Devanahalli Taluk, Devanahalli with respect to Survey No. 368/1.
28.	-	R.T.Cs for the period 2011-12 to 2024-25 issued by the Village Accountant, Devanahalli Taluk, Devanahalli with respect to Survey No. 368/6.
29.	-	Hissa Tippiany with respect to Survey Nos. 368/1 to 368/3.
30.	-	Hissa Tippiany issued by the Superintendent, Devanahalli Taluk with respect to Survey No. 368/6.
31.	-	R.R. Pakka Book (Balabagada Nakalu) by the Superintendent, Devanahalli Taluk with respect to Survey No. 368/6.
32.	05-05-2012	Mutation Register extract in serial No. T14/2011-12 issued by the Village Accountant, Devanahalli Taluk.
33.	14-05-2007	Akarband issued by the Thasildar, Devanahalli Taluk with respect to Survey No. 368/1.
34.	-	Atlas issued by the Superintendent, Devanahalli Taluk.
35.	-	Village Map of Devanahalli.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Doc. No.	Date of execution / issue	Description of Documents
36.	29-06-2007	Endorsement in No. LRF (De) (End) 294/2006-07 issued by the Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru.
37.	27-09-2007	Endorsement in No. KHB: LAQ: 125/07-08 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bengaluru.
38.	20-09-2007	Endorsement in No. KIADB/Ke-Ka:VG/8174/2007-08 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bengaluru.
39.	18-03-2015	Relinquishment Deed executed by M/s. BCV Developers Private Limited and others in favour of the Member Secretary, Bangalore International Airport Areas Planning Authority, Devanahalli registered vide Document No. DNH-1-11280/2014-15 of Book I, stored in CD No. DNHD 534 of Book I, in the office of the Sub-Registrar, Devanahalli.
40.	31-03-2015	Development Plan in No. BIAAPA: TP2/DP/42/2011-12 approved by the Member Secretary, Town and Country Planning, Bengaluru International Airport Area Planning Authority, Devanahalli.
41.	21-05-2024	Tax paid Receipt for the period 2024-25 issued by the Town Municipal Council, Devanahalli.
42.	10-08-2007	Encumbrance Certificate in S. A. No. 5063/07-08 for the period 01-04-1940 to 31-03-1970 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 368/1 (earlier part of Survey No. 368).
43.	10-12-2007	Encumbrance Certificate in S. A. No. 13533/2007-08 for the period 01-04-2006 to 27-11-2007 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 368/1 (earlier part of Survey No. 368).
44.	16-08-2024	Encumbrance Certificate in S. A. No. 128273/2024-25 for the period 01-04-2004 to 12-08-2024 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 368/6 (earlier part of Survey No. 368/1).





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Doc. No.	Date of execution / issue	Description of Documents
45.	02-01-2026	Encumbrance Certificate in SA No. 3526515/2025-26 for the period 12-08-2024 to 31-12-2025 issued by the Sub-Registrar, Devanahalli with respect to Survey No. 368/6 (earlier part of Survey No. 368/1).

TITLE OF M/S. BCV DEVELOPERS PRIVATE LIMITED

On perusal of the above documents, it is observed that the agricultural land bearing Survey No. 368, measuring 20 acres 1 gunta (including 1 acre 8 guntas karab land), situated at Devanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District ("Composite Property") was originally in possession and enjoyment of one Sri. Mara alias Lakki Mommagga Marappa alias Depot Marappa, son of Sri. Muniga alias Muniyappa, he acquired the Composite Property in the auction held by the Government vide Order dated 12-11-1941 in No. AD 27/41-42. The party has not furnished with the said Order and Auction Sale Certificate for scrutiny. Pursuant to the said Order the name of Sri. Mara alias Lakki Mommagga Marappa alias Depot Marappa, son of Sri. Muniga alias Muniyap was recorded in the 'Darkhast Register' as the owner of the Composite Property. The copy of the Extract of the Darkhast Registrar could be evidenced from **Document No. 1.**

Pursuant to the said Order, the katha / mutation of the Composite Property was transferred and registered in the name of Sri. Mara alias Lakki Mommagga Marappa alias Depot Marappa vide serial No. 38/1950-51 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 2.**

As discussed above, Sri. Mara alias Lakki Mommagga Marappa alias Depot Marappa, he having acquired the Composite Property in the auction held by the Government who belonged to scheduled castes and the Grant Certificate was issued to him. It is observed that on 19-12-1945 Sri. Mara alias Lakki Mommagga Marappa sold 2 acres 13 guntas of the Composite Property in favour of Sri. Ramappa, son of Late Munishamappa. Upon the death of Sri. Mara alias Lakki Mommagga Marappa, his legal heirs i.e., Sri. Chikkamuniyappa, Sri. Nanjappa and Smt. Gullamma sold 3





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

acres of the Composite Property in favour of Sri. Ramappa son of Late Munishamappa on 18-01-1946. The party has not furnished with the said Sale Deeds for scrutiny. Thus, by the above Sale Deed Sri. Ramappa son of Late Munishamappa became the owner of 5 acres 13 guntas of the Composite Property. Subsequently, the legal heirs of Late Sri. Mara alias Lakki Mommagga Marappa i.e., Sri. Chikkamuniyappa and others made an application to the Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru against Sri. Ramappa and others praying to declare the said sales as null and void and to restore the said property to Sri. Chikkamuniyappa, son of Late Mara and others as per the provision of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands), Act. The Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru conducted proceedings in Case Nos. LND: SC/ST: 99/1990-91 and LND: SC/ST 52/1997-98 and by his Order dated 24-11-1997, the 6 acres 20 guntas of the Composite Property by way of public auction by the Amildar, Devanahalli Taluk in favour of Sri. P. V. Subramanya Shastri and the Certificate of Sale dated 05-01-1955 was issued by the Amildar to Sri. P. V. Subramanya Shastri and hence the said property does not fall under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands), Act and another portion, measuring 5 acres 13 guntas of the Composite Property was sold by Sri. Mara and his legal heirs to Sri. Ramappa is held as void ab-initio and vested to the Government free from all encumbrances and ordered to restore under Section 5(1)(B) of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands), Act. The copy of the said Order dated 24-11-1997 could be evidenced from **Document No. 3.**

Note: To furnish:

- a) Sale Deed dated 19-12-1945 executed by Sri. Chikkamuniyappa, son of Late Mara and others in favour of Sri. Ramappa with respect to Survey No. 368, measuring 2 acres 13 guntas.
- b) Sale Deed dated 18-01-1946 executed by Sri. Chikkamuniyappa, son of Late Mara and others in favour of Sri. Ramappa with respect to Survey No. 368, measuring 3 acres.

Aggrieved by the aforementioned Orders dated 24-11-1997 passed by the Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru, Sri. Ramappa son of Late





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Munishamappa preferred an Appeal in No. LND/SC.ST (A) 32/1997-98 by the Deputy Commissioner, Bengaluru Rural District against the legal heirs of Late Mara i.e., Sri. Chikkamuniyappa, son of Late Mara and others. Upon conducting an enquiry, The Deputy Commissioner, Bengaluru Rural District by the Order dated 07-11-2000 set aside the Order passed by the Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru. In view of the fact that the 5 acres 13 guntas of the Composite Property was granted in the year 1942 to Late Mara who belonged to Scheduled Caste and he and his legal heirs had sold the said property in favour of Sri. Ramappa on 19-12-1945 and 18-01-1946. Thus, the transfer of the said property has been made much prior to 01-01-1949 and that more than 30 years has elapsed as on 01-01-1949. Pursuant to the said Order, the katha / mutation of 5 acres 13 guntas of the Composite Property was recorded in the name of Sri. Ramappa vide serial No. 21/2000-01 of the Mutation Register. The copies of the said Order dated 07-11-2000 and Mutation Register extract could be evidenced from **Document Nos. 4 and 5.**

Subsequently, the legal heirs of Late Mara i.e., Sri. Muni Anjanappa and others filed the Writ Petition in No. 12351/2005 (SC.ST) before the Hon'ble High Court of Karnataka at Bengaluru against Sri. Ramappa son of Late Munishamappa and others praying to set aside the impugned Order dated 07-11-2000 passed by the Deputy Commissioner, Bengaluru Rural District. That on 28-08-2013, the Hon'ble High Court of Karnataka, Bengaluru allowed IA No. 1/2012 filed by M/s. BCV Estates Private Limited and permitted them to come on record and directed the Petitioners i.e., Sri. Muni Anjanappa and others to amend the cause title and to file amended Writ Petition till day. Even the amended petition has not been filed since 28-08-2013 till day. The above facts would go to show that petitioners are not interested in prosecuting the petition and there is no point keeping the Writ Petition pending and hence, Writ Petition was dismissed on 08-12-2015 for non-prosecution. The copy of the said Orders passed in Writ Petition in No. 12351/2005 (SC.ST) could be evidenced from **Document No. 6.**

Note: It is observed through online verification of the website of the Karnataka High Court, there is no reference a Writ Appeal against the Orders passed in Writ Petition No. 12351/2005 (SC.ST) before the Hon'ble High Court of Karnataka at Bengaluru.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

On perusal of the Family Tree of Sri. Ramappa, it is observed that he is married to Smt. Gowramma and Smt. Jayamma. Through his first wife, Smt. Gowramma, he has two daughters and two sons, namely, Smt. Devi, Smt. Muninarayanamma, Sri. Nanjappa and Sri. Munikrishna alias Munikrishnappa. Through his second wife, Smt. Jayamma, he has three sons, namely, Sri. Satish, Sri. Subramanya and Sri. Gopal. The copy of the said Family Tree of Sri. Ramappa could be evidenced from **Document No. 7.**

By the Sale Deed dated 31-12-2005 Sri. Ramappa, son of Late Munishamappa sold 5 acres 13 guntas of the Composite Property in favour of Smt. G. Padmaja, wife of Sri. G. Srinivas. The said Sale Deed is registered vide Document No. DNH-1-04847/2005-06 of Book 1, stored in CD No. DNHD 72, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 8.** The said property is the self-acquired property of Sri. Ramappa and the sons of Sri. Ramappa, namely, Sri. Manjappa, Sri. Munikrishnappa and Sri. D.R. Gopal have joined in execution of the Sale Deed as formal Consenting Witnesses.

Pursuant to the afore-mentioned Sale Deed, the katha / mutation of 5 acres 13 guntas of the Composite Property was transferred and registered in the name of Smt. G. Padmaja vide serial No. 8/2006-07 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 9.**

Under the Exchange Deed dated 25-11-2006 Smt. G. Padmaja, wife of Sri. G. Srinivas and Smt. Kala Shankar, wife of Sri. D. M. Shankar exchanged their properties mutually whereunder, Smt. G. Padmaja, wife of Sri. G. Srinivas conveyed her right, title and interest over the portion of the Composite Property, measuring 2 acres 14 guntas to Smt. Kala Shankar, wife of Sri. D. M. Shankar. In turn Smt. Kala Shankar, wife of Sri. D. M. Shankar conveyed her right, title and interest over the land bearing Survey Nos. 370 and 369/1 of Devanahalli to Smt. G. Padmaja, wife of Sri. G. Srinivas. The said Exchange Deed is registered vide Document No. DNH-1-07839/2006-07 of Book 1, stored in C. D. No. DNHD119, in the office of the Sub-Registrar, Devanahalli and the copy of the said Exchange Deed could be evidenced from **Document No. 10.**





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Pursuant to the afore-mentioned Exchange Deed, the katha / mutation of 2 acres 14 guntas of the Composite Property was transferred and registered in the name of Smt. Kala Shankar vide serial No. 208/2006-07 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 11.**

Smt. Kala Shankar applied to the Deputy Commissioner, Bengaluru Rural District for conversion of the portion of Survey No. 368/1 (now Survey No. 368/6), measuring 2 acres 17 guntas, including 3 guntas 'A' Karab land (i.e., Subject Property) from agricultural use to non-agricultural use. The Deputy Commissioner, by an Intimation Letter intimated Smt. Kala Shankar to pay the conversion fine of ₹ 8,55,698/- and the same has been paid to the Government Treasury. The said amount includes the value of land towards the regularization of 'A' Karab land measuring 3 guntas. The Deputy Commissioner, Bengaluru Rural District by the Official Memorandum dated 07-06-2010 in No. ALN (De) SR: 49/2009-10 has accorded permission for conversion of the Subject Property from agricultural use to non-agricultural/residential use. The necessary fine for conversion of the said property for non-agricultural purposes has been paid. The Surveyor, Devanahalli Taluk has issued the Survey Sketch identifying the conversion of the said property. The copies of the said Official Memorandum, Challan for having paid the conversion fine and the Sketch prepared at the time of conversion could be evidenced from **Document No. 12.**

Smt. Anitha Purnesh and Smt. Kala Shankar had applied to the Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru for rectification of the extents mentioned in column No. 9 of the RTCs, to tally the extent mentioned in column No. 3 of the RTCs of Survey No. 368/1. The Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru after verifying the records and issue of notice to the parties, by his Order dated 27-01-2012 in Case No. RA (De) 99/2011-12 ordered to rectify the mistake. As per the Order the name of Smt. Kala Shankar is recorded with respect to portion of the Survey No. 368/1, measuring 2 acres 14 guntas and copy of the said Order could be evidenced from **Document No. 13.**

Smt. H.R. Kalavathi alias Kala Shankar died on 21-06-2009 and her death is registered in the office of the Chief Registrar of Birth and Deaths. The said Death Certificate of Smt. H.R. Kalavathi alias Kala Shankar is issued by the Village





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Accountant, Allampura Circle, Kasaba Hobli, Chikkamagalur Taluk could be evidenced from **Document No. 14.**

It is observed that Smt. H.R. Kalavathi alias Kala Shankar died leaving behind her husband and two sons, namely, Sri. D. M. Shankar, Sri. D. S. Abhinand and Sri. D.S. Shravan as her only legal heirs to succeed to her estate and accordingly, the legal heirs of Smt. H.R. Kalavathi alias Kala Shankar is recorded in the P & SC No. 1/2010 on the file of the Civil Judge (Senior Division) at Chikkamagalur.

By the Deed of Partnership dated 10-05-2010 Sri. D. M. Shankar, Sri. D. S. Abhinand, Sri. D.S. Shravan, Smt. Anita Purnesh, Smt. Saraswathamma, Sri. Tejjra Gulecha, Smt. Sharada Babulal Lath, Sri. D. M. Purnesh and Dr. N. Venugopala Reddy entered into a Partnership in the name and style "M/s. CV Estates" to carry on business of development of lands and real estate as may be mutually agreed upon between the partners from time to time with effect from 10-05-2010. The duration of the partnership is "at will". The Partners Nos. 1 to 3 i.e., Sri. D. M. Shankar, Sri. D. S. Abhinand and Sri. D.S. Shravan have contributed the Subject Property and other properties as their shares of capital to the firm. It is agreed between the partners that the Subject Property be treated as the property of the Partnership Firm. The copy of the said Deed of Partnership dated 10-05-2010 could be evidenced from **Document No. 15.**

The Partnership Deed dated 10-05-2010 was executed in this regard and same is registered with the Registrar of Firms vide Registration No. SJN-F-315/2010-11 dated 23-07-2010 and the Registrar of Firms, Shivajinagar, Bengaluru has issued Form 'C' in this regard. The copy of the said Form 'C' of M/s. CV Estates could be evidenced from **Document No. 16.**

The Registrar of Firms, Shivajinagar, Bengaluru has issued the Form 'A' stating that Sri. D. M. Shankar, Sri. D. S. Abhinand, Sri. D.S. Shravan, Smt. Anita Purnesh, Smt. Saraswathamma, Sri. Tejjra Gulecha, Smt. Sharada Babulal Lath, Sri. D. M. Purnesh and Dr. N. Venugopala Reddy are the partners of 'M/s. CV Estates. The copy of the said Form 'A' could be evidenced from **Document No. 17.**





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

By the Deed of Reconstitution of Partnership dated 10-08-2010, all the partners of M/s. CV Estates mutually agreed to convert the firm into a Joint Stock Company and register the same under the Companies Act, 1956, in the name of "BCV Estates Private Limited". All assets and liabilities including movable and immovable properties of the firm would vest with M/s. BCV Estates Private Limited on the date of registration of the company under the Act. The copy of the said Deed of Reconstitution of Partnership dated 10-08-2010 could be evidenced from **Document No. 18.**

M/s. BCV Estates Private Limited is a Company incorporated under the Companies Act, 1956 with the Registrar of Companies, Karnataka, Bangalore. The copy of the said Certificate of Incorporation dated 09-09-2010 could be evidenced from **Document No. 19.**

M/s. BCV Estates Private Limited is to invest in properties, act as builders, promoters, consultants and developers of lands, residential and commercial buildings, to act as civil contractors for execution of land, building projects of all kinds and otherwise as contractors to execution, construction and completion of all sorts of projects and generally deal in immovable properties of all descriptions and tenures by purchases and sale as may be necessary or otherwise deal with all or any part of the property and the copies of the Memorandum of Association and Articles of Association could be evidenced from **Document No. 20.**

M/s. BCV Developers Private Limited, M/s. BCV Estates Private Limited and M/s. CV Properties (Bangalore) Private Limited filed the applications in Company Petition Nos. 127/2014 to 129/2014 by the Hon'ble High Court of Karnataka at Bengaluru for amalgamation of the Companies under Sections 391 to 394 and other applicable provisions of the Companies Act, 1956. The Hon'ble High Court of Karnataka at Bengaluru after hearing the applications ordered the amalgamation as per the scheme sanctioned and accordingly, M/s. BCV Estates Private Limited and the M/s. CV Properties (Bangalore) Private Limited have been merged together into M/s. BCV Developers Private Limited (i.e., transferee Company). It is further observed that the Subject Property and other properties, situated at Rayasandra and Devanahalli Villages owned and possessed by the transferor (i.e., M/s. BCV Estates





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Private Limited) has been transferred to M/s. BCV Developers Private Limited and it is entitled to all the rights and is liable for all the obligations of the M/s. BCV Estates Private Limited. The copy of the said Orders in Company Petition Nos. 127/2014 to 129/2014 could be evidenced from **Document No. 21.**

M/s. BCV Developers Private Limited is a Company incorporated under the Companies Act, 1956 with the Registrar of Companies, Karnataka. The copy of the said Certificate of Incorporation dated 01-04-2008 could be evidenced from **Document No. 22.**

The object of BCV Developers Private Limited is to buy, lease or otherwise acquire lands, building and any other movable or immovable properties and to construct, build, equip, own, maintain and carry-on business of cold storages, store chambers, ice-plants, warehouses, refrigerators, freezing houses and room coolers and the copies of the Memorandum of Association and Articles of Association of M/s. BCV Developers Private Limited could be evidenced from **Document No. 23.**

The Search Report of BCV Developers Private Limited dated 13-02-2026 conducted by Sarvotham P., Company Secretaries, For ASR & Co, with regard to online search conducted on the web portal of Ministry of Corporate Affairs, states that on perusal of the same, there is no intimation of charges created on the Subject Property as on 13-02-2026 and in relation to charges filed by the Company and it is found that all such charges are satisfied. The copy of the said Search Report could be evidenced from **Document No. 24.**

On perusal of the Records of Rights, it is observed that Sri. Mara, son of Sri. Muniga is entered as the owner of the land bearing Survey No. 368 pursuant to the Order dated 12-11-1941 in No. AD 27/41-42. The copy of the said Records of Rights could be evidenced from **Document No. 25.**

The R.T.C's (a) for the period 1968-69 to 1973-74, 1979-80 and 1981-82 to 1987-88 produced with respect to Survey No. 368, reflect the total extent of land as 20 acres 1 gunta with 1 acre 8 guntas of kharab Land and (b) for the period 1993-94 to 2010-11 with respect to Survey No. 368/1, reflect the total extent as 14 acres 8 guntas with 35 guntas kharab land. For the period 1968-69 to 1973-74, the name of Sri. Mara is





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

entered as the owner and subsequently rounded off and the names of Sri. Chikkamuniyappa and Sri. Nanjappa and Smt. Gullamma are entered as the owner in column No. 9 and in column No. 12 for the period 1968-69 to 1971-72 the names of Sri. Ramappa and Sri. Anjinappa are entered as the cultivators and thereafter for the period 1972-73 to 1973-74 the names of Sri. Anjinappa, Sri. Ramappa, Sri. Gangojappa, Sri. Siddappa, Sri. Bylappa, Sri. Siddappa, Sri. Munishamappa and Sri. Chikkanna are entered as the cultivators. For the period 1979-80 the names of Sri. Chikkamuniyappa and Sri. Nanjappa, Smt. Gullamma and Sri. Anjinappa are entered as the owners in column No. 9 and in column No. 12 the names of Sri. Anjinappa, Sri. Ramappa, Sri. Gangojappa, Sri. Siddappa, Sri. Bylappa, Sri. Siddappa, Sri. Munishamappa and Sri. Chikkanna are entered as the cultivators. For the period 1981-82 to 1987-88 and 1993-94 to 2005-06, the name of Sri. Ramappa is entered as the owner of the Subject Property along with the owners to the other extents are entered as the owners and cultivators in column Nos. 9 and 12, respectively. For the period 2006-07 the names of Smt. Beeramma, Sri. R. Manju Gowda, Sri. Chikkanna, Smt. Samsad Begum alias Dilshad Begum, Smt. R. Usha, Sri. Rangaraju, Sri. Somashekar, Smt. Anitha Purnesh, Smt. G. Padmaja, Smt. Kala Shankar and Sri. Anjinappa are entered as the owners in column No. 9 and in column No. 12 the names of Smt. Anitha Purnesh, Smt. Shashirekha, Sri. Somashekar, Smt. Beeramma, Sri. R. Manju Gowda, Smt. Samsad Begum alias Dilshad Begum, Sri. Rangaraju, Anjinappa, Smt. G. Padmaja and Smt. Kalashankar are entered as the cultivators. For the period 2007-08 the names of Smt. Beeramma, Sri. R. Manju Gowda, Sri. Chikkanna, Smt. Samsad Begum alias Dilshad Begum, Smt. R. Usha, Sri. Rangaraju, Sri. Somashekar, Smt. Anitha Purnesh, Smt. Kala Shankar and Sri. Anjinappa are entered as the owners in column No. 9 and in column No. 12 the names of Smt. Anitha Purnesh, Smt. Shashirekha, Sri. Somashekar, Smt. Beeramma, Sri. R. Manju Gowda, Smt. Samsad Begum alias Dilshad Begum, Sri. Rangaraju, Anjinappa and Smt. Kalashankar are entered as the cultivators. For the period 2008-09 to 2010-11 the names of Smt. Beeramma, Sri. R. Manju Gowda, Sri. Chikkanna, Smt. Samsad Begum alias Dilshad Begum, Smt. R. Usha, Sri. Rangaraju, Sri. Somashekar, Smt. Anitha Purnesh, Smt. Kala Shankar, Smt. G. Padmaja and Sri. Anjinappa are entered as the owners and cultivators in column Nos. 9 and 12, respectively. The copies of the said RTC's could be evidenced from **Document Nos. 26 and 27.**





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

The R.T.Cs for the period 2011-12 to 2024-25 produced with respect to Survey No. 368/6, reflect the total extent of land as 2 acres 29 guntas with 15 guntas of kharab Land. For the said period the name of Smt. Kala Shankar is entered as the owner and cultivator in column Nos. 9 and 12, respectively. The copies of the said RTC's with respect to Survey No. 368/6 could be evidenced from **Document No. 28.**

***Note:** We are not furnished with the copies of the R.T.C.'s for the period 1974-75 to 1978-79 and 1988-89 to 1992-93 and hence we cannot comment on the entries made during the said periods.*

On perusal of Hissa Tippyany and R. R. Pakka Book (Balabthagada Nakalu), it is observed that as per the survey conducted on 21-07-1970 the land bearing Survey No. 368 is bifurcated into three portions i.e., Survey Nos. 368/1, 368/2 and 368/3 and the name of Sri. Mara, son of Sri. Muniga is entered as the hissadar / owner of Survey No. 368/1. It is further observed that as per the survey conducted on 30-03-2012 the land bearing Survey No. 368/1, measuring 14 acres 8 guntas (including 35 guntas karab land) is further bifurcated into nine portions i.e., Survey Nos. 368/1, 368/4, 368/5, 368/6, 368/7, 368/8, 368/9, 368/10 and 368/11. The name of Smt. Kala Shankar, wife of Sri. D.M. Shankar is entered as the hissadar / owner of the Survey No. 368/6, measuring 2 acres 29 guntas (including 15 guntas karab land). It is also observed that there is *halla* and *korakalu* in the Subject Property, which forms the Karab land of (12g +3 g) = 16 guntas. Pursuant to the said hissa / phody, the katha / mutation of the Survey No. 368/6 is recorded in the name of Smt. Kala Shankar vide serial No. T14/2011-12 of the Mutation Register. The copies of the said Hissa Tippyany, R. R. Pakka Book (Balabthagada Nakalu), Mutation Register extract could be evidenced from **Document Nos. 29 to 32.**

As per the Akarband, the total extent of the land in Survey No. 368/1 is 14 acres 8 guntas with 35 guntas kharab land and the same is in conformity with the extent mentioned in the R.T.C.'s. The copy of the said Akarband could be evidenced from **Document No. 33.**

The Atlas and the Village Map of Devanahalli produced confirms the shape and location of the Subject Property in the said Village. The copies of the Atlas and the Village Map could be evidenced from **Document Nos. 34 and 35.**





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

The Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru by the Endorsement dated 29-06-2007 has certified that there are no proceedings initiated or pending, for violation of the provisions of Section 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to portion of Survey No. 368/1, measuring 2 acres 14 guntas owned by Smt. Kala Shankar. The copy of the said Endorsement dated 29-06-2007 could be evidenced from **Document No. 36.**

The Special Land Acquisition Officer, Karnataka Housing Board by the Endorsement dated 27-09-2007 in No. KHB: LAQ: 125/07-08 has certified that the Survey No. 368/1 of Devanahalli Village has not been acquired for any of its developmental purposes. The copy of the said Endorsement dated 27-09-2007 could be evidenced from **Document No. 37.**

The Special Land Acquisition Officer, Karnataka Industrial Areas Development Board by the Endorsement dated 20-09-2007 has certified that the land bearing Survey No. 368/1 of Devanahalli Village has not been acquired for any of its developmental purposes. The copy of the said Endorsement dated 20-09-2007 could be evidenced from **Document No. 38.**

By the Deed of Relinquishment dated 18-03-2015, M/s. BCV Developers Private Limited, M/s. BCV Estates Private Limited and M/s. C.V. Properties (Bangalore) Private Limited relinquished all their right, title, interest and claim with respect to (a) Parks and open space, measuring 81182.37 square meters, (b) civic amenities, measuring 20286.94 square meters, (c) visitors vehicle parking, measuring 20316.93 square meters, (d) access and open space, measuring 104077.82 square meters, (e) proposed road, measuring 58760.22 square meters, (f) playing ground, measuring 25677.35 square meters and (g) electrical sub-station, measuring 2967.65 square meters, measuring in total 313269.28 square meters in favour of the Member Secretary, Bangalore International Airport Areas Planning Authority, Devanahalli. The said Relinquishment Deed is registered vide Document No. DNH-1-11280/2014-15 of Book 1, stored in CD No. DNHD 534 of Book 1, in the office of the Sub-Registrar, Devanahalli and a copy of the could be evidenced from **Document No. 39.**





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

The Member Secretary, Town and Country Planning, Bengaluru International Airport Areas Planning Authority, Devanahalli, vide Development Plan dated 31-03-2015 in No. BIAAPA: TP2/DP/42/2011-12 permitted to construct a residential and commercial building on the Subject Property and adjacent properties. The copy of the said Development Plan could be evidenced from **Document No. 40**.

The Subject Property and other properties are assessed to taxes by the Town Municipal Council, Devanahalli and the property taxes with respect to the Subject Property and other properties are paid in the name of M/s. BCV Developers Private Limited for the period 2024-25 to the Town Municipal Council, Devanahalli. The copy of the Tax Paid Receipt could be evidenced from **Document No. 41**. Any Building Plan sanctioned for the Survey No. 368/6, measuring 2 acres 17 guntas.

Note: The party is advised to get a Registration of the project under Real Estate (Regulation and Development) Act, 2016.

On perusal of the Encumbrance Certificates: (a) for the period 01-04-1940 to 31-03-1970 and for the period 01-04-2006 to 27-11-2007 with respect to Survey No. 368/1 (earlier part of Survey No. 368) and (b) for the period 01-04-2004 to 31-12-2025 with respect to Survey No. 368/6 (earlier part of Survey No. 368/1), it is observed that there are two entries. The first entry being execution of the Exchange Deed dated 11-12-2006 entered between Smt. G. Padmaja, wife of Sri. G. Srinivas and Smt. Kalashankar, wife of Sri. D. M. Shankar (registered vide Document No. DNH-1-07839/2006-07 of Book I). The second entry being execution of the Relinquishment Deed/ Release Deed dated 18-03-2015 by M/s. BCV Developers Private Limited and others in favour of the Member Secretary, Bangalore International Airport Areas Planning Authority, Devanahalli (registered vide Document No. DNH-1-11280/2014-15 of Book I). The copies of the said Encumbrance Certificates could be evidenced from **Document Nos. 42 to 45**. The other entries appearing in the Encumbrance Certificates do not pertain to the Subject Property.

Note: To furnish updated Encumbrance Certificates for the period 01-04-1945 to 31-03-2006 with respect to Survey No. 368/1 (old No. 368) and also to furnish Encumbrance Certificate for the period 01-01-2026 to date with respect to Survey No. 368/6.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

OPINION

On perusal of the above documents and subject to the observations made above, I am of the opinion that M/s. BCV Developers Private Limited, a Company incorporated under the Companies Act, 1956 is the owner of the residentially converted land bearing Survey No. 368/6 (earlier part of Survey No. 368/1), measuring 2 acres 17 guntas, including 3 guntas of 'A' class land (except relinquished portion of the entire layout in favour of the Member Secretary, Town and Country Planning, Bengaluru International Airport Areas Planning Authority, Devanahalli), converted vide Official Memorandum dated 07-06-2010 in No. ALN (De) SR: 49/2009-10 issued by the Deputy Commissioner, Bengaluru Rural District, subject to production of: (a) Up to date tax paid receipts, (b) E-Katha Certificate and Katha Extract, (c) Updated Encumbrance Certificates, (d) to get the residential project being developed on the Subject Property and other properties shall be registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder and also to produce original documents for verification.


Jayanth M. Pattanshetti
Advocate





Jayanth Pattanshetti Associates LLP
ADVOCATES

Partner

Jayanth M. Pattanshetti

Date: 16/02/2026

M/s. BCV Developers Private Limited,
29th Floor, World Trade Center,
Bengaluru Gateway Campus,
Malleshwaram-Rajajinagar,
Bengaluru - 560 055.

Sir,

Sub: Scrutiny and Title Report with respect to residentially converted land being portion of Survey No. 371/2, measuring 2 acres 6 guntas (converted vide Official Memoranda in Nos. ALN. (De) SR/114/2004-05 & ALN. (De) SR/68/2005-06 issued by the Deputy Commissioner, Bengaluru), situated at Devanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District.

DESCRIPTION OF PROPERTY

All that piece and parcel of the residentially converted land being portion of Survey No. 371/2, measuring 2 acres 6 guntas (converted vide Official Memoranda in Nos. ALN. (De) SR/114/2004-05 & ALN. (De) SR/68/2005-06 issued by the Deputy Commissioner, Bengaluru), situated at Devanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District and is bounded on the:

- East by : Remaining portion of Survey No. 371/1 and Proposed 24 /26 meters Wide Road
- West by : Property bearing Survey No. 370
- North by : Remaining Portion of Survey No. 371/2
- South by : Property bearing Survey No. 368





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

The photocopies of the below mentioned documents are produced for scrutiny and verification of marketable right, title and interest of the owners to the Subject Property.

Sl. No.	Date of execution/issue	Description of documents
1.	10-04-1962	Sale Deed executed by Sri. Venkatahamappa, son of Sri. Ayyappa, in favour of Smt. Chinnamma, wife of Late Pillappa, registered vide Document No. 53/1962-63 of Book I, Volume 840, Pages 218 to 220, in the office of the Sub-Registrar, Devanahalli.
2.	-	Mutation Register extract in serial No. 72/1986-87 issued by the Thasildar, Devanahalli Taluk.
3.	27-06-1963	Sale Deed executed by Smt. Chinnamma, wife of Late Pillappa, in favour of Sri. L. Kallappa, son of Sri. Lakkappa, registered vide Document No. 1151/1963-64 of Book I, Volume 877, Pages 197 to 199 in the office of the Sub-Registrar, Devanahalli.
4.	-	Mutation Register extract in serial No. 73/1986-87 issued by the Thasildar, Devanahalli Taluk.
5.	04-11-2009	Family Tree of Late L. Kallappa attested by the Village Accountant, Devanahalli Village, Anneshwara Circle, Kasaba Hobli, Devanahalli Taluk.
6.	11-02-1980	Partition Deed entered between Sri. L. Kallappa, son of Lakkappa and others, registered vide Document No. 1468/1979-80 of Book I, Volume 1244, Pages 209 to 218 in the office of the Sub-Registrar, Devanahalli.
7.	-	Mutation Register extract in serial No. 74/1986-87 issued by the Thasildar, Devanahalli Taluk.
8.	09-05-1995	Sale Agreement executed by Sri. Narayanappa alias Narayanaswamy, son of Late L. Kallappa and others with Sri. Yeshwanth Shenoy, son of Late H.V. Shenoy (represented by his General Power of Attorney holder Sri. R. Venkatesh) registered vide Document No. 103/1995-96 of Book I, Volume 1635, Pages 30 to 35 in the office of the Sub-Registrar, Devanahalli.
9.	06-08-1995	General Power of Attorney executed by Sri. Narayanappa alias Narayanaswamy, son of Late L. Kallappa and others in favour of Sri. S. Raghunath, son of Late H. Shankar and





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/issue	Description of documents
		Sri. R. Venkatesh, son of Sri. M. V. Ramanna, registered vide Document No. 236/95-96 of Book IV, Volume 36, Pages 113 to 117 in the office of the Sub-Registrar, Devanahalli.
10.	29-06-2004	Deed of Cancellation of Agreement executed between Sri. Narayanappa, son of Late L. Kallappa and others with Sri. Yeshwanth Shenoy, son of Late H. V. Shenoy registered vide Document No. 847/04-05 of Book I, stored in C. D. No. 14 in the office of the Sub-Registrar, Devanahalli.
11.	29-06-2004	Revocation of General Power of Attorney entered between Sri. Narayanappa alias Narayanaswamy, son of Late L. Kallappa and his children in favour of Sri. S. Raghunath and Sri. R. Venkatesh registered vide Document No. 22/2004-05 of Book IV, stored in CD No. 14 in the office of the Sub-Registrar, Devanahalli.
12.	29-06-2004	Sale Deed executed by Sri. Narayanappa alias Narayanaswamy, son of Late Hoovina Kallappa, in favour of Smt. Kala Shankar, wife of Sri. D. M. Shankar, registered vide Document No. 850/2004-05 of Book I, stored in C. D. No. 14 in the office of the Sub-Registrar, Devanahalli.
13.	22-07-1991	Sale Deed executed by Sri. K. Nagappa, son of Late L. Kallappa and others in favour of Sri. M. Muniraju, son of Sri. Munishamappa registered vide Document No. 783/1991-92 of Book I, Volume 1410, Pages 135 to 137 in the office of the Sub-Registrar, Devanahalli.
14.	03-01-1995	Mutation Register extract in No. 42/1991-92 issued by the Village Accountant, Anneshwara Circle, Kasaba Hobli, Devanahalli Taluk.
15.	05-08-1992	Mortgage Deed executed by Sri. M. Muniraju, son of Sri. Munishamappa in favour of the Primary Co-operative Agricultural and Rural Development Bank Limited, Bengaluru, registered vide Document No. 211/1992-93 of Book I, Volume 114, Page 96 in the office of the Sub-Registrar, Devanahalli.
16.	28-11-2003	Sale Deed executed by Sri. M. Muniraju, son of Sri. Munishamappa and others, in favour of Smt. Kala Shankar, wife of Sri. D. M. Shankar, registered vide Document No. 2210/03-04 of Book I, stored in C D No. 1 in the office of the Sub-Registrar, Devanahalli.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/issue	Description of documents
17.	15-10-2004	Mutation Register extract in No. 146/2003-04 issued by the Village Accountant, Devanahalli Taluk.
18.	19-01-2005	Official Memorandum in No. ALN. (De) SR/114/2004-05 issued by the Deputy Commissioner, Bengaluru Rural District with respect to portion of Survey No. 371/2, measuring 1 acre 3 guntas.
19.	13-05-2005	Official Memorandum in No. ALN. (De) SR/68/2005-06 issued by the Deputy Commissioner, Bengaluru Rural District with respect to portion of Survey No. 371/2, measuring 1 acre 3 guntas.
20.	28-09-2005	Partnership Deed of M/s. Devagiri Farms entered between Smt. Kala Shankar, Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha and Sharada Babulal Lath.
21.	28-11-2005	Form 'C' of M/s. Devagiri Farms issued by the Registrar of Firms, Bengaluru Rural District, Bengaluru.
22.	28-11-2005	Form 'W' of M/s. Devagiri Farms issued by the Registrar of Firms, Bengaluru Rural District, Bengaluru.
23.	15-03-2007	Supplementary Deed entered between Smt. Kala Shankar, Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha and Smt. Sharada Babulal Lath.
24.	21-03-2007	Re-constituted Deed of Partnership of M/s. Classic Valmark entered between Smt. Kala Shankar, Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha, Smt. Sharada Babulal Lath, Sri. D.M. Purnesh, Sri. N. Venugopala Reddy and Sri. D.M. Shankar.
25.	26-12-2007	Agreement to Sell entered between M/s. Classic Valmark (formerly known as M/s. Devagiri Farms) and M/s. Brigade Enterprises Limited registered vide Document No. 5693/2007-08 of Book I, stored in CD No. 145 in the office of the Sub-Registrar, Devanahalli.
26.	24-07-2008	Deed of Cancellation executed by M/s. BCV Developers Private Limited (formerly Classic Valmark) and M/s. Brigade Enterprises Limited registered vide Document No. 2816/2008-





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
		09 of Book I, stored in CD No. 160 in the office of the Sub-Registrar, Devanahalli.
27.	25-03-2008	Revised Deed of Reconstitution of Partnership entered between Smt. Kala Shankar, Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha and Smt. Sharada Babulal Lath, Sri. D.M. Purnesh, Dr. N. Venugopala Reddy and Sri. D.M. Shankar.
28.	29-04-2015	Orders passed by the Hon'ble High Court of Karnataka at Bengaluru in Company Petition Nos. 127/2014 to 129/2014 for sanction of the scheme of amalgamation.
29.	01-04-2008	Certificate of Incorporation of M/s. BCV Developers Private Limited issued by the Register of Companies, Karnataka.
30.	-	Memorandum and Articles of Association of M/s. BCV Developers Private Limited issued by the Register of Companies, Karnataka.
31.	13-02-2026	Search Report of M/s. BCV Developers Private Limited issued by Sarvotham P, Company Secretaries, For ASR & CO.,
32.	-	Copies of Complaint, Written Statement, Compromise Petition, Compromise Decree and Order Sheet in O.S. No. 324/2008 on the file of the Civil Judge (Senior Division) and JMFC at Devanahalli.
33.	-	Copies of Complaint, Amended Complaint, Written Statement, Compromise Petition, Compromise Decree and Order Sheet in O.S. No. 877/2008 on the file of the Civil Judge (Senior Division) and JMFC at Devanahalli.
34.	06-07-2009	Death Certificate of Smt. Kala Shankar, wife of Sri. D.M. Shankar issued by the Village Accountant, Allampura Circle, Kasaba Hobli, Chikkamagalur Taluk.
35.	02-02-2013	Memorandum of Understanding entered between Smt. Latha Kamath, M/s. BCV Developers Private Limited and others.
36.	-	Complaint/ Amended Complaint, Written Statement, Memo of Withdrawal and Order Sheets in O.S. No. 503/2008 on the file of the Hon'ble Principal Senior Civil Judge and J M F C, Devanahalli.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
37.	12-09-2024	Deed of Confirmation executed by Sri. Marjunatha N., and others in favour of M/s. BGV Developers Private Limited, Document No. DNH-1-10377/2024-25 of Book I, in the office of the Sub-Registrar, Devanahalli.
38.	-	Plaint and the Order Sheet in O.S. No. 160/2023 on the file of the Hon'ble III Additional Senior Civil Judge and J M F C, Devanahalli.
39.	-	Plaint, Written Statement and the Application in O.S. No. 1529/2025 and Affidavit on the file of the Hon'ble I Additional Senior Civil Judge and J M F C, Devanahalli.
40.	-	RTCs for the period 1968-69 to 1982-83; 1993-94 to 1996-97; and 2002-03 to 2024-25 issued by the Thasildar / Village Accountant, Devanahalli Taluk.
41.	-	Endorsement in No. RK-396/2008-09 issued by the Thasildar, Devanahalli Taluk.
42.	-	Akarband issued by the Superintendent, Devanahalli Taluk.
43.	-	Hissa Tippiany issued by the Superintendent, Land Survey Office, Devanahalli.
44.	-	R.R. Pakka Book (Balabhagada Nakalu) issued by the Superintendent, Devanahalli Taluk.
45.	-	Karda issued by the Superintendent, Devanahalli Taluk.
46.	-	Tippiany with respect to Survey No. 371.
47.	14-10-2003	Atlas issued by the Inspector, Land Survey Office, Devanahalli Taluk.
48.	-	Village Map of Devanahalli.
49.	25-04-2007	Endorsement in No. LRF:C.R:74/2007-08 issued by the Thasildar, Devanahalli Taluk.
50.	24-04-2007	Endorsement in No. LRF:7A.C.R:61/2006-07 issued by the Thasildar, Devanahalli Taluk.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/ issue	Description of documents
51.	-	Endorsement in No. LRF: (79A& B).C.R:68/2003-04 issued by the Thasildar, Devanahalli Taluk with respect to Survey No. 371/2.
52.	27-09-2007	Endorsement in No. KHB: LAQ: 125:07-08 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bengaluru.
53.	20-09-2007	Endorsement in No. Bengaluru: KIADB: 8174/2007-08 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board
54.	18-03-2015	Relinquishment Deed executed by M/s. BCV Developers Private Limited and others in favour of the Member Secretary, Bengaluru International Airport Areas Planning Authority, Devanahalli registered vide Document No. 11280/2014-15 of Book I, in the office of the Sub-Registrar, Devanahalli.
55.	31-03-2015	Development Plan in No. BIAAPA: TP2/DP/42/2011-12 approved by the Member Secretary, Town and Country Planning, Bengaluru International Airport Area Planning Authority, Devanahalli.
56.	21-05-2024	Tax paid Receipt for the period 2024-25 issued by the Town Municipal Council, Devanahalli.
57.	04-10-2007	Encumbrance Certificate in S. A. No. 6178/07-08 for the period 01-04-1970 to 20-07-2007 issued by the Sub-Registrar, Devanahalli.
58.	03-11-2003	Encumbrance Certificate in S. A. No. 2733/2003-04 for the period 01-04-1973 to 29-10-2003 issued by the Sub-Registrar, Deevanahalli.
59.	15-06-2017	Encumbrance Certificate in S. A. No. 3569/2007-08 for the period 31-10-2003 to 07-06-2007 issued by the Sub-Registrar, Devanahalli.
60.	16-08-2024	Encumbrance Certificate in S. A. No. 127704/2024-25 for the period 01-04-2004 to 12-08-2024 issued by the issued by the Sub-Registrar, Devanahalli.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Sl. No.	Date of execution/issue	Description of documents
61.	02-01-2026	Encumbrance Certificate in S. A. No. 3532166/2025-26 for the period 01-08-2024 to 01-01-2026 issued by the Sub-Registrar, Devanahalli.

TITLE OF M/S. BCV DEVELOPERS PRIVATE LIMITED

On perusal of the above documents, it is observed that then the agricultural land bearing Survey No. 371, measuring 6 acres 11 guntas, situated at Devanahalli Village, Kasaba Hobli, Devanahalli Taluk (**"Composite Property"**). The portion of the Composite Property, measuring 3 acres 3 guntas was originally owned and possessed by Sri. Venkatashamappa, son of Sri. Menasina Dodda Ayyappa, he having acquired by the Sale Deed dated 06-02-1929. The party has not furnished with the said Sale Deed for scrutiny.

By the Sale Deed dated 10-04-1962 Sri. Venkatashamappa, son of Sri. Menasina Dodda Ayyappa and his wife, Smt. Lakshamma sold 3 acres 3 guntas of the Composite Property in favour of Smt. Chinnamma, wife of Late Pillappa. The said Sale Deed is registered vide Document No. 53/1962-63 of Book I, Volume 840, Pages 218 to 220, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 1.**

Pursuant to the aforementioned Sale Deed, the katha / mutation of 3 acres 3 guntas of the Composite Property was transferred and registered in the name of Smt. Chinnamma vide serial No. 72/1986-87 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 2.**

By the Sale Deed dated 27-06-1963 Smt. Chinnamma sold 3 acres 3 guntas of the Composite Property in favour of Sri. L. Kallappa, son of Lakkappa. The said Sale Deed is registered vide Document No. 1151/1963-64 of Book I, Volume 877, Pages 197 to 199 in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 3.**





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Pursuant to the aforementioned Sale Deed, the katha / mutation of 3 acres 3 guntas of the Composite Property was transferred and registered in the name of Sri. L. Kallappa vide serial No. 73/1986-87 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 4.**

Subsequently, the composite Survey No. 371, measuring 6 acres 11 guntas which is bifurcated into two portions i.e., Survey No. 371/1, measuring 3 acres 2 guntas and Survey No. 371/2, measuring 3 acres 9 guntas. The portion measuring 3 acres 9 guntas earlier owned and possessed by Sri. Venkatashamappa, now owned and possessed by Sri. L. Kallappa is assigned with new Survey No. 371/2.

Note: It is observed that, Sri. L. Kallappa had purchased 3 acres 3 guntas in Survey No. 371 under the aforementioned Sale Deed dated 27-06-1963. Subsequently, the composite Survey No. 371, measuring 6 acres 11 guntas which is bifurcated into two portions i.e., Survey No. 371/1, measuring 3 acres 2 guntas and Survey No. 371/2, measuring 3 acres 9 guntas. Subsequent to the hissa / bifurcation the land in Survey No. 371/2 is reflected as 3 acres 9 guntas. The party has not furnished any title deeds to show as to how Sri. L. Kallappa acquired remaining 6 guntas of the said property. Pursuant to the hissa / bifurcation, the names of the Sri. L. Kallappa and his successors continued possession and enjoyment of entire extent of Survey No. 371/2 and also their names are entered in the survey and revenue records and considering the long possession and enjoyment of Sri. L. Kallappa and his successors-in-title and there being no claims, they having perfected their title to the said property.

On perusal of the Family Tree of Sri. L. Kallappa, it is observed that he is married to (1) Smt. Pillamma and (2) Smt. Nanjamma. Through his first wife, Smt. Pillamma, Sri. L. Kallappa has a son and a daughter, namely Sri. K. Gopalakrishna and Smt. Gowramma. Sri. Gopalakrishna is married to Smt. Saraswathamma and they have two daughters, namely, Smt. Anitha and Smt. Uma. Through his second wife, Smt. Nanjamma, Sri. L. Kallappa has five sons and three daughters, namely, Sri. K. Narayanaswamy alias Narayanappa, Sri. Nagappa, Sri. K. Chandrappa, Sri. K. Beerappa, Sri. K. Lakkappa, Smt. Narayanamma, Smt. Lakshamma, Smt. Kanthamma. Sri. K. Narayanaswamy is married to Smt. Rajamma and they have two daughters and sons, namely, Smt. Pillamma, Smt. Nagamma, Sri. Kumar and Master Gopi alias Gopal. Sri. Nagappa is married to Smt. Prema and they have a daughter and five sons, namely, Smt. Anitha, Sri. Manjunath, Sri. Suresh, Sri. Lokesh, Sri. Babu and Sri. Kanaka. Sri. Chandrappa is married to Smt. Kamalamma and they





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

have a son and four daughters, namely, Sri. Kantharaju, Smt. Geetha, Smt. Uma, Smt. Suma and Smt. Vijayalakshmi. Sri. Bheerappa is married to Smt. Lakshmmamma and they have two sons and a daughter, namely, Sri. Girish, Sri. Mahesh and Smt. Kavitha. Sri. L. Kallappa is married to Vijayalakshmi and they have two sons namely Master L. Karthik and Master L. Ganesh. The copy of the said Family Tree of Late L. Kallappa could be evidenced from **Document No. 5.**

In the meanwhile, Sri. Kallappa and his wife and sons, namely Smt. Nanjamma, Sri. Narayanappa, Sri. Gopala Krishna, Sri. Nagappa, Sri. Chandrappa, Sri. K. Beerappa and Sri. K. Lakkappa partitioned the family properties including 3 acres 9 guntas of the Survey No. 371/2 by the Partition Deed dated 11-02-1980. Under the said partition, 1 acre 3 guntas of the Survey No. 371/2 was allotted to the share of Sri. K. Narayanappa alias Narayanappa alias Narayanaswamy, another 1 acre 3 guntas of the Survey No. 371/2 was allotted to the share of Sri. K. Nagappa and the remaining 1 acre 3 guntas of the Survey No. 371/2 was allotted to the share of Sri. K. Chandrappa. The copy of the said Partition Deed is registered vide Document No. 1468/1979-80 of Book I, in the office of the Sub-Registrar, Devanahalli. The copy of the said Partition Deed dated 11-02-1980 could be evidenced from **Document No. 6.** Under the said Partition Deed, it is agreed between the parties that the except the allottees of the schedule 'A' in the event of sale of their respective shares shall be sold to the other sharers / allottees of the Schedule B, C, D, E, F and G. The condition is very specific and do not state the first right of refusal to the other sharers. The condition restrains the absolute ownership of the sharers and also curtails their right to freely sell the property to anybody. Hence the said condition shall be void under law and cannot be enforced.

Pursuant to the aforementioned Partition Deed, the katha / mutation of the said extents of the properties allotted were transferred / registered in the respective names of the allottees vide serial No. 74/1986-87 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 7.**

Note: It is observed that the extent of land bearing Survey No. 371/2 is reflected as 3 acres 9 guntas. The extent of the said property was divided into three portions and Sri. Narayanaswamy, Sri. K. Nagappa and Sri. K. Chandrappa were allotted 1/3rd share each (i.e., 1 acre 3 guntas) and katha/ mutation were transferred in their respective names. It is further observed in the said Partition Deed, the extent of Survey No. 371/2,





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

measuring 1 acre 24 guntas was wrongly entered in the name of Sri. K. Lakkappa and katha was also not affected in the name of Sri. K. Lakkappa.

The flow of title with respect to the lands owned by each of the owners mentioned above is discussed here below:

Discussion of title with respect to 1 acre 3 guntas owned by Sri. Narayanappa

That on 09-05-1995, Sri. K. Narayanappa alias Narayanappa, alias Narayanaswamy, son of Late Kallappa and his children, namely Smt. Pillamma, Smt. Nagamma and Sri. Kumar had entered into the Agreement of Sale with Sri. Yeshwanth Shenoy (represented by his General Power of Attorney Holder, Sri. R. Venkatesh) for sale of 16½ guntas of the Survey No. 371/2 on certain terms and conditions. The said Agreement of Sale is registered vide Document No. 103/97-98 of Book I, Volume 1635, Pages 30 to 35 in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 8.**

By the General Power of Attorney dated 06-08-1995 (1) Sri. Narayanappa alias Narayanaswamy, son of Late L. Kallappa and his children, namely, (2) Smt. Pillamma, (3) Smt. Nagamma and (4) Sri. Kumar empowered Sri. S. Raghunath, son of Late H. Shankar and Sri. R. Venkatesh, son of Sri. M. V. Ramanna jointly or severally, to sign and execute sale deed/s or any other deed/s and all such other incidental powers that will effectively convey the 16½ guntas of the Survey No. 371/2 to the purchaser or to his / her/ their nominee/s. The said General Power of Attorney is registered vide Document No. 236/95-96 of Book IV, Volume 36, Pages 113 to 117 in the office of the Sub-Registrar, Devanahalli in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 9.**

By the Deed of Cancellation of Agreement dated 29-06-2004 (i) Sri. Yeshwanth Shenoy, son of Late H. V. Shenoy and (ii) Sri. Narayanappa alias Narayanappa, alias Narayanaswamy, son of Late L. Kallappa and his children, namely, Smt. Pillamma, Smt. Nagamma and Sri. Kumar have canceled the Agreement of Sale dated 09-05-1995. The said Deed of Cancellation of Agreement is registered vide Document No. 847/2004-05 of Book I, in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 10.**





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Note: The General Power of Attorney executed by Sri. Yeshwanth Shenoy in favour of Sri. Sri. R. Venkatesh is not furnished to us. The subsequent acts of the parties goes to show that Sri. Yeshwanth Shenoy has ratified the acts of the attorney holder and has accepted the Deed of Cancellation of Agreement of the said property.

Sri. Narayanappa alias Narayanaswamy, son of Late L. Kallappa and his children, namely, (2) Smt. Pillamma, (3) Smt. Nagamma and (4) Sri. Kumar have revoked the aforementioned General Power of Attorney dated 06-08-1995 executed in favour of Sri. S. Raghunath and Sri. R. Venkatesh by the Revocation of Power of Attorney dated 29-06-2004. The said Revocation of General power of Attorney is registered vide Document No. 22/2004-05 of Book IV, stored in CD No. 14 in the office of the Sub-Registrar, Devanahalli in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 11.**

By the Sale Deed dated 29-06-2004 Sri. Narayanappa alias Narayanaswamy and his children namely, Smt. Pillamma, Smt. Nagamma, Sri. Gopi and Sri. Kumar sold 1 acre 3 guntas of the Survey No. 371/2 in favour of Smt. Kala Shankar, wife of Sri. D.M. Shankar. The said Sale Deed is registered vide Document No. 850/2004-05 of Book I, stored in C. D. No. 14 in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 12.** The earlier agreement holder i.e., Yeshwanth Shenoy has joined in execution of the said Sale Deed as a confirming party and the General Power of Attorney holder, Sri. R. Venkatesh has joined in execution of the said Sale Deed as a consenting witness.

Note: In the aforementioned Sale Deed, the schedule of the boundaries does not tally with the Atlas and Village Map. However, in the Compromise Decree in O. S. No. 877/2008 on the file of the Civil Judge (Senior Division) and JMFC at Devanahalli the schedule of the boundaries of the said portion of the Survey No. 371/2, measuring 1 acre 3 guntas was rectified (briefly explained parax infra).

Discussion of title with respect to 1 acre 3 guntas owned by Sri. K. Nagappa

By the Sale Deed dated 22-07-1991 (1) Sri. K. Nagappa, son of Late Kallappa, Master Manjunath and (3) Master Suresh (serial Nos. 2 and 3 being minors represented by their father and natural guardian, Sri. K. Nagappa) sold 1 acre 3 guntas of the Survey No. 371/2 in favour of Sri. M. Muniraju, son of Sri. Munishamappa. The said Sale Deed is registered vide Document No. 783/1991-92 of Book I, Volume 1410, Pages 135 to





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

137 in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 13.**

Pursuant to the aforementioned Sale Deed, the katha / mutation of 1 acre 3 guntas of the Survey No. 371/2 was transferred and registered in the name of Sri. M. Muniraju vide serial No. 42/1991-92 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 14.**

By the Mortgage Deed dated 05-08-1992 Sri. M. Muniraju, son of Sri. Munishmappa mortgaged the 1 acre 3 guntas of the Survey No. 371/2 in favour of the Primary Co-operative Agricultural and Rural Development Bank Limited. The said Mortgage Deed is registered vide document No. 211/1992-93 of Book I, Volume 114, Page 96 in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 15.**

Note: *There are no documents evidencing discharge of the mortgage amount of ₹ 12,540/- within a period of 5 years from 05-08-1992 and there being no claim for recovery of the mortgage amount, it can be construed that the mortgage has been discharged.*

By the Sale Deed dated 28-11-2003 (1) Sri. Muniraju, son of Munishamappa, (2) Smt. Ramavathi, wife of Sri. M. Muniraju, (3) Sri. Shashikumar, son of Sri. M. Muniraju and (4) Master Manjunath (being minor represented by his mother and natural guardian, Smt. Ramavathi) sold 1 acre 3 guntas of the Survey No. 371/2 in favour of Smt. Kala Shankar, wife of Sri. D. M. Shankar. The said Sale Deed is registered vide Document No. 2210/2003-04 of Book I, stored in CD No. 1 in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 16.** It is observed that in the said Sale Deed the said property is self-acquired property of the Vendor No. 1 i.e. Sri. Muniraju and the remaining family members have joined in execution of the Sale Deed as formal vendors.

Note: *In the aforementioned Sale Deed, the schedule of the boundaries does not tally with the Atlas and Village Map. However, in the Compromise Decree in O. S. No. 877/2008 on the file of the Civil Judge (Senior Division) and JMFC at Devanahalli the schedule of the boundaries of the said portion of the Survey No. 371/2, measuring 1 acre 3 guntas was rectified (briefly explained paras infra).*





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Pursuant to the aforementioned Sale Deed, the katha / mutation of 1 acre 3 guntas of the Survey No. 371/2 was transferred and registered in the name of Smt. Kalashankar vide serial No. 146/2003-04 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 17.**

Thus, by the above Sale Deeds dated 29-06-2004 and 28-11-2003 Smt. Kala Shankar became the owner of the Survey No. 371/2, measuring 2 acres 6 guntas which is the subject matter of this title report hereinafter referred to as "**Subject Property**".

The Deputy Commissioner, Bengaluru Rural District by the Official Memorandum dated 19-01-2005 in No. B Dis. ALN. (De) SR/114/2004-05 has accorded permission for conversion of 1 acre 3 guntas of the Subject Property from agricultural use to residential use. The copy of the said Official Memorandum dated 19-01-2005 could be evidenced from **Document No. 18.**

The Deputy Commissioner, Bengaluru Rural District by the Official Memorandum dated 13-05-2005 in No. ALN. (De) SR/68/2005-06 has accorded permission for conversion of 1 acre 3 guntas of the Subject Property from agricultural use to residential use. The copy of the said Official Memorandum dated 13-05-2005 could be evidenced from **Document No. 19.**

By the Partnership Deed dated 28-09-2005 Smt. Kala Shankar, Smt. Anita Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha and Smt. Sharada Babulal Lath formed a Partnership firm in the name and style M/s. Devagiri Farms for the purpose of carrying on the business of real estate. The Subject Property and other properties were contributed by Smt. Kala Shankar as her share of capital contribution and it is agreed between the partners that the Subject Property be treated as the property of the Partnership Firm. The duration of the Firm was for a period of 10 years. The copy of the said Partnership Deed dated 28-09-2005 could be evidenced from **Document No. 20.**

The Partnership Deed dated 28-09-2005 was executed in this regard and same is registered with the Registrar of Firms vide Registration No. 42/2005-06 dated 28-11-2005 and the Registrar of Firms, Bengaluru Rural District, Bengaluru has issued Form





Jayanth Pallanshetti Associates LLP
ADVOCATES

Continuation Sheet

'C' in this regard. The copy of the said Form 'C' of M/s. Devagiri Farms could be evidenced from **Document No. 21.**

The Registrar of Firms, Bengaluru Rural District has issued the Form 'A' stating that Smt. Kala Shankar, Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha and Sharada Babulal Lath are the partners of 'M/s. Devagiri Farms. The copy of the Form 'A' could be evidenced from **Document No. 22.**

That some partners of M/s. Devagiri Farms were running their other businesses under the name and style "Classic Valmark". Under the Supplementary Deed dated 15-03-2007, all the partners of M/s. Devagiri Farms agreed that it would be advantageous to carry on all the businesses together under the name and style "Classic Valmark". Accordingly, the name of i.e., M/s. Devagiri Farms was changed to M/s. Classic Valmark. The copy of the said Supplementary Deed dated 15-03-2007 could be evidenced from **Document No. 23.**

The Partnership firm was re-constituted consequent to admission of new partners, namely Sri. D.M. Purnesh, Sri. N. Venugopala Reddy and Sri. D.M. Shankar into the Partnership firm with effect from 21-03-2007 and they have continued to carry on the business under the name of style of M/s. Classic Valmark'. The copy of the Deed of Partnership dated 21-03-2007 could be evidenced from **Document No. 24.**

M/s. Classic Valmark (formerly known as M/s. Devagiri Farms), represented by its Authorised Signatories i.e., Sri. D.M. Purnesh and Sri. Ratan B Lath entered into the Agreement to Sell dated 26-12-2007 with M/s. Brigade Enterprises Limited for sale of the Subject Property and other properties. The said Agreement to Sell is registered vide Document No. 5693/2007-08 of Book I, stored in CD No. 145 in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 25.** Smt. Kala Shankar (represented by her General Power of Attorney holder, Sri. D.M. Shankar), Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha, Smt. Sharada Babulal Lath (represented by her General Power of Attorney holder, Sri. Ratan B. Lath), Sri. D.M. Purnesh, Sri. N. Venugopala Reddy and Sri. D.M. Shankar have attested the Agreement to Sell as Consenting Witnesses.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

By the Deed of Cancellation dated 24-07-2008 M/s. BCV Developers Private Limited (formerly known as Classic Valmark), represented by its Director, Sri. D.M. Purnesh and M/s. Brigade Enterprises Limited (represented by its Managing Director, Sri. M. R. Jaishankar, represented by his Special Power of Attorney holder, Sri. Manjunath Singh) canceled the Agreement to Sell dated 26-12-2007. The said Deed of Cancellation is registered vide Document No. 2816/2008-09 of Book 1, stored in CD No. 160 in the office of the Sub-Registrar, Devanahalli and a copy of the same could be evidenced from **Document No. 26**. In the aforementioned Deed of Cancellation, Smt. Kala Shankar (represented by her General Power of Attorney Holder, Sri. D. M. Shankar), Smt. Anitha Purnesh, Smt. Saraswathamma, Sri. Tejraj Gulecha, Smt. Sharada Babulal Lath (represented by her General Power of Attorney holder, Sri. Ratan B. Lath), Sri. D. M. Purnesh, Sri. N. Venugopala Reddy and Sri. D.M. Shankar have attested the Deed of Cancellation as Consenting Witnesses.

By the Revised Deed of Reconstitution of Partnership dated 25-03-2008 Smt. Kalashankar and others, the partners of M/s. Classic Valmark agreed to convert the firm into a Joint Stock Company and register the same under the Companies Act, 1956, in the name of "BCV Developers Private Limited". All assets and liabilities including movable and immovable properties of the firm got vested with BCV Developers Private Limited on the date of registration of the company under the Act. The copy of the said Revised Deed of Reconstitution of Partnership could be evidenced from **Document No. 27**.

M/s. BCV Developers Private Limited, M/s. BCV Estates Private Limited and M/s. CV Properties (Bengaluru) Private Limited filed the applications in Company Petition Nos. 127/2014 to 129/2014 before the Hon'ble High Court of Karnataka at Bengaluru for amalgamation of the Companies under Sections 391 to 394 and other applicable provisions of the Companies Act, 1956. The Hon'ble High Court of Karnataka at Bengaluru after hearing the applications ordered the amalgamation as per the scheme sanctioned and accordingly, M/s. BCV Estates Private Limited and the M/s. CV Properties (Bengaluru) Private Limited have been merged together into M/s. BCV Developers Private Limited (i.e., transferee Company). The copy of the said Orders in Company Petition Nos. 127/2014 to 129/2014 could be evidenced from **Document No. 28**.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

M/s. BCV Developers Private Limited is a Company incorporated under the Companies Act, 1956 with the Registrar of Companies, Karnataka. The copy of the said Certificate of Incorporation dated 01-04-2008 could be evidenced from **Document No. 29.**

The object of BCV Developers Private Limited is to buy, lease or otherwise acquire lands, building and any other movable or immovable properties and to construct, build, equip, own, maintain and carry-on business of cold storages, store chambers, ice-plants, warehouses, refrigerators, freezing houses and room coolers and the copies of the Memorandum of Association and Articles of Association of M/s. BCV Developers Private Limited could be evidenced from **Document No. 30.**

The Search Report of BCV Developers Private Limited dated 13-02-2026 conducted by Sarvatham P., Company Secretaries, For ASR & Co, with regard to online search conducted on the web portal of Ministry of Corporate Affairs, states that on perusal of the same, there is no intimation of charges created on the Subject Property as on 13-02-2026 and in relation to charges filed by the Company and it is found that all such charges are satisfied. The copy of the said Search Report could be evidenced from **Document No. 31.**

It is observed that Smt. Latha Kamath filed the suit in O.S. No. 324/2008 on the file of the Civil Judge (Senior Division) and JMPC at Devanahalli against Smt. Anitha Purnesh, M/s. BCV Estate Private Limited and others for declaration of her title and injunction alleging interference in her possession, with respect to the land being portion of Survey No. 371/2, measuring 1 acre 3 guntas. Subsequently, Smt. Latha Kamath filed the suit in O.S. No. 877/2008 on the file of the Civil Judge (Senior Division) and JMPC at Devanahalli against Smt. Kala Shankar, M/s. BCV Developers Private Limited and others for declaration of her title and injunction alleging interference in her possession, with respect to land being portions of (i) Survey No. 372, measuring 1 acre 13½ guntas and (ii) Survey No. 371/2, measuring 1 acre 3 guntas. It is observed from the Amended Plaintiff that the Defendant, Smt. Kala Shankar died on 21-06-2009, leaving behind her husband and children, namely Sri. D.M. Shankar, Sri. D.S. Abhinand and Sri. D.S. Shravan Thejas as her legal heirs and they have been brought on record. Subsequently, the suit in O.S. No. 324/2008 was clubbed with the suit in O.S. No. 877/2008. It is observed from the plaintiff that Smt. Latha Kamath filed the suit claiming





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

the northern portion of Survey No.371/2, measuring 1 acre 3 guntas, which is presently owned and possessed by M/s. BCV Developers Private Limited. It is further observed from the plaint that Smt. Kala Shankar contested the same, claiming that even as per the Sale Deed dated 04-01-2003 executed by Sri. Chandrappa and his family in favor of Smt. Latha Kamath with respect to a portion of Survey No.371/2, measuring 1 acre 3 guntas and another property, the northern boundary is wrongly mentioned as 'Property of Sri. Nagappa' and the said error was rectified by executing the Rectification Deed dated 22-06-2007 and as such, the claim of Smt. Anitha Purnesh that she is in possession and enjoyment of northern portion of Survey No. 371/2, measuring 1 acre 3 guntas and another property was questioned. All the parties discussed the issues in the presence of common well-wishers and after detailed discussion agreed to settle their differences regarding title and possession of their respective shares of Survey No. 371/2 and other properties and accordingly, Smt. Latha Kamath, M/s. BCV Developers Private Limited, Sri. D. M. Shankar and others entered into the Memorandum of Understanding dated 02-02-2013. It is recited that the northern portion of Survey No. 371/2, measuring 39.80 guntas is now owned and possessed by Smt. Latha Kamath; the middle portion of the Survey No. 371/2, measuring 3.2 guntas is now own and possessed buy Smt. Anitha Purnesh; and the southern portion of Survey No. 371/2, measuring 2 acres 6 guntas (**I.e., Subject Property**) is now owned and possessed by M/s. BCV Developers Private Limited. As per the Memorandum of Understanding, all the parties filed the Compromise Petition. The said suit was decreed in terms of the Compromise Petition and the copies of the said Plaint, Written Statement, Compromise Petition, Compromise Decree and Order Sheet in O.S. Nos. 324/2008 and 877/2008 on the file of the Civil Judge (Senior Division) and JMPC at Devanahalli, Death Certificate of Late Kalashankar and Memorandum of Understanding dated 02-02-2013 could be evidenced from **Document Nos. 32 to 35.**

It is observed that Smt. H.R. Kalavathi alias Kala Shankar died leaving behind her husband and two sons, namely, Sri. D. M. Shankar, Sri. D. S. Abhinand and Sri. D.S. Shravan as her only legal heirs to succeed to her estate and accordingly, the legal heirs of Smt. H.R. Kalavathi alias Kala Shankar is recorded in the P & SC No. 1/2010 on the file of the Civil Judge (Senior Division) at Chikkamagalur.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

The children of Sri. K. Nagappa, viz., Sri. Manjunatha. N, Sri. Suresh. N, Sri. Pradeep Kumar *alias* Kanaka and Smt. Anitha *alias* Shanthamma along with his daughter-in-law, Smt. Usha. N filed the Original Suit in No. 503/2008 against their father, Sri. K. Nagappa and others, on the file of the Hon'ble Principal Senior Civil Judge and J M F C, Devanahalli, seeking for partition and separate possession of their shares in the property bearing Survey No. 371/2, measuring 01 acre 03 guntas. In the said suit, M/s. B C V Developers Private Limited has been arrayed as Defendant No. 4.

The Plaintiffs along with their respective children have executed the Deed of Confirmation dated 12-09-2024 in favour of M/s. B C V Developers Private Limited thereby, affirming and confirming that the Sale Deed dated 22-07-1991, executed by Sri. K. Nagappa and others in favour of Sri. Muniraju and the Sale Deed dated 28-11-2003, executed by Sri. Muniraju and others, in favour of Smt. Kalashankar are binding on them and that M/s. B C V Developers Private Limited, is in absolute possession and occupation of the said property and they do not have any manner of right, title or interest in Survey No. 371/2, measuring 01 acre 03 guntas. The said Deed of Confirmation is registered vide Document No. DNH-1-10377/2024-25 of Book I, stored in Centralized Data Storage Cell, in the office of the Sub-Registrar, Devanahalli. Pursuant to the execution and registration of the Deed of Confirmation, the Plaintiffs to the suit have filed the Memo of Withdrawal of the suit on 12/09/2024, and accordingly the said suit is disposed of as settled out of the court. The copies of the Plaint/ Amended Plaint, Written Statement, Memo of Withdrawal, Order Sheet and Deed of Confirmation dated 12-09-2024 in O.S. No. 503/2008 could be evidenced from **Document Nos. 36 and 37.**

One Sri. Gopalakrishna, claiming to be the son of Sri. Narayanaswamy *alias* Narayanappa, filed the Original Suit in No. 160 of 2023, against Smt. Pillamma and others, pending on the file of the Hon'ble III Additional Senior Civil Judge and J M F C, Devanahalli, claiming for partition and separate possession of his share in Survey No. 371/2, measuring 01 acre 03 guntas and another property. In the said suit M/s. BCV Developers Private Limited, have been subsequently impleaded and is arrayed as Defendant No. 6 and the said suit is pending adjudication. On perusal of the plaint it is stated by the Plaintiff that he has not executed the Sale Deed dated 29-06-2004 and that his name is Gopalakrishna and not Gopi as mentioned in the said Sale Deed. It is





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

further stated that his name/signature has been forged and fabricated and the sale deed has been created and hence, the said Sale Deed is not binding on him. On perusal of the Order Sheet maintained in the above suit, it is observed that no interim order has been granted by the Hon'ble Court. The copies of the Complaint and the Order Sheet could be evidenced from **Document No. 38.**

One Sri. Hemanth Kumar claiming to be the son of Sri. Narayanaswamy alias Narayanappa, filed the Original Suit in No. 1529 of 2025, against Smt. Pillamma and others, pending on the file of the Hon'ble I Additional Senior Civil Judge and J M F C, Devanahalli, claiming for partition and separate possession of his share in Survey No. 371/2, measuring 01 acre 03 guntas and another property, and to declare the Sale Deed dated 29-06-2004 as illegal and void ab-initio and the same is not binding on him, as the Sale Deed is executed without his consent and knowledge. M/s. Brigade Enterprises Limited, has been arrayed as Defendant No. 9 and they have filed their written statement and have also filed the Application under Section 10 of the Code of Civil Procedure, 1908 thereby, praying the Hon'ble Court to stay the proceedings/trial as the suit in O. S. No. 160 of 2003 filed by Sri. Gopalakrishna, i.e., his own brother, is pending adjudication with respect to the same subject matter and the same property and Sri. Hemanth Kumar is one of the Defendants in the said suit. Further, on perusal of the order sheet it is observed that no interim order has been granted by the Hon'ble Court. The copies of the Complaint, Written Statement and the Application under Section 10 of the Code of Civil Procedure, 1908 in No. 1529 of 2025 along with Affidavit could be evidenced from **Document No. 39.**

Note: The above two suits have been filed after a period of more than 19 years in so far as it refers to O. S. No. 160 of 2023 and 21 years as far as it refers to O. S. No. 1529 of 2025, from the date of execution and registration of the Sale Deed dated 29/06/2004, which is hopelessly barred by the Act of Limitation and in view of the law laid down by the Hon'ble Supreme Court of India. The Hon'ble Supreme Court has held that, limitation period begins from the date of registration of the sale deed, which constitutes constructive notice under Section 3 of the Transfer of Property Act, 1881- registration of a document when it is required by law to be and has been affected by a registered instrument gives notice to the world that such a document has been registered. Basing on these aspects, the said suit is hopelessly barred by Law of Limitation.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

Despite the execution and registration of the Sale Deed dated 29/06/2004, by both the said Gopalakrishna (alias) Gopi and the said Hemanth Kumar (alias) Kumar, before the competent and jurisdictional sub-registrar, the said persons as an afterthought with the mala fide intention to play fraud and also to prevail upon the company to make illegal claims and demands have filed the above two suits.

In the considered opinion, both the above suits are hopelessly barred, are meaningless litigation wholly based on false, frivolous, vexatious and misconceived averments and allegations. However, the result of the above suits may be awaited.

The RTCs of Survey No. 371/2 produced for the period 1968-69 to 1982-83; 1993-94 to 1996-97; and 2002-03 to 2024-25, reflect the total extent of land as 3 acres 9 guntas with no kharab land. For the period 1968-69 to 1982-83 the name of Sri. Venkateshamappa is entered as the owner in column No.9 and in column No. 12 for the period 1968-69 to 1971-72 no name/s are entered as cultivators and thereafter for the period 1972-73 to 1982-83 the name of Sri. Venkateshamappa is entered as the cultivator. For the period 1993-94 to 1996-97 the names of Sri. K. Narayanappa, Sri. K. Chandrappa and Sri. K. Muniraju are entered as the owners and cultivators in column Nos.9 and 12, respectively. For the period 2002-03 the names of Sri. K. Narayanappa, Smt. Latha Kamath and Smt. Kala Shankar are entered as the owners in column No.9 and in column No. 12 for the period the names of Sri. K. Narayanappa, Sri. K. Muniraju and Smt. Latha Kamath are entered as cultivators. For the period 2003-04 the names of Sri. K. Narayanappa, Sri. K. Muniraju and Smt. Latha Kamath are entered as the owners and cultivators in column Nos. 9 and 12, respectively. For the period 2004-05 to 2024-25 the names of Smt. Latha Kamath and Kala Shankar are entered as the owners and cultivators in column Nos.9 and 12, respectively. The copies of the said RTC's of Survey No. 371/2 could be evidenced from **Document No. 40.**

The Thasidar, Devanahalli Taluk by the Endorsement in No. RK: 396/2008-09 has stated that "RTC's for the period 1988-89 to 1992-93" are in a dilapidated condition and hence, the said "RTC's for the period 1989-90 to 1992-93" are not available. The copy of the said Endorsement could be evidenced from **Document No. 41.**

Note: We are not furnished with the copies of the R.T.C.'s for the period 1983-84 to 1987-88 and 1997-98 to 2001-02 hence we cannot comment on the entries made during the said periods.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

The total extent of the land in survey No. 371/2 as per the Akarband is 3 acres 9 guntas with no kharab land and the same is in conformity with the extents mentioned in the R.T.C's. The copy of the said Akarband could be evidenced from **Document No. 42.**

On perusal of the Hissa Tippyany and R.R. Pakka Book (Balabhagda Nakalu), it is observed that as per the survey conducted on 14-12-1944 the land bearing Survey No. 371, measuring 6 acres 11 guntas has been bifurcated into two portions i.e., (i) Survey Nos. 371/1, measuring 3 acres 2 guntas and Survey No. 371/2, measuring 3 acres 9 guntas. It is further observed that the name of Sri. Venkatashamappa is entered as the owner of the Survey No. 371/2. The copies of the said Hissa Tuippyany and R.R. Pakka Book (Balabhagda Nakalu) could be evidenced from **Document Nos. 43 and 44.**

The name of Sri. Maligappa is entered as the owner / kardadar of the Survey No. 371 in the Karda. The copy of the said Karda could be evidenced from **Document No. 45.**

The Tippyany, Atlas and Village Map of Devanahalli confirm the shape and location of the Subject Property in the said Village. The copies of the said Tippyany, Atlas and Village Map could be evidenced from **Document Nos. 46 to 48.**

The Thasildar, Devanahalli Taluk by the Endorsements dated 24-04-2007 and 25-04-2007 in Nos. LRF:C.R:74/2007-08 and LRF:7A.C.R:61/2006-07 has certified that there are no tenancy applications filed under Section 48A and 77A of the Karnataka Land Reforms Act, 1961 with respect to portion of Survey No. 371/2, measuring 1 acre 3 guntas. The copies of the said Endorsements could be evidenced from **Document Nos. 49 and 50.**

The Thasildar, Devanahalli Taluk by the Endorsement dated 25-11-2003 has certified that there are no proceedings initiated or pending with respect to Survey No. 371/2 for violation of the provisions of Sections 79A and 79B of the Karnataka Land Reforms Act, 1961. The copy of the said Endorsement could be evidenced from **Document No. 51.**

The Special Land Acquisition Officer, Karnataka Housing Board by the Endorsement dated 27-09-2007 in No. KHB: LAQ: 125/07-08 has certified that the Survey No. 368/1 of Devanahalli Village has not been acquired for any of its developmental purposes. The





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

copy of the said Endorsement dated 27-09-2007 could be evidenced from **Document No. 52.**

The Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bengaluru his Endorsement dated 20-09-2007 in No. KIADB: 8174/2007-08 has certified that the Survey No. 371/2 and other properties have not been acquired as on that date for any of its developmental purposes. The copy of the said Endorsement dated 20-09-2007 could be evidenced from **Document No. 53.**

By virtue of the Deed of Relinquishment dated 18-03-2015, M/s. BCV Developers Private Limited, M/s. BCV Estates Private Limited and M/s. C.V. Properties (Bangalore) Private Limited relinquished all their right, title, interest and claim with respect to (a) Parks and open space, measuring 81182.37 square meters, (b) civic amenities, measuring 20286.94 square meters, (c) visitors vehicle parking, measuring 20316.93 square meters, (d) access and open space, measuring 104077.82 square meters, (e) proposed road, measuring 58760.22 square meters, (f) playing ground, measuring 25677.35 square meters and (g) electrical sub-station, measuring 2967.65 square meters, measuring in total 313269.28 square meters in favour of the Member Secretary, Bengaluru International Airport Areas Planning Authority, Devanahalli. The said Relinquishment Deed is registered vide Document No. 11280/2014-15 of Book I, stored in CD No. 11280/2014-15 of Book I, in the office of the Sub-Registrar, Devanahalli and a copy of the could be evidenced from **Document No. 54.**

The Member Secretary, Town and Country Planning, Bengaluru International Airport Areas Planning Authority, Devanahalli, vide Development Plan dated 31-03-2015 and 21-06-2016 in No. BIAAPA: TP2/DP/42/2011-12 permitted to construct a residential and commercial building on the Subject Property and adjacent properties. The copy of the said Development Plan could be evidenced from **Document No. 55.** Any Building Plan sanctioned for the Survey No. 371/2, measuring 2 acres 6 guntas.

Note: The party is advised to get a Registration of the project under Real Estate (Regulation and Development) Act, 2016.

The Subject Property and other properties are assessed to taxes by the Town Municipal Council, Devanahalli and the property taxes with respect to the Subject Property and





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

other properties are paid in the name of M/s. BCV Developers Private Limited for the period 2024-25 to the Town Municipal Council, Devanahalli. The copy of the Tax Paid Receipt could be evidenced from **Document No. 56.**

The Encumbrance Certificates produced for the period 01-04-1970 to 01-01-2026 with respect to Survey No. 371/2, it is observed that there are ten entries. The first entry being execution of the Partition Deed dated 11-02-1980 entered between Sri. L. Kallappa and others. The second entry being execution of the Sale Deed dated 22-07-1991 by Sri. K. Nagappa in favour of Sri. M. Muniraju. The third entry being execution of the Mortgage Deed dated 23-11-1992 by Sri. M. Muniraju in favour of the Secretary, Primary PLD Bank, Devanahalli. The fourth entry being execution of the Sale Agreement dated 24-01-1997 entered between Sri. K. Chandrappa and another and Sri. Yeshwanth Shenoy (represented by his General Power of Attorney holder, Sri. Venkatesh). The fifth entry being execution of the Agreement of Sale dated 11-04-1997 entered between Sri. Narayanappa and others. The sixth entry being execution of the Sale Deed dated 10-02-2003 by Sri. K. Chandrappa and others in favour of Smt. M. Latha Kamath. The seventh entry being execution of the Sale Deed dated 29-11-2003 by Sri. M. Muniraju and others in favour of Smt. Kala Shankar. The eighth entry being execution of the Cancellation of Agreement dated 03-07-2004 entered between Sri. K. Narayanappa alias Narayanaswamy and others. The ninth entry being execution of the Sale Deed dated 03-07-2004 by Sri. K. Narayanappa alias Narayanaswamy in favour of Smt. Kala Shankar (represented by her General Power of Attorney holder, Sri. M. Shankar. The tenth entry being execution of the Sale Deed dated 30-06-2004 by Sri. Narayanappa alias Narayanaswamy and others in favour of Smt. Kala Shankar (Represented by her General Power of Attorney Holder, Sri. D. M. Purnesh). The copies of the said Encumbrance Certificates could be evidenced from **Document Nos. 57 to 61.** The fourth and sixth entries appearing in the Encumbrance Certificates do not pertain to the Subject Property.

Note: Two entries pertaining to: i) Relinquishment Deed dated 18-03-2015 (registered vide Document No. 11280/2014-15 of Book I) and (ii) Deed of Confirmation dated 12-09-2024 (registered vide Document No. DNH-1-10377/2024-25 of Book I) are missing in the aforementioned Encumbrance Certificate in SA Nos. 127704/2024-25 and S. A. No. 3532166/2025-26 for the period 01-04-2004 to 01-01-2026. Hence to furnish the rectified





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

/updated Encumbrance Certificate for the period 01-04-1960 to 31-03-1970 and 01-04-2004 to 01-01-2026, reflecting all the entries.

OPINION

On perusal of the above documents and subject to the observations made above, I am of the opinion that M/s. BCV Developers Private Limited a Company incorporated under the Companies Act, 1956 is the absolute owner of the residentially converted land being portion of Survey No. 371/2, measuring 2 acres 6 guntas (except relinquished portion of the entire layout in favour of the Member Secretary, Town and Country Planning, Bengaluru International Airport Areas Planning Authority, Devanahalli), converted vide Official Memoranda in Nos. ALN. (De) SR/114/2004-05 & ALN. (De) SR/68/2005-06 issued by the Deputy Commissioner, Bengaluru), situated at Devanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District, subject to production of: (a) Up to date tax paid receipts, (b) E-Katha Certificate and Katha Extract, (c) Updated Encumbrance Certificates, (d) to get the residential project being developed on the Subject Property and other properties shall be registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder and also to produce original documents for verification.


Jayanth M. Pattanshetti
Advocate

