

R.SANTHOSH KUMAR ASSOCIATES
ADVOCATES

Office at : Flat No.406, "Motati Meadows", Nagavarapalya Main Road, Benniganahalli, Old Madras Road,
C.V.Raman Nagar post, Bangalore-560093.

To;

M/s. JAI SHELTERS,

A Partnership firm having its office at Shop No.201,
Kodigehalli Main Road, Ayyappa Nagar, K.R. Puram, Bangalore - 560 036.

PAN:AATFJ8096L

Represented by its Managing Partner;

Mr. M. SOMASEKHAR, aged about 38 years,
S/o Sri. M. Krishnamurthy Naidu.

AADHAAR No.3800 8895 8075

ITEM I

All that piece and parcel of the immovable Property bearing Portion of **Converted New Survey No.55/2**, Old Survey No.55, (Portion of Converted from Apartment-Residential purpose vide Conversion Order bearing No.ALN/EKHW/SR/67/2022-23, dated.10/04/2023, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at **Sadaramangala Village**, K R Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **2 Acres 14.94 Guntas out of 2 Acres 24 Guntas Plus 05 Guntas of Kharab**



I. LIST OF DOCUMENTS SCRUTINISED

	Date of Document	Name of the Documents	Original /Certified/Photo stat/Copy
1.		Village Map	Copy
2.		RTC From 1966-67 to 2000-01 in respect of Sy.No.55 issued by the Tahsildar, Bangalore East Taluk.	Copy
3.		RTC From 2001-02 to 2019-20 in respect of Sy.No.55 issued by the Tahsildar, Bangalore East Taluk.	Copy
4.		RTC From 2020-21 to 2021-22 in respect of old Sy.No.55 and New Sy.No.55/2 issued by the Tahsildar, Bangalore East Taluk.	Copy
5.		RTC From 2022-23 to 2024-25 in respect of old Sy.No.55, New Sy.No.55/2 issued by the Tahsildar, Bangalore East Taluk.	Copy
6.		IL and RR, issued by the Tahsildar, East Taluk.	Copy
7.		Survey Sketch, Atlas, Tippani,, RR Balbaga, Hissa Nakkalu, Kardha · Mysore Settlement and Akharhandh issued by the Tahsildar, East	Copy



		Taluk.	
08.	03/10/1985	Partition deed executed between (i) Munishami Reddy S/o Late Yellappa Reddy (ii) Muni Reddy S/o Late Yellappa Reddy (iii) Venkatashami Reddy S/o Late Yellappa Reddy (iv) chandraiah S/o Late Yellappa Reddy (v) Parvathamma and Others, in respect of Sy.No.55, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore South Taluk.	Copy
09.	19/11/1985	Sale deed Executed by (i) S.Munishami Reddy S/o Late Yellappa Reddy (ii) S.M.Babu Reddy S/o S.Munishami Reddy (iii) Anand Reddy S/o S.Munishami Reddy (iv) Suresh Reddy S/o S.Munishami Reddy (v) Venkatashami Reddy S/o Late Yellappa Reddy (vi) Manjula D/o Venkatashami Reddy (vii) Mamatha D/o Venkatashami Reddy (viii) Manohar S/o Venkatashami Reddy in favour of H.C.Krishnappa S/o Late Chinnarappa, registered as Document No.3399/1985-86, registered on 21/11/1985, in Book I, Pages 31-36, Volume 2359, in the Office of Sub-Registrar, Bangalore South Taluk, in respect of Sy.No.55, Measuring 2 Acre 20 Gunta, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore South	Copy



		Taluk.	
10.	22/11/1985	MR.No.5/1985-86	Copy
11.	31/07/1997	Mortgage deed executed H.C.Krishnappa S/o Late Chinnarappa in favour of Sahakari Krushi Garamani bank, registered as Document No.12/1997-98, registered on 31/07/1997, in Book I, volume No.12, in the Office of Sub-Registrar, Krishnarajapuram, Bangalore, in respect of Sy.No.55, Measuring 2 Acre 20 Gunta, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore South Taluk.	Copy
12.	10/03/2011	Discharge deed executed Sahakari Krushi Garamani bank in favour of H.C.Krishnappa S/o Late Chinnarappa, registered as Document No.511/2011-12, registered on 29/04/2011, in Book I, in the Office of Sub-Registrar, Mahadevapura, Bangalore, in respect of Sy.No.55, Measuring 2 Acre 20 Gunta, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore East Taluk.	Copy
13.	09/03/2011	MR.No.13/2010-11	Copy
14.	29/04/2011	MR.No.1/2011-12	Copy
15.		Family Tree in the Name of H.C.Krishnappa S/o Late Chanappa.	Copy

16.	17/01/2017	MR.No.H7/2016-17	Copy
17.	23/02/2022	Memorandum of Understanding deed executed by 1. Mrs.Jayamma W/o. Late. Sri. H.C. Krishnappa, 2. Mr. H.K. Gopala S/o. Late. Sri. H.C.Krishnappa, 2a. Mrs. Sujatha.K W/o. Mr. H.K. Gopala, 2b. Ms. Varsha.G D/o. Mr. H.K. Gopala, 2c. Ms. Lavanya. G D/o. Mr. H.K. Gopala, 3. Mr. Prabhakara.H.K. S/o. Late. Sri. H.C. Krishnappa, 3a. Mrs. Lakshmi Kantha W/o. Mr. Prabhakara.H.K, 3b. Mr. Monish.P S/o. Mr. Prabhakara.H.K, 3c. Mr. Dharshan.P S/o. Mr. Prabhakara.H.K, 4. Mr. H.K. Lokesh S/o. Late. Sri. H.C. Krishnappa, 4a. Mrs. Shobha.K W/o. Mr. H.K. Lokesh, 4b. Mr. Chethan Shushanth.L S/o. Mr. H.K. Lokesh, 4c. Ms. Tejaswini D/o. Mr. H.K. Lokesh, 5. Mr. Dheeraj.H.K @ Devadas S/o. Late. Sri. H.C. Krishnappa, 5a. Mrs. Mamatha.M W/o. Mr. Dheeraj.H.K, 5b. Ms. Ganavi.D D/o. Mr. Dheeraj.H.K, 5c. Ms. Nayana.D D/o. Mr.Dheeraj.H.K, 5d. Master. Chiranth Dheeraj S/o. Mr. Dheeraj.H.K. in favour of M/s. SHRESHTA DEVELOPERS, Represented by its Managing Partners, Mr. M. Somasekhar S/o. Sri. M. Krishnamurthy Naidu and Mr. T. Srinadh S/o. Sri. T. Ramachandra Naidu,	Copy



		registered as Document No.11426/2021-22 in Book I, in the Office of Sub-Registrar, K.R. Puram, in respect of New Sy.No.55/2, Old Sy.No. 55, measuring 2 Acres 20 Guntas, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore East Taluk.	
18.	18/10/2024	Cancellation Of Memorandum Of Understanding Deed executed by 1. Mrs.Jayamma W/o. Late. Sri. H.C. Krishnappa, 2. Mr. H.K. Gopala S/o. Late. Sri. H.C.Krishnappa, 2a. Mrs. Sujatha.K W/o. Mr. H.K. Gopala, 2b. Ms. Varsha.G D/o. Mr. H.K. Gopala, 2c. Ms. Lavanya. G D/o. Mr. H.K. Gopala, 3. Mr. Prabhakara.H.K. S/o. Late. Sri. H.C. Krishnappa, 3a. Mrs. Lakshmi Kantha W/o. Mr. Prabhakara.H.K, 3b. Mr. Monish.P S/o. Mr. Prabhakara.H.K, 3c. Mr. Dharshan.P S/o. Mr. Prabhakara.H.K, 4. Mr. H.K. Lokesh S/o. Late. Sri. H.C. Krishnappa, 4a. Mrs. Shobha.K W/o. Mr. H.K. Lokesh, 4b. Mr. Chethan Shushanth.L S/o. Mr. H.K. Lokesh, 5. Mr. Dheeraj.H.K @ Devadas S/o. Late. Sri. H.C. Krishnappa, 5a. Mrs. Mamatha.M W/o. Mr. Dheeraj.H.K, 5b. Ms. Ganavi.D D/o. Mr. Dheeraj.H.K, 5c. Ms. Nayana.D D/o. Mr.Dheeraj.H.K, 5d. Master. Chiranth Dheeraj S/o. Mr. Dheeraj.H.K.	Copy



		in favour of M/s. SHRESHTA DEVELOPERS, Represented by its Managing Partners, Mr. M. Somasekhar S/o. Sri. M. Krishnamurthy Naidu and Mr. T. Srinadh S/o. Sri. T. Ramachandra Naidu, registered as Document No.13355/2024-25 in Book I, in the Office of Sub-Registrar, Banaswadi, in respect of New Sy.No.55/2, Old Sy.No. 55, measuring 2 Acres 20 Guntas, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore East Taluk.	
19.	18/10/2024	Joint Development Agreement Deed executed by 1. Mrs.Jayamma W/o. Late. Sri. H.C. Krishnappa, 2. Mr. H.K. Gopala S/o. Late. Sri. H.C.Krishnappa, 2a. Mrs. Sujatha.K W/o. Mr. H.K. Gopala, 2b. Ms. Varsha.G D/o. Mr. H.K. Gopala, 2c. Ms. Lavanya. G D/o. Mr. H.K. Gopala, 3. Mr. Prabhakara.H.K. S/o. Late. Sri. H.C. Krishnappa, 3a. Mrs. Lakshmi Kantha W/o. Mr. Prabhakara.H.K, 3b. Mr. Monish.P S/o. Mr. Prabhakara.H.K, 3c. Mr. Dharshan.P S/o. Mr. Prabhakara.H.K, 4. Mr. H.K. Lokesh S/o. Late. Sri. H.C. Krishnappa, 4a. Mrs. Shobha.K W/o. Mr. H.K. Lokesh, 4b. Mr. Chethan Shushanth.L S/o. Mr. H.K. Lokesh, 5. Mr. Dheeraj.H.K @ Devadas S/o. Late. Sri. H.C. Krishnappa, 5a. Mrs. Mamatha.M	Copy



		W/o. Mr. Dheeraj.H.K, 5b. Ms. Ganavi.D D/o. Mr. Dheeraj.H.K, 5c. Ms. Nayana.D D/o. Mr.Dheeraj.H.K, 5d. Master. Chiranth Dheeraj S/o. Mr. Dheeraj.H.K. in favour of M/s. JAI SHELTERS, Represented by its Managing Partners, Mr. M. Somasekhar S/o. Sri. M. Krishnamurthy Naidu, registered as Document No.13357/2024-25 in Book I, in the Office of Sub-Registrar, Banaswadi, in respect of New Sy.No.55/2, Old Sy.No. 55, Converted New Sy.No. 56/4, Old Sy.No.56, measuring 3 Acres 22 Guntas out of 4 Acres 07 Guntas Plus 05 Guntas of Kharab, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore East Taluk.	
20.	18/10/2024	General Power of Attorney executed by 1. Mrs.Jayamma W/o. Late. Sri. H.C. Krishnappa, 2. Mr. H.K. Gopala S/o. Late. Sri. H.C.Krishnappa, 2a. Mrs. Sujatha.K W/o. Mr. H.K. Gopala, 2b. Ms. Varsha.G D/o. Mr. H.K. Gopala, 2c. Ms. Lavanya. G D/o. Mr. H.K. Gopala, 3. Mr. Prabhakara.H.K. S/o. Late. Sri. H.C. Krishnappa, 3a. Mrs. Lakshmi Kantha W/o. Mr. Prabhakara.H.K, 3b. Mr. Monish.P S/o. Mr. Prabhakara.H.K, 3c. Mr. Dharshan.P S/o. Mr. Prabhakara.H.K, 4. Mr. H.K. Lokesh S/o. Late. Sri. H.C.	Copy



		Krishnappa, 4a. Mrs. Shobha.K W/o. Mr. H.K. Lokesh, 4b. Mr. Chethan Shushanth.L S/o. Mr. H.K. Lokesh, 5. Mr. Dheeraj.H.K @ Devadas S/o. Late. Sri. H.C. Krishnappa, 5a. Mrs. Mamatha.M W/o. Mr. Dheeraj.H.K, 5b. Ms. Ganavi.D D/o. Mr. Dheeraj.H.K, 5c. Ms. Nayana.D D/o. Mr.Dheeraj.H.K, 5d. Master. Chiranth Dheeraj S/o. Mr. Dheeraj.H.K. in favour of M/s. JAI SHELTERS, Represented by its Managing Partners, Mr. M. Somasekhar S/o. Sri. M. Krishnamurthy Naidu, registered as Document No.763/2024-25 in Book I, in the Office of Sub-Registrar, Banaswadi, in respect of New Sy.No.55/2, Old Sy.No. 55, Converted New Sy.No. 56/4, Old Sy.No.56, measuring 3 Acres 22 Guntas out of 4 Acres 07 Guntas Plus 05 Guntas of Kharab, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore East Taluk.	
21.	10/04/2023	Conversion Order bearing No.ALN/EKHW/SR/67/2022-23, dated 10/04/2023, issued by deputy commissioner Bangalore.	Copy
22.	10/04/2023	MR.No.T40/2022-23	Copy
23.	10/01/2022	Endorsement IHC No.5/1983-84, in respect of Sy.No.55/2 and 55/6 Situated at	Copy



		Sadaramangala Village, K.R. Puram Hobli, Bangalore East Taluk.	
24.		EC 01/04/1940 to 14/2/1957 and 15/2/1957 to 31/05/1989 and 04/1973 to 27/02/1986 and 01/06/1989 to 31/03/2004 and 01/04/2004 to 19/01/2022.	Copy

ITEM II

All that piece and parcel of the immovable Property bearing Portion of **Converted New Survey No.56/4**, Old Survey No.56, (Portion of Converted from Apartment-Residential purpose vide Conversion Order bearing No.ALN/EKHW/SR/68/2022-23, dated.10/04/2023, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at **Sadaramangala Village**, K R Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **1 Acre 07.06 Guntas** out of **1 Acre 23 Guntas**

	Date of Document	Name of the Documents	Original/ Certified/ Photostat/ Copy
01.		RTC From 1966-67 to 2000-01 in respect of Sy.No.56 issued by the Tahsildar, Bangalore South Taluk.	Copy
02.		RTC From 2001-02 to 2024-25 in respect of Old Sy.No.56 and New No.56/4 issued by the Tahsildar, Bangalore East Taluk.	Copy



03.	12/09/1921	Sale deed executed by Sri.Kadugudiga S/o Balagai Thimma in favour of Pachappa S/o Muniyappa, registered as Document No.1297/1921-22, dated 12/09/1921, in Book I, Volume No.465, Pages 392 to 395, in the Office of Sub-Registrar, Bangalore South Taluk, in respect of Sy.No. 56, measuring 4 Acre 30 Guntas, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore South Taluk.	
04.		Later Oral partition deed executed between (i) Pachappa S/o Muniyappa (ii) Muniyappa @ Jallalappa S/o Muniyappa (iii) Chanappa S/o Muniyappa, in respect of Sy.No. 56, measuring 4 Acre 30 Guntas, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore South Taluk.	Copy
05.	19/04/1949	Sale deed executed (i) Muniyappa @ Jallalappa S/o Muniyappa, (ii) Chanappa S/o Muniyappa and Muniyappa S/o Muniyappa @ Jallalappa in favour of Chinnerappa S/o Muniswamappa registered as Document No.6416/1948-49 in Book I, Pages in the Office of Sub-Registrar, Banaswadi, in respect of Sy.No.56, measuring 1 Acres 23 Guntas, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore South Taluk.	Copy
06.	18/09/1980	Unregister Partition deed executed between (i) Ramswamy.H.C S/o Late Chinnerappa	Copy



		(ii) Bodappa S/o Late Chinnerappa (iii) Krishanappa S/o Late Chinnerappa (iv) Govindappa S/o Late Chinnerappa a in respect of Sy.No.56, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore South Taluk.	
07.	04/07/2021	MR.No.H4/2021-22	Copy
08.	17/01/2017	MR.No.H7/2016-17	Copy
09.		MR.No.2/1980-81	Copy
10.		MR.No.83/1981-82	Copy
11.		IL and RR, issued by the Tahsildar, East Taluk.	Copy
12.	10/04/2023	Conversion Order bearing No.ALN/EKHW/SR/68/2022-23, dated 10/04/2023, issued by deputy commissioner Bangalore.	Copy
13.	10/04/2023	MR.No.T41/2022-23	Copy
14.		Survey Sketch, Atlas, Tippani, RR Balbaga, Hissa Nakkalu, Kardha Mysore Settlement and Akharhandh issued by the Tahsildar, East Taluk.	Copy
15.		EC 01/07/1924 to 31/12/1939 and 01/01/1940 to 14/02/1957 and 15/02/1957 to 31/05/1989 and 01/06/1989 to 31/03/2004 and 01/04/2004 to 09/01/2023.	Copy



II. DESCRIPTION OF PROPERTY

Item No.I

All that piece and parcel of the immovable Property bearing Portion of **Converted New Survey No.55/2**, Old Survey No.55, (Portion of Converted from Apartment-Residential purpose vide Conversion Order bearing No.ALN/EKHW/SR/67/2022-23, dated.10/04/2023, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at **Sadaramangala Village**, K R Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **2 Acres 14.94 Guntas out of 2 Acres 24 Guntas Plus 05 Guntas of Kharab**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Remaining Portion of Same Survey Number.55/2
belongs to Owners;
West by : Private Property;
North by : Property bearing Sy No.55/1;
South by : Property bearing Sy No.56/3 and 56/4;

Item No.II

All that piece and parcel of the immovable Property bearing Portion of **Converted New Survey No.56/4**, Old Survey No.56, (Portion of Converted from Apartment-Residential purpose vide Conversion Order bearing No.ALN/EKHW/SR/68/2022-23, dated.10/04/2023, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at **Sadaramangala Village**, K R Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **1 Acre 07.06 Guntas out of 1 Acre 23 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the



East by : Remaining Portion of Same Survey Number.56/4
belongs to Owners;
West by : Property bearing Sy No.55/3;
North by : Property bearing Sy No.55/2;
South by : Road and Property bearing Sy No.56/2;

COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of the immovable Property bearing Portion of **Converted New Survey No.55/2**, Old Survey No.55, and Portion of **Converted New Survey No.56/4**, Old Survey No.56, (Portion of Converted from Apartment-Residential purpose vide Conversion Order bearing No.ALN/EKHW/SR/67/2022-23 and ALN/EKHW/SR/68/2022-23, dated.10/04/2023, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at **Sadaramangala Village**, K R Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **3 Acres 22 Guntas** out of 4 Acres 07 Guntas Plus 05 Guntas of Kharab, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Remaining Portion of Same Survey Number.55/2 and
56/4 belongs to Owners;
West by : Property bearing Sy No.56/3 and Private Property;
North by : Property bearing Sy No.55/1;
South by : Road and Property bearing Sy No.56/2;

III. TRACING OF TITLE

On perusal of the documents originally property was self acquired by the Sri. Sri.Yellappa S/o Mogappa Reddy, Later the said Late Sri.Yellappa deceased intestate, leaving behind his children's herein as his sole surviving legal heirs to succeed to his entire estates, including Schedule Property.



Later the family members of Late Yellappa Reddy Children's have entered Unregister Partition deed executed between (i) Munishami Reddy S/o Late Yellappa Reddy (ii) Muni Reddy S/o Late Yellappa Reddy (iii) Venkatasami Reddy S/o Late Yellappa Reddy (iv) chandraiah S/o Late Yellappa Reddy (v) Parvathamma and Others, in respect of Sy.No.55, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore South Taluk. along with other Properties.

Later (i) S.Munishami Reddy S/o Late Yellappa Reddy (ii) S.M.Babu Reddy S/o S.Munishami Reddy (iii) Anand Reddy S/o S.Munishami Reddy (iv) Suresh Reddy S/o S.Munishami Reddy (v) Venkatasami Reddy S/o Late Yellappa Reddy (vi) Manjula D/o Venkatasami Reddy (vii) Mamatha D/o Venkatasami Reddy (viii) Manohar S/o Venkatasami Reddy in favour of H.C.Krishnappa S/o Late Chinnarappa, registered as Document No.3399/1985-86, registered on 22/11/1985, in Book I, Pages 31-36, Volume 2359, in the Office of Sub-Registrar, Bangalore South Taluk, in respect of Sy.No.55, Measuring 2 Acre 20 Gunta, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore South Taluk.

Thereafter H.C.Krishnappa S/o Late Chinnarappa executed Mortgage deed in favour of Sahakari Krushi Garamani bank, registered as Document No.12/1997-98, registered on 31/07/1997, in Book I, volume No.12, in the Office of Sub-Registrar, Krishnarajapuram, Bangalore, in respect of Sy.No.55, Measuring 2 Acre 20 Gunta, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore South Taluk.

Thereafter Sahakari Krushi Garamani bank executed Discharge deed in favour of H.C.Krishnappa S/o Late Chinnarappa, registered as Document No.511/2011-12, registered on 29/04/2011, in Book I, in the Office of Sub-Registrar, Mahadevapura, Bangalore, in respect of Sy.No.55, Measuring 2 Acre 20 Gunta, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore South Taluk.



Later the said H.C.Krishnappa deceased intestate on 23/06/2016, leaving behind the family members herein as his sole surviving legal heirs to succeed to his entire estates, including Schedule Property Thus, presently the parties herein are the absolute joint owners of Schedule Property.

Later family member of the late H.C. Krishnappa executed Memorandum of Understanding deed i.e., 1. Mrs.Jayamma W/o. Late. Sri. H.C. Krishnappa, 2. Mr. H.K. Gopala S/o. Late. Sri. H.C.Krishnappa, 2a. Mrs. Sujatha.K W/o. Mr. H.K. Gopala, 2b. Ms. Varsha.G D/o. Mr. H.K. Gopala, 2c. Ms. Lavanya. G D/o. Mr. H.K. Gopala, 3. Mr. Prabhakara.H.K. S/o. Late. Sri. H.C. Krishnappa, 3a. Mrs. Lakshmi Kantha W/o. Mr. Prabhakara.H.K, 3b. Mr. Monish.P S/o. Mr. Prabhakara.H.K, 3c. Mr. Dharshan.P S/o. Mr. Prabhakara.H.K, 4. Mr. H.K. Lokesh S/o. Late. Sri. H.C. Krishnappa, 4a. Mrs. Shobha.K W/o. Mr. H.K. Lokesh, 4b. Mr. Chethan Shushanth.L S/o. Mr. H.K. Lokesh, 4c. Ms. Tejaswini D/o. Mr. H.K. Lokesh, 5. Mr. Dheeraj.H.K @ Devadas S/o. Late. Sri. H.C. Krishnappa, 5a. Mrs. Mamatha.M W/o. Mr. Dheeraj.H.K, 5b. Ms. Ganavi.D D/o. Mr. Dheeraj.H.K, 5c. Ms. Nayana.D D/o. Mr.Dheeraj.H.K, 5d. Master. Chiranth Dheeraj S/o. Mr. Dheeraj.H.K. in favour of M/s. SHRESHTA DEVELOPERS, Represented by its Managing Partners, Mr. M. Somasekhar S/o. Sri. M. Krishnamurthy Naidu and Mr. T. Srinadh S/o. Sri. T. Ramachandra Naidu, registered as Document No.11426/2021-22 in Book I, in the Office of Sub-Registrar, K.R. Puram, in respect of New Sy.No.55/2, Old Sy.No. 55, measuring 2 Acres 20 Guntas, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore East Taluk

Later family member of the late H.C. Krishnappa executed Cancellation Of Memorandum Of Understanding Deed i.e., 1. Mrs.Jayamma W/o. Late. Sri. H.C. Krishnappa, 2. Mr. H.K. Gopala S/o. Late. Sri. H.C.Krishnappa, 2a. Mrs. Sujatha.K W/o. Mr. H.K. Gopala, 2b. Ms. Varsha.G D/o. Mr. H.K. Gopala, 2c. Ms. Lavanya. G D/o. Mr. H.K. Gopala, 3. Mr. Prabhakara.H.K. S/o. Late. Sri. H.C. Krishnappa, 3a. Mrs. Lakshmi Kantha W/o. Mr. Prabhakara.H.K, 3b. Mr. Monish.P S/o. Mr. Prabhakara.H.K, 3c. Mr. Dharshan.P S/o. Mr. Prabhakara.H.K, 4. Mr. H.K. Lokesh S/o. Late. Sri. H.C. Krishnappa, 4a. Mrs. Shobha.K W/o. Mr. H.K. Lokesh, 4b. Mr. Chethan Shushanth.L S/o. Mr. H.K. Lokesh, 5. Mr. Dheeraj.H.K @ Devadas S/o. Late. Sri. H.C. Krishnappa,



5a. Mrs. Mamatha.M W/o. Mr. Dheeraj.H.K, 5b. Ms. Ganavi.D D/o. Mr. Dheeraj.H.K, 5c. Ms. Nayana.D D/o. Mr.Dheeraj.H.K, 5d. Master. Chiranth Dheeraj S/o. Mr. Dheeraj.H.K. in favour of M/s. SHRESHTA DEVELOPERS, Represented by its Managing Partners, Mr. M. Somasekhar S/o. Sri. M. Krishnamurthy Naidu and Mr. T. Srinadh S/o. Sri. T. Ramachandra Naidu, registered as Document No.13355/2024-25 in Book I, in the Office of Sub-Registrar, Banaswadi, in respect of New Sy.No.55/2, Old Sy.No. 55, measuring 2 Acres 20 Guntas, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore East Taluk.

On perusal of the documents originally property was self acquired by the Sri.Kadugudiga S/o Balagai Thimma, Later he has executed Sale deed in favour of Pachappa S/o Muniyappa, registered as Document No.1297/1921-22, dated 12/09/1921, in Book I, Volume No.465, Pages 392 to 395, in the Office of Sub-Registrar, Bangalore South Taluk, in respect of Sy.No. 56, measuring 4 Acre 30 Guntas, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore South Taluk.

Later Oral partition deed executed between (i) Pachappa S/o Muniyappa (ii) Muniyapp @ Jallalappa S/o Muniyappa (iii) Chanappa S/o Muniyappa, in respect of Sy.No. 56, measuring 4 Acre 30 Guntas, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore South Taluk.

Later Sale deed executed Muniyappa @ Jallalappa S/o Muniyappa, Chanappa S/o Muniyappa and Muniyappa S/o Muniyappa @ Jallalappa in favour of Chinnerappa S/o Muniswamappa registered as Document No.6416/1948-49 in Book I, Pages in the Office of Sub-Registrar, Banaswadi, in respect of Sy.No.56, measuring 1 Acres 23 Guntas, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore East Taluk.

Later the said Sri. Chinnerappa deceased intestate, leaving behind the family members herein as his sole surviving legal heirs to succeed to his entire estates, including Schedule Property.



Later Joint Development Agreement Deed executed by 1. Mrs. Jayamma W/o. Late. Sri. H.C. Krishnappa, 2. Mr. H.K. Gopala S/o. Late. Sri. H.C. Krishnappa, 2a. Mrs. Sujatha.K W/o. Mr. H.K. Gopala, 2b. Ms. Varsha.G D/o. Mr. H.K. Gopala, 2c. Ms. Lavanya. G D/o. Mr. H.K. Gopala, 3. Mr. Prabhakara.H.K. S/o. Late. Sri. H.C. Krishnappa, 3a. Mrs. Lakshmi Kantha W/o. Mr. Prabhakara.H.K, 3b. Mr. Monish.P S/o. Mr. Prabhakara.H.K, 3c. Mr. Dharshan.P S/o. Mr. Prabhakara.H.K, 4. Mr. H.K. Lokesh S/o. Late. Sri. H.C. Krishnappa, 4a. Mrs. Shobha.K W/o. Mr. H.K. Lokesh, 4b. Mr. Chethan Shushanth.L S/o. Mr. H.K. Lokesh, 5. Mr. Dheeraj.H.K @ Devadas S/o. Late. Sri. H.C. Krishnappa, 5a. Mrs. Mamatha.M W/o. Mr. Dheeraj.H.K, 5b. Ms. Ganavi.D D/o. Mr. Dheeraj.H.K, 5c. Ms. Nayana.D D/o. Mr. Dheeraj.H.K, 5d. Master. Chiranth Dheeraj S/o. Mr. Dheeraj.H.K. in favour of M/s. JAI SHELTERS, Represented by its Managing Partners, Mr. M. Somasekhar S/o. Sri. M. Krishnamurthy Naidu, registered as Document No.13357/2024-25 in Book I, in the Office of Sub-Registrar, Banaswadi, in respect of New Sy.No.55/2, Old Sy.No. 55, Converted New Sy.No. 56/4, Old Sy.No.56, measuring 3 Acres 22 Guntas out of 4 Acres 07 Guntas Plus 05 Guntas of Kharab, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore East Taluk and Greneral Power of Attorney executed by 1. Mrs. Jayamma W/o. Late. Sri. H.C. Krishnappa, 2. Mr. H.K. Gopala S/o. Late. Sri. H.C. Krishnappa, 2a. Mrs. Sujatha.K W/o. Mr. H.K. Gopala, 2b. Ms. Varsha.G D/o. Mr. H.K. Gopala, 2c. Ms. Lavanya. G D/o. Mr. H.K. Gopala, 3. Mr. Prabhakara.H.K. S/o. Late. Sri. H.C. Krishnappa, 3a. Mrs. Lakshmi Kantha W/o. Mr. Prabhakara.H.K, 3b. Mr. Monish.P S/o. Mr. Prabhakara.H.K, 3c. Mr. Dharshan.P S/o. Mr. Prabhakara.H.K, 4. Mr. H.K. Lokesh S/o. Late. Sri. H.C. Krishnappa, 4a. Mrs. Shobha.K W/o. Mr. H.K. Lokesh, 4b. Mr. Chethan Shushanth.L S/o. Mr. H.K. Lokesh, 5. Mr. Dheeraj.H.K @ Devadas S/o. Late. Sri. H.C. Krishnappa, 5a. Mrs. Mamatha.M W/o. Mr. Dheeraj.H.K, 5b. Ms. Ganavi.D D/o. Mr. Dheeraj.H.K, 5c. Ms. Nayana.D D/o.

Attorney executed by 1. Mrs. Jayamma W/o. Late. Sri. H.C. Krishnappa, 2. Mr. H.K. Gopala S/o. Late. Sri. H.C. Krishnappa, 2a. Mrs. Sujatha.K W/o. Mr. H.K. Gopala, 2b. Ms. Varsha.G D/o. Mr. H.K. Gopala, 2c. Ms. Lavanya. G D/o. Mr. H.K. Gopala, 3. Mr. Prabhakara.H.K. S/o. Late. Sri. H.C. Krishnappa, 3a. Mrs. Lakshmi Kantha W/o. Mr. Prabhakara.H.K, 3b. Mr. Monish.P S/o. Mr. Prabhakara.H.K, 3c. Mr. Dharshan.P S/o. Mr. Prabhakara.H.K, 4. Mr. H.K. Lokesh S/o. Late. Sri. H.C. Krishnappa, 4a. Mrs. Shobha.K W/o. Mr. H.K. Lokesh, 4b. Mr. Chethan Shushanth.L S/o. Mr. H.K. Lokesh, 5. Mr. Dheeraj.H.K @ Devadas S/o. Late. Sri. H.C. Krishnappa, 5a. Mrs. Mamatha.M W/o. Mr. Dheeraj.H.K, 5b. Ms. Ganavi.D D/o. Mr. Dheeraj.H.K, 5c. Ms. Nayana.D D/o.



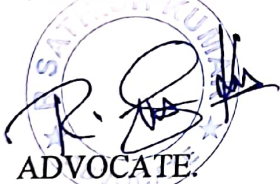
Mr.Dheeraj.H.K, 5d. Master. Chiranth Dheeraj S/o. Mr. Dheeraj.H.K. in favour of M/s. JAI SHELTERS, Represented by its Managing Partners, Mr. M. Somasekhar S/o. Sri. M. Krishnamurthy Naidu, registered as Document No.763/2024-25 in Book I, in the Office of Sub-Registrar, Banaswadi, in respect of New Sy.No.55/2, Old Sy.No. 55, Converted New Sy.No. 56/4, Old Sy.No.56, measuring 3 Acres 22 Guntas out of 4 Acres 07 Guntas Plus 05 Guntas of Kharab, Situated at Sadaramangala Village, K.R. Puram Hobli, Bangalore East Taluk.

IV. ENCUMBRANCE

Perused Encumbrance Certificate for the period from 01/04/1940 to 14/2/1957 and 15/2/1957 to 31/05/1989 and 04/1973 to 27/02/1986 and 01/06/1989 to 31/03/2004 and 01/04/2004 to 19/01/2022 and 01/07/1924 to 31/12/1939 and 01/01/1940 to 14/02/1957 and 15/02/1957 to 31/05/1989 and 01/06/1989 to 31/03/2004 and 01/04/2004 to 09/01/2023.

IV.CERTIFICATE

Therefore I certify that M/s. JAI SHELTERS Represented by it's Managing Partner Mr. M. SOMASEKHAR S/o Sri. Sri. M. Krishnamurthy Naidu, having acquired the property described at Para-II has got absolute title over the Property described at Para-II.



ADVOCATE.

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