

LEGAL SCRUTINY REPORT

Dated: 05.06.2025

To,
M/s. Modern Projects, A Partnership Firm
Bangalore.

Dear Sir/ Madam,

Sub:- Title due diligence report related to Project **"ONYX"** of Sri. D. Lakkanna and Smt. Shantha **and Developer:** M/s. Modern Projects, A Partnership Firm, represented by its Managing Partner Sri. Vinay Gurudutt in respect of residentially converted land bearing Sy.No.180 (old Sy.No.160/P10) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 141/2015-16), measuring 2 Acres **and** residentially converted land bearing Sy.No.181 (old Sy.No.160/P19) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 142/2015-16), measuring 2 Acres **and** residentially converted land bearing Sy.No.182 (old Sy.No.160/P2) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 140/2015-16), measuring 2 Acres **and** residentially converted land bearing Sy.No.183 (old Sy.No.160/P5) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 139/2015-16), measuring 2 Acres **and** residentially converted land bearing Sy.No.185 (old Sy.No.160/P8) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 143/2015-16), measuring 2 Acres, situated at Mugaluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

Sl. No.	Description	Details
1.	Name of the project:	"ONYX"
2.	Name of the title holders:	Sri. D. Lakkanna and Smt. Shantha
3.	Name of the builder	M/s. Modern Projects, A Partnership Firm, represented by its Managing Partner Sri. Vinay Gurudutt
4.	RERA registration number:	Awaited
5.	Subject:	Project "ONYX" of Sri. D. Lakkanna and Smt. Shantha and Developer: M/s. Modern Projects, A Partnership Firm, represented by its Managing Partner Sri. Vinay Gurudutt in respect of residentially

		converted land bearing Sy.No.180 (old Sy.No.160/P10) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 141/2015-16), measuring 2 Acres <i>and</i> residentially converted land bearing Sy.No.181 (old Sy.No.160/P19) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 142/2015-16), measuring 2 Acres <i>and</i> residentially converted land bearing Sy.No.182 (old Sy.No.160/P2) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 140/2015-16), measuring 2 Acres <i>and</i> residentially converted land bearing Sy.No.183 (old Sy.No.160/P5) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 139/2015-16), measuring 2 Acres <i>and</i> residentially converted land bearing Sy.No.185 (old Sy.No.160/P8) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 143/2015-16), measuring 2 Acres, situated at Mugaluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
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I. DESCRIPTION OF THE PROPERTY:

ITEM NO.01:

All that piece and parcel of residentially converted land bearing Sy.No.180 (old Sy.No.160/P10) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 141/2015-16) of Mugaluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring 2 Acres, and is bounded as follows:

On the East by	:	Land bearing Sy.No.181;
West by	:	Land bearing Sy.No.160;
North by	:	Land bearing Sy.No.152;
South by	:	Road;

ITEM NO.02:

All that piece and parcel of residentially converted land bearing Sy.No.181 (old Sy.No.160/P19) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 142/2015-16) of Mugaluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring 2 Acres, and is bounded as follows:

On the East by	:	Land bearing Sy.No.182;
West by	:	Land bearing Sy.No.180;
North by	:	Land bearing Sy.Nos.152 and 151;
South by	:	Road;

ITEM NO.03:

All that piece and parcel of residentially converted land bearing Sy.No.182 (old Sy.No.160/P2) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 140/2015-16) of Mugaluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring 2 Acres, and is bounded as follows:

On the East by	:	Land bearing Sy.No.183;
West by	:	Land bearing Sy.No.181;
North by	:	Land bearing Sy.Nos.150 and 151;
South by	:	Road;

ITEM NO.04:

All that piece and parcel of residentially converted land bearing Sy.No.183 (old Sy.No.160/P5) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 139/2015-16) of Mugaluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring 2 Acres, and is bounded as follows:

On the East by	:	Land bearing Sy.No.185;
West by	:	Land bearing Sy.No.182;
North by	:	Land bearing Sy.No.150;
South by	:	Road;

ITEM NO.05:

All that piece and parcel of residentially converted land bearing Sy.No.185 (old Sy.No.160/P8) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 143/2015-16) of Mugaluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring 2 Acres, and is bounded as follows:

On the East by	:	Land bearing Sy.No.160 and Main Road;
West by	:	Land bearing Sy.No.183;
North by	:	Land bearing Sy.Nos.150, 149 and 148;
South by	:	Road;

II. LIST OF DOCUMENTS EXAMINED/PERUSED (All Photo-copies):**Land bearing Sy.No.180:**

1. Official Memorandum dated 27.11.1978 issued by Deputy Commissioner, Bangalore District with regard to grant of land bearing Sy.No.160 of Mugalur Village.
2. Grant Certificate (Form-1) dated 04.10.1979 bearing No. LND. SR.57/1978-79 issued in favour of Sri. Yallappa S/o. Sri. Giddappa.
3. Family Tree of Sri. Yallappa @ Tailor Yallappa issued by Village Accountant, Mugaluru Circle.
4. Mortgage Deed dated 11.08.1980 executed by Sri. Yallappa S/o. Giddappa *in favour of* Sericulturists cum Farmers Co-Operative Society Limited (Doc. No.755/1980-81).
5. Mortgage Deed dated 11.08.1983 executed by Sri. Tailor Yallappa S/o. Giddappa *in favour of* Sericulturists cum Farmers Co-Operative Society Limited (Doc. No.751/1983-84).
6. NOC dated 08.05.2025 issued by Sericulturists' cum Farmers' Service Co-Operative Society Limited.
7. Sale Deed dated 18.11.1995 executed by Sri. Yallappa @ Tailor Ellappa S/o. Sri. Giddappa *in favour of* Sri. Noori Srinivas Phanindra (Doc. No.5405/1995-96).
8. M.R. No.64/1995-96.
9. Sale Deed dated 01.08.2006 registered on 08.08.2006 executed by Sri. Noori Srinivasa Phanindra *as Vendor* and Captain Dr. D.K. Giri, Managing Director of M/s. Sharp Detective Private Limited *as confirming party in favour of* Sri. K. Ramesh (Doc. No.15770/2006-07).
10. Tippani dated 03.02.2015 issued by Surveyor, Anekal Taluk in respect of land bearing Sy.No.160.
11. Copy of Complaint filed in O.S. No.777/2011 before the Court of the Senior Civil Judge at Anekal.
12. Order Sheet passed in O.S. No.777/2011 passed by the Court of Senior Civil Judge and JMFC at Anekal.
13. Memo dated 10.03.2015 filed in O.S. No.777/2011.
14. Confirmation Deed dated 09.03.2015 executed by Sri. Chinnappa, Smt. Lakshamma, Smt. Padma, Smt. Prabha Y., Smt. Shaila Y., Smt. Manjula Y. (*children of Late Yallappa @ Tailor Yallappa*) *in favour of* Sri. K. Ramesh (Doc. No.8685/2014-15).
15. Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR: 141/2015-16 issued By Deputy Commissioner, Bangalore District.
16. Sale Deed dated 27.11.2017 executed by Sri. K. Ramesh *in favour of* Smt. Shantha (Doc. No.4682/2017-18).
17. Endorsement dated 16.07.2016 issued by Tahasildar, Anekal Taluk with regard to non-availability of Preliminary Record in respect of land bearing Sy.No.180.
18. Endorsement dated 16.07.2016 issued by Tahasildar, Anekal Taluk with regard to non-availability of IL and RR in respect of land bearing Sy.No.180.
19. RTCs from the period 1965-66, 1967-68 and for 1968-69 in respect of land bearing Sy.No.160, measuring 41 Acres 31 Guntas (*Gomal land*).
20. RTCs from the period 1989-90 to 1994-95 (*Sri. Yallappa*) and from 1995-96 to 2000-01 (*Sri. Noori Srinivasa Phanindra*) in respect of land bearing Sy.No.160/P7.
21. RTCs from the period 2000-01 to 2011-12 and from 2014-15 to 2015-16 in respect of land bearing Sy.No.160/P10.

22. RTCs from the period 2016-17 to 2024-25 in respect of land bearing Sy.No.180
23. PTCL Endorsement dated 01.09.2015 bearing No. PTCL.CR (A) 939/2015-16 issued by Assistant Commissioner, Bangalore South Sub-Division, Bangalore in respect of land bearing Sy.No.180 (old Sy.No.160/P10).
24. Nil Tenancy Certificate dated 24.08.2015 bearing No. RD0038028051235 issued by Tahasildar, Anekal Taluk in respect of land bearing Sy.No.180.
25. Atlas and Hissa Mojani (RR Balabhadgada Nakalu) in respect of land bearing Sy.No.180.
26. Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.180.
27. Encumbrance Certificate:
 - a. E.C. (undated) from 01.04.1950 to 31.03.2004 in respect of land bearing Sy.No.160.
 - b. E.C. dated 15.05.2025 from 01.01.2004 to 14.05.2025.

Land bearing Sy.No.181:

28. Grant Certificate (Form-1) dated 08.10.1979 bearing No. LND. SR.57/1978-79 issued in favour of Sri. Nanjunda Ramaiah S/o. Sri. A.N. Veeranna.
29. Family Tree of Sri. Veeranna (*father of Sri. Nanjunda Ramaiah*) issued by Village Accountant, Mugaluru Circle.
30. Sale Deed dated 24.07.1995 registered on 18.08.1995 executed by Sri. V. Nanjunda Ramaiah *in favour of* Sri. V. Anjinappa (Doc. No.2824/1995-96).
31. Sale Deed dated 24.07.1995 registered on 18.08.1995 executed by Sri. V. Nanjunda Ramaiah *in favour of* Sri. V. Anjinappa (Doc. No.2825/1995-96).
32. Sale Deed dated 18.11.1995 registered on 03.01.1996 executed by Sri. V. Anjinappa *in favour of* Sri. Noori Srinivasa Phanindra (Doc. No.5402/1995-96).
33. M.R. No.67/1995-96.
34. Sale Deed dated 18.11.1995 registered on 03.01.1996 executed by Sri. V. Anjinappa *in favour of* Sri. Noori Srinivasa Phanindra (Doc. No.5403/1995-96).
35. M.R. No.66/1995-96.
36. Sale Deed dated 01.08.2006 executed by Sri. Noori Srinivasa Phanindra *as Vendor* and Captain Dr. D.K. Giri, Managing Director of M/s. Sharp Detective Private Limited *as confirming party in favour of* Sri. K. Ramesh (Doc. No.14802/2006-07).
37. Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR: 142/2015-16 issued by Deputy Commissioner, Bangalore District, Bangalore.
38. Tippani dated 03.02.2015 issued by Surveyor, Anekal Taluk in respect of land bearing Sy.No.160.
39. Sale Deed dated 27.11.2017 executed by Sri. K. Ramesh *in favour of* Smt. Shantha (Doc. No.4682/2017-18).
40. Endorsement dated 15.04.2025 issued by Special Tahasildar, Anekal Taluk with regard to non-availability of M.R. No.1/1980-81.
41. Endorsement dated 16.07.2016 issued by Tahasildar, Anekal Taluk with regard to non-availability of Preliminary Record in respect of land bearing Sy.No.181.
42. Endorsement dated 16.07.2016 issued by Tahasildar, Anekal Taluk with regard to non-availability of IL and RR in respect of land bearing Sy.No.181.
43. RTCs from the period 1979-80 to 1983-84 and from 1987-88 to 1988-89 (*Sri. Nanjunda Ramaiah*) and from 1994-95 to 2001-02 (*Sri. Noori Srinivasa Phanindra*) in respect of land bearing

- Sy.No.160.
44. RTCs from the period 2000-01 to 2014-15 in respect of land bearing Sy.No.160/P19.
 45. RTCs from the period 2016-17 to 2024-25 in respect of land bearing Sy.No.181.
 46. Nil Tenancy Certificate dated 24.08.2015 bearing No. RD0038028051234 issued by Tahasildar, Anekal Taluk in respect of land bearing Sy.No.181.
 47. PTCL Endorsement dated 01.09.2015 bearing No. PTCL. CR (A) 941/2015-16 issued by Assistant Commissioner, Bangalore South Sub-Division in respect of land bearing Sy.No.181 (old Sy.No.160/P19).
 48. Atlas and Hissa Mojani (RR Balabthagada Nakalu) in respect of land bearing Sy.No.181.
 49. Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.181.
 50. Encumbrance Certificate:
 - a. E.C. dated 15.05.2025 from 01.01.2004 to 14.05.2025 in respect of land bearing Sy.No.181 (old Sy.No.160/P19).

Land bearing Sy.No.182:

51. Grant Certificate (Form-1) dated 21.11.1979 bearing No. LND. SR.57/1978-79 issued in favour of Sri. G. Munishami S/o. Sri. Gurappa.
52. Sale Deed dated 08.09.1995 executed by Sri. G. Munishami *in favour of* Sri. M. Nanjunda (Doc. No.5408/1995-96).
53. M.R. No.51/1995-96.
54. Sale Deed dated 08.12.1995 executed by Sri. M. Nanjunda *in favour of* Sri. Noori Srinivasa Phanindra (Doc. No.6079/1995-96).
55. Sale Deed dated 01.08.2006 registered on 02.09.2013 executed by Sri. Noori Srinivasa Phanindra *as Vendor* and Captain Dr. D.K. Giri, Managing Director of M/s. Sharp Detective Private Limited *as confirming party in favour of* Sri. K. Keshava Reddy (Doc. No.2581/2013-14).
56. M.R. No.H29/2013-14.
57. Tippani dated 13.02.2015 issued by Suveyor, Anekal Taluk in respect of land bearing Sy.No.160.
58. Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR: 140/2015-16 issued by Deputy Commissioner, Bangalore District, Bangalore.
59. Family Tree of Sri. Muniswamy issued by Village Accountant, Mugaluru Circle.
60. Confirmation Deed dated 23.05.2016 executed by Smt. Rathnamma D/o. Late Muniswamy along with her children viz., Smt. Mala M., Smt. Mamatha T.M., Sri. Venkatesh T.M. and Sri. Muniraju T.M. *in favour of* Sri. Keshava Reddy (Doc. No.1002/2016-17).
61. Sale Deed dated 27.11.2017 executed by Sri. K. Keshava Reddy *in favour of* Sri. D. Lakkanna (Doc. No.4680/2017-18).
62. Endorsement dated 10.03.2015 issued by Special Tahasildar, Anekal Taluk with regard to non-availability of M.R. No.26/1982-83.
63. Endorsement dated 16.07.2016 issued by Tahasildar, Anekal Taluk with regard to non-availability of Preliminary Record in respect of land bearing Sy.No.182.
64. Endorsement dated 16.07.2016 issued by Tahasildar, Anekal Taluk with regard to non-availability of IL and RR in respect of land bearing Sy.No.182.
65. RTCs from the period 1994-95 to 2001-02 in respect of land bearing Sy.No.160.

66. RTCs from the period 2000-01 to 2014-15 in respect of land bearing Sy.No.160/P2.
67. RTCs from the period 2015-16 to 2024-25 in respect of land bearing Sy.No.182.
68. PTCL Endorsement dated 01.09.2015 bearing No. PTCL. CR (A)937/2015-16 issued by Assistant Commissioner, Bangalore South Taluk, Bangalore in respect of land bearing Sy.No.182 (old Sy.No.160).
69. Nil Tenancy Certificate dated 24.08.2015 bearing No.RD0038028051233 issued by Tahasildar, Anekal Taluk in respect of land bearing Sy.No.182.
70. Atlas and Hissa Mojani in respect of land bearing Sy.No.182.
71. Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.182.
72. E.C. dated 30.05.2025 from 01.01.2004 to 27.05.2025 in respect of land bearing Sy.No.182 (old Sy.No.160/P2).

Land bearing Sy.No.183:

73. Grant Certificate (Form-1) dated 04.10.1979 bearing No. LND. SR.57/1978-79 issued in favour of Sri. Chinnappa.
74. Sale Deed dated 13.07.1995 registered on 25.09.1996 executed by Sri. Chinnappa *in favour of* Sri. G.M. Ramareddy (Doc. No.2136/1995-96).
75. Sale Deed dated 13.07.1995 registered on 03.09.1996 executed by Sri. Chinnappa *in favour of* Sri. G.M. Ramareddy (Doc. No.2137/1995-96).
76. Sale Deed dated 18.11.1995 registered on 03.01.1996 executed by Sri. G.M. Rama Reddy *in favour of* Sri. Noori Srinivasa Phanindra (Doc. No.5401/1995-96).
77. Sale Deed dated 18.11.1995 registered on 18.01.1996 executed by Sri. G.M. Rama Reddy *in favour of* Sri. Noori Srinivasa Phanindra (Doc. No.5404/1995-96).
78. Sale Deed dated 01.08.2006 executed by Sri. Noori Srinivasa Phanindra *as Vendor* and Captain Dr. D.K. Giri, Managing Director of M/s. Sharp Detective Private Limited *as confirming party in favour of* Sri. K. Keshava Reddy (Doc. No.14812/2006-07).
79. Tippani dated 03.02.2015 issued by Surveyor, Anekal Taluk in respect of land bearing Sy.No.160.
80. Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR: 139/2015-16 issued by Deputy Commissioner, Bangalore District.
81. Endorsement dated 15.04.2025 issued by Special Tahasildar, Anekal Taluk with regard to non-availability of M.R. No.8/1990-91.
82. Endorsement dated 16.07.2016 issued by Tahasildar, Anekal Taluk with regard to non-availability of Preliminary Record in respect of land bearing Sy.No.183.
83. Endorsement dated 16.07.2016 issued by Tahasildar, Anekal Taluk with regard to non-availability of IL and RR in respect of land bearing Sy.No.183.
84. RTCs from the period 1989-90 to 1993-94 (*Sri. Chinnappa*) and from 1994-95 to 2000-01 (*Sri. G.M. Ramareddy*) in respect of land bearing Sy.No.160.
85. RTCs from the period 2000-01 to 2005-06 in respect of land bearing Sy.No.160/P5.
86. RTCs from the period 2010-11 to 2024-25 in respect of land bearing Sy.No.183.
87. PTCL Endorsement dated 01.09.2015 bearing No. PTCL. CR (A) 938/2015-16 issued by Assistant Commissioner, Bangalore South Sub-Division, Bangalore in respect of land bearing Sy.No.183 (*old Sy.No.160/P5*).
88. Nil Tenancy Certificate dated 24.08.2015 bearing No. RD0038028051232 issued by Tahasildar,

- Anekal Taluk in respect of land bearing Sy.No.183.
89. Atlas and Hissa Mojani in respect of land bearing Sy.No.183.
 90. Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.183.
 91. E.C. dated 31.05.2025 from 01.01.2004 to 30.05.2025 in respect of land bearing old Sy.No.160/P5, new Sy.No.183.

Land bearing Sy.No.185:

92. Grant Certificate (Form-1) dated 11.10.1979 bearing No. LND. SR.57/1978-79 issued in favour of Sri. Chittura Venkataswamappa.
93. Death Certificate of Sri. Chitturu Venkataswamy dated 03.03.1995 (died on 22.02.1995).
94. Family Tree of Sri. Chitturu Venkataswamy issued by Village Accountant, Mugaluru Circle.
95. IHC No.27/1994-95.
96. Sale Deed dated 08.09.1995 executed by Smt. Venkatamma W/o. Late Chitturu Venkataswamappa *in favour of* Sri. M. Nanjunda (Doc. No.5407/1995-96).
97. Sale Deed dated 08.12.1995 executed by Sri. M. Nanjunda *in favour of* Sri. Noori Srinivasa Phanindra (Doc. No.6080/1995-96).
98. M.R. No.26/2005-06.
99. Sale Deed dated 01.08.2006 executed by Sri. Noori Srinivasa Phanindra *as Vendor* and Captain Dr. D.K. Giri, Managing Director of M/s. Sharp Detective Private Limited *as confirming party in favour of* Sri. K. Keshava Reddy (Doc. No.14798/2006-07).
100. M.R. No.H14/2013-14.
101. Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR: 143/2015-16 issued by Deputy Commissioner, Bangalore District.
102. Confirmation Deed dated 23.09.2015 executed by Sri. Subbaiah S/o. Late Chittur Venkataswamappa along with his family members viz., Sri. Chandrashekar, Smt. Pushpa, Sri. Srinivas, Smt. Sarojamma D/o. Late Chittur Venkataswamappa along with her son viz., Sri. Keshava, Smt. Sharadamma D/o. Late Chittur Venkataswamappa along with children viz., Smt. Bhagya and Sri. Satish *in favour of* Sri. Keshava Reddy (Doc. No.2605/2015-16).
103. RTCs from the period 1979-80 to 2000-01 in respect of land bearing Sy.No.160.
104. RTCs from the period 2000-01 to 2006-07 and 2013-14 in respect of land bearing Sy.No.160/P8.
105. RTCs from the period 2016-17 to 2023-24 in respect of land bearing Sy.No.185.
106. Endorsement dated 16.07.2016 issued by Tahasildar, Anekal Taluk with regard to non-availability of Preliminary Record in respect of land bearing Sy.No.185.
107. Endorsement dated 16.07.2016 issued by Tahasildar, Anekal Taluk with regard to non-availability of IL and RR in respect of land bearing Sy.No.185.
108. PTCL Endorsement dated 01.09.2015 issued by Assistant Commissioner, Bangalore South Sub-Division, Bangalore in respect of land bearing Sy.No.185.
109. Nil Tenancy Certificate dated 24.08.2015 issued by Tahasildar, Anekal Taluk in respect of land bearing Sy.No.185.
110. Tippani dated 03.02.2015 issued by Surveyor, Anekal Taluk in respect of land bearing Sy.No.160.
111. Endorsement dated 10.03.2015 issued by Special Tahasildar, Anekal Taluk with regard to non-availability of IHC No.27/1992-93.
112. Copy of Survey Sketch in respect of land bearing Sy.No.185.

113. Atlas and Hissa Mojani in respect of land bearing Sy.No.185.
114. E.C. dated 15.05.2025 from 01.01.2004 to 14.05.2025 in respect of land bearing Sy.No.185 (old Sy.No.60/P8).

Common Documents:

115. Joint Development Agreement dated 14.12.2022 entered into between Sri. D. Lakkanna and Smt. Shantha *with* M/s. Modern Projects, A Partnership Firm, represented by its Managing Partner Sri. Vinay Gurudutt (Doc. No.8057/2022-23).
116. General Power of Attorney dated 14.12.2022 executed by Sri. D. Lakkanna and Smt. Shantha *in favour of* M/s. Modern Projects, A Partnership Firm, represented by its Managing Partner Sri. Vinay Gurudutt (Doc. No.523/2022-23).
117. Rectification Deed dated 23.04.2024 executed by Sri. D. Lakkanna and Smt. Shantha *in favour of* M/s. Modern Projects, A Partnership Firm, represented by its Managing Partner Sri. Vinay Gurudutt (Doc. No.773/2024-25).
118. Relinquishment Deed dated 26.03.2024 executed by Sri. D. Lakkanna and Smt. Shantha *and Developer:* M/s. Modern Projects, A Partnership Firm, represented by its Managing Partner Sri. Vinay Gurudutt *in favour of* STRR Planning Authority (Doc. No.11930/2023-24).
119. Relinquishment Deed dated 26.03.2024 executed by Sri. D. Lakkanna and Smt. Shantha *and Developer:* M/s. Modern Projects, A Partnership Firm, represented by its Managing Partner Sri. Vinay Gurudutt *in favour of* STRR Planning Authority (Doc. No.11931/2023-24).
120. E-Katha (Form No.9 and 11A) both Certificate dated 19.07.2024 issued in the name of Sri. D. Lakkanna and Smt. Shantha by Mugaluru Village Panchayath.
121. Tax paid receipt dated 06.01.2025 for the period 2024-25.
122. Commencement Certificate dated 06.04.2024 issued by STRR Planning Authority.
123. Approved Building Plan dated 06.04.2024 bearing No.04/2023-24 issued by STRR Planning Authority.
124. NOC dated 31.07.2023 issued by Airports Authority of India.
125. NOC dated 10.08.2023 issued by BESCOM.
126. NOC dated 25.08.2023 issued by BSNL.
127. NOC dated 11.01.2024 issued by Karnataka State Fire and Emergency Services.
128. NOC dated 17.10.2023 issued by State Environment Impact Assessment Authority (SEIAA), Karnataka.
129. NOC dated 08.08.2024 issued by Karnataka State Pollution Control Board.
130. NOC dated 14.07.2023 issued by Mugaluru Village Panchayath (*for supply of water*).
131. Commencement Certificate dated 06.04.2024 issued by STRR Planning Authority.
132. Endorsement (NOC) dated 12.05.2025 issued by Karnataka Housing Board for non-acquisition of land bearing Sy.Nos.180, 181, 182, 183 and 185.
133. Endorsement dated 09.05.2025 issued by KIADB for non-acquisition of land bearing Sy.No.180.
134. Endorsement dated 09.05.2025 issued by KIADB for non-acquisition of land bearing Sy.No.181.
135. Endorsement dated 09.05.2025 issued by KIADB for non-acquisition of land bearing Sy.No.182.
136. Endorsement dated 09.05.2025 issued by KIADB for non-acquisition of land bearing

Sy.No.183.

137. Endorsement dated 09.05.2025 issued by KIADB for non-acquisition of land bearing Sy.No.185.
138. Area Sharing Agreement dated 28.05.2025 entered into between Sri. D. Lakkanna and Smt. Shantha *with* M/s. Modern Projects represented by tis Partner Sri. Vinay Gurudatt (Doc. No.1748/2025-26).
139. Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.Nos.180, 181, 182, 183 and 185.

III(a). SOURCE OF TITLE:

For Land bearing Sy.No.180 (referred as Item No.01)

On perusal of the documents produced for scrutiny it is noticed that, the land bearing Sy.No.160 of Mugaluru Village, Anekal Taluk, Bangalore District, measuring 2 Acres *was earlier owned and possessed by* Sri. Yallappa S/o. Sri. Giddappa, he having acquired the same through Grant Certificate (Form-1) dated 04.10.1979 bearing No. LND. SR.57/1978-79. It is noticed from the order that, there was a non-alienation clause for the period 15 years from the date of this order.

It is noticed that, Sri. Yallappa S/o. Giddappa executed Mortgage Deed dated 11.08.1983 (Doc. No.751/1983-84) and Mortgage Deed dated 11.08.1980 (Doc. No.755/1980-81) in respect of land bearing Sy.No.160. The Office of Sericulturists' cum Farmers' Service Co-Operative Society Limited has issued NOC dated 08.05.2025 and confirming that, there is no arrears in the loan amount.

It is noticed from Family Tree of Sri. Yallappa @ Tailor Yallappa issued by Village Accountant, Mugaluru Circle that, the said Sri. Yallappa married Smt. Akkamma and Smt. Lakshamma and they had five children viz., Sri. Chinnappa (*son of Smt. Akkamma*), Smt. Padma, Smt. Prabha, Smt. Shyla and Smt. Manjula (*daughters of Smt. Lakshamma*).

Thereafter, the said Sri. Ellappa @ Tailor Ellappa S/o. Sri. Giddappa sold and conveyed the said land bearing Sy.No.160 of Mugalur Village, measuring 2 Acres *in favour of* Sri. Noori Srinivas Phanindra through Sale Deed dated 18.11.1995 (Doc. No.5405/1995-96). The factum of Sale Deed has been mutated in the mutation register as M.R. No.64/1995-96.

Thereafter, Sri. Noori Srinivasa Phanindra *as Vendor* and Captain Dr. D.K. Giri, Managing Director of M/s. Sharp Detective Private Limited (*erstwhile agreement holder*) *as confirming party* sold and conveyed the said land bearing Sy.No.160/P10 of Mugaluru Village, Sarjapura Hobli, Anekal Taluk, measuring 2 Acres *in favour of* Sri. K. Ramesh by way of Sale Deed dated 01.08.2006 registered on 08.08.2006 (Doc. No.15770/2006-07).

The land bearing Sy.No.160 was phoded and re-surveyed as new Sy.No.180 assigned to the portion owned by Sri. K. Ramesh as evident from Tippani dated 03.02.2015 issued by Surveyor, Anekal Taluk in respect of land bearing Sy.No.160.

Smt. Akkamma W/o. Late Yallappa @ Tailor Yallappa along with her son Sri. Chinnappa, Smt. Lakshamma W/o. Late Yallappa @ Tailor Yallappa along with her children viz., Smt. Padma, Smt. Prabha Y., Smt. Shaila Y., Smt. Manjula Y. have filed a suit in O.S. No.777/2011 before the Court of the Senior Civil Judge at Anekal against Sri. Noori Srinivasa Panindra and Sri. K. Ramesh for partition and separate possession in suit schedule property i.e., land bearing Sy.No.160 and to declare the Sale Deed dated 18.11.1995 (Doc. No.5405/1995-96) and Sale Deed dated 01.08.2006 (Doc. No.15770/2006-07) are null and void and the said suit was dismissed as not pressed on 10.03.2015 vide Memo dated 10.03.2015 filed in O.S. No.777/2011 as evident from Order Sheet passed in O.S. No.777/2011 passed by the Court of Senior Civil Judge and JMFC at Anekal.

Accordingly, Sri. Chinnappa, Smt. Lakshamma, Smt. Padma, Smt. Prabha Y., Smt. Shaila Y., Smt. Manjula Y. (*children of Late Yallappa @ Tailor Yallappa*) executed Confirmation Deed dated 09.03.2015 (Doc. No.8685/2014-15) *in favour of* Sri. K. Ramesh by confirming and ratifying the said Sale Deed dated 18.11.1995 and Sale Deed dated 08.08.2006.

Later, Sri. K. Ramesh sold and conveyed residentially converted **land bearing Sy.No.180 (old Sy.No.160/P10) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 141/2015-16), measuring 2 Acres and** residentially converted land bearing Sy.No.181 (old Sy.No.160/P19) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 142/2015-16), measuring 2 Acres *in favour of* Smt. Shantha through Sale Deed dated 27.11.2017 (Doc. No.4682/2017-18).

For Land bearing Sy.No.181 (referred as Item No.02):

On perusal of the documents produced for scrutiny it is noticed that, the land bearing Sy.No.160 of Mugaluru Village, Anekal Taluk, Bangalore District, measuring 2 Acres *was earlier owned and possessed by* Sri. Nanjunda Ramaiah S/o. Sri. A.N. Veeranna, he having acquired the same through Grant Certificate (Form-1) dated 08.10.1979 bearing No. LND. SR.57/1978-79. It is noticed from the order that, there was a non-alienation clause for the period 15 years from the date of this order.

It is noticed from Family Tree of Sri. Veeranna (*father of Sri. Nanjunda Ramaiah*) issued by Village Accountant, Mugaluru Circle that, the said Sri. Veeranna and his wife Smt. Thopamma died intestate leaving behind their son Sri. Nanjunda Ramaiah as legal heir to succeed to their estates. Further, the said Sri. Nanjunda Ramaiah married Smt. Champaka and they had no issues.

Thereafter, Sri. V. Nanjunda Ramaiah sold and conveyed the said land bearing Sy.No.160 of Mugaluru Village, measuring 2 Acres *in favour of* Sri. V. Anjinappa in the following manner:

- a. Land measuring 1 Acre vide Sale Deed dated 24.07.1995 registered on 18.08.1995 (Doc. No.2824/1995-96).
- b. Land measuring 1 Acre through Sale Deed dated 24.07.1995 registered on 18.08.1995 (Doc. No.2825/1995-96).

Later, the said Sri. V. Anjinappa sold and conveyed the said land bearing Sy.No.160 of Mugaluru Village, measuring 2 Acres *in favour of* Sri. Noori Srinivasa Phanindra in the following manner:

- a. Land measuring 1 Acre vide Sale Deed dated 18.11.1995 registered on 03.01.1996 (Doc. No.5402/1995-96). The factum of Sale Deed has been mutated in the mutation register as M.R. No.67/1995-96.
- b. Land measuring 1 Acre through Sale Deed dated 18.11.1995 registered on 03.01.1996 (Doc. No.5403/1995-96). The factum of Sale Deed has been mutated in the mutation register as M.R. No.66/1995-96.

Thereafter, Sri. Noori Srinivasa Phanindra *as Vendor* and Captain Dr. D.K. Giri, Managing Director of M/s. Sharp Detective Private Limited *as confirming party* sold and conveyed the land bearing Sy.No.160/P19, measuring 2 Acres *in favour of* Sri. K. Ramesh through Sale Deed dated 01.08.2006 (Doc. No.14802/2006-07).

The land bearing Sy.No.160 was phoded and re-surveyed as new Sy.No.181 assigned to the portion owned by Sri. K. Ramesh as evident from Tippani dated 03.02.2015 issued by Surveyor, Anekal Taluk in respect of land bearing Sy.No.160.

Later, Sri. K. Ramesh sold and conveyed residentially converted **land bearing Sy.No.180 (old Sy.No.160/P10) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 141/2015-16), measuring 2 Acres and** residentially converted land bearing Sy.No.181 (old Sy.No.160/P19) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 142/2015-16), measuring 2 Acres *in favour of* Smt. Shantha through Sale Deed dated 27.11.2017 (Doc. No.4682/2017-18).

For Land bearing Sy.No.182 (referred as Item No.03):

On perusal of the documents produced for scrutiny it is noticed that, the land bearing Sy.No.160 of Mugaluru Village, Anekal Taluk, Bangalore District, measuring 2 Acres *was earlier owned and possessed by* Sri. G. Munishami S/o. Sri. Gurappa, he having acquired the same through Grant Certificate (Form-1) dated 21.11.1979 bearing No. LND. SR.57/1978-79. It is noticed from the order that, there was a non-alienation clause for the period 15 years from the date of this order.

Thereafter, the said Sri. G. Munishami sold and conveyed the said land *in favour of* Sri. M. Nanjunda through Sale Deed dated 08.09.1995 (Doc. No.5408/1995-96). The factum of Sale Deed has been mutated in the mutation register M.R. No.51/1995-96.

Thereafter, Sri. M. Nanjunda sold and conveyed the said land *in favour of* Sri. Noori Srinivasa Phanindra by virtue of Sale Deed dated 08.12.1995 (Doc. No.6079/1995-96).

Later, Sri. Noori Srinivasa Phanindra *as Vendor* and Captain Dr. D.K. Giri, Managing Director of M/s. Sharp Detective Private Limited *as confirming party* sold and conveyed the land bearing Sy.No.160/P2 of Mugaluru Village, measuring 2 Acres *in favour of* Sri. K. Keshava Reddy in terms of Sale Deed dated 01.08.2006 registered on 02.09.2013 (Doc. No.2581/2013-14). The factum of Sale Deed has been mutated in the mutation register as M.R. No.H29/2013-14.

The land bearing Sy.No.160 was phoded and re-surveyed as new Sy.No.182 assigned to the portion owned by Sri. K. Keshavara Reddy as evident from Tippani dated 13.02.2015 issued by Surveyor, Anekal Taluk in respect of land bearing Sy.No.160.

It is noticed from Family Tree of Sri. Muniswamy issued by Village Accountant, Mugaluru Circle that, the said Sri. Muniswamy @ Munishami and his wife Smt. Krishnamma died intestate their daughter Smt. Rathnamma as surviving leal heir.

Further, Smt. Rathnamma married Sri. Mallappa and they had four children viz., Smt. Mala M., Smt. Mamatha, Sri. Venkatesh and Sri. Muniraju.

Later, Smt. Rathnamma D/o. Late Muniswamy along with her children viz., Smt. Mala M., Smt. Mamatha T.M., Sri. Venkatesh T.M. and Sri. Muniraju T.M. executed Confirmation Deed dated 23.05.2016 (Doc. No.1002/2016-17) *in favour of* Sri. Keshava Reddy by confirming and ratifying the aforesaid transactions in respect of land bearing Sy.No.182.

Thereafter, Sri. K. Keshava Reddy sold and conveyed the said **land bearing Sy.No.182 (old Sy.No.160/P2), measuring 2 Acres and** land bearing Sy.No.183 (old Sy.No.160/P5), measuring 2 Acres **and** land bearing Sy.No.185 (old Sy.No.160/P8), measuring 2 Acres *in favour of* Sri. D. Lakkanna by way of Sale Deed dated 27.11.2017 (Doc. No.4680/2017-18).

For Land bearing Sy.No.183 (referred as Item No.04):

On perusal of the documents produced for scrutiny it is noticed that, the land bearing Sy.No.160 of Mugaluru Village, Anekal Taluk, Bangalore District, measuring 2 Acres *was earlier owned and possessed by* Sri. Chinnappa, he having acquired the same through Grant Certificate (Form-1) dated 04.10.1979 bearing No. LND. SR.57/1978-79. It is noticed from the order that, there was a non-alienation clause for the period 15 years from the date of this order.

Thereafter, the said Sri. Chinnappa sold and conveyed the said land bearing Sy.No.160, measuring 2 Acres *in favour of* Sri. G.M. Ramareddy in the following manner:

- a. Land measuring 1 Acre in terms of Sale Deed dated 13.07.1995 registered on 25.09.1995 (Doc. No.2136/1995-96).
- b. Land measuring 1 Acre by way of Sale Deed dated 13.07.1995 registered on 03.09.1995 (Doc. No.2137/1995-96).

Later, Sri. G.M. Rama Reddy sold and conveyed the said land bearing Sy.No.160, measuring 2 Acres *in favour of* Sri. Noori Srinivasa Phanindra in the following manner:

- a. Land measuring 1 Acre vide Sale Deed dated 18.11.1995 registered on 03.01.1996 (Doc. No.5401/1995-96).
- b. Land measuring 1 Acre vide Sale Deed dated 18.11.1995 registered on 18.01.1996 (Doc. No.5404/1995-96).

Thereafter, Sri. Noori Srinivasa Phanindra *as Vendor* and Captain Dr. D.K. Giri, Managing Director of M/s. Sharp Detective Private Limited *as confirming party* sold and conveyed land bearing Sy.No.160/P5 of Mugaluru Village, measuring 2 Acres *in favour of* Sri. K. Keshava Reddy by way of Sale Deed dated 01.08.2006 (Doc. No.14812/2006-07).

The land bearing Sy.No.160 was phoded and re-surveyed as new Sy.No.183 assigned to the portion owned by Sri. K. Keshavara Reddy as evident from Tippani dated 03.02.2015 issued by Surveyor, Anekal Taluk in respect of land bearing Sy.No.160.

Thereafter, Sri. K. Keshava Reddy sold and conveyed the said land bearing Sy.No.182 (*old Sy.No.160/P2*), measuring 2 Acres **and land bearing Sy.No.183 (*old Sy.No.160/P5*), measuring 2 Acres and** land bearing Sy.No.185 (*old Sy.No.160/P8*), measuring 2 Acres *in favour of* Sri. D. Lakkanna by way of Sale Deed dated 27.11.2017 (Doc. No.4680/2017-18).

For Land bearing Sy.No.185 (referred as Item No.05):

On perusal of the documents produced for scrutiny it is noticed that, the land bearing Sy.No.160 of Mugaluru Village, Anekal Taluk, Bangalore District, measuring 2 Acres ***was earlier owned and possessed by*** Sri. Chittura Venkataswamappa, he having acquired the same through Grant Certificate (Form-1) dated 11.10.1979 bearing No. LND. SR.57/1978-79. *It is noticed from the order that, there was a non-alienation clause for the period 15 years from the date of this order.*

After the demise of said Sri. Chitturu Venkataswamappa, the revenue entries of the said land got transferred in favour of his wife Smt. Venkatamma vide IHC No.27/1992-93. *However, Endorsement*

dated 10.03.2015 issued by Special Tahasildar, Anekal Taluk with regard to non-availability of IHC No.27/1992-93 is perused.

It is noticed from Family Tree of Sri. Chitturu Venkataswamy issued by Village Accountant, Mugaluru Circle that, the said Sri. Chitturu Venkataswamy died on 22.02.1995 intestate leaving behind his wife Smt. Venkatamma and children viz., Sri. Subbaiah, Smt. Sarojamma and Smt. Sharadamma as legal heirs to succeed to his estates. Copy of Death Certificate of Sri. Chitturu Venkataswamy dated 03.03.1995 is perused.

After the demise of Sri. Chitturu Venkataswamy, the revenue entries of the said land bearing Sy.No.160, measuring 2 Acres got transferred in favour of his wife Smt. Venkatamma as evident from IHC No.27/1994-95.

Thereafter, Smt. Venkatamma W/o. Late Chitturu Venkataswamyappa sold and conveyed the said land bearing Sy.No.160 of Mugaluru Village, measuring 2 Acres *in favour of* Sri. M. Nanjunda through Sale Deed dated 08.09.1995 (Doc. No.5407/1995-96).

Later, the said Sri. M. Nanjunda sold and conveyed the said land *in favour of* Sri. Noori Srinivasa Phanindra by way of Sale Deed dated 08.12.1995 (Doc. No.6080/1995-96). The factum of Sale Deed has been mutated in the mutation register as M.R. No.26/2005-06.

Thereafter, the said Sri. Noori Srinivasa Phanindra *as Vendor* and Captain Dr. D.K. Giri, Managing Director of M/s. Sharp Detective Private Limited *as confirming party* sold and conveyed the said land bearing Sy.No.160/P8, measuring 2 Acres *in favour of* Sri. K. Keshava Reddy by virtue of Sale Deed dated 01.08.2006 (Doc. No.14798/2006-07).

The name of Sri. K. Keshava Reddy has been mutated in the mutation register as M.R. No.H14/2013-14.

It is further noticed from Family Tree of Sri. Chitturu Venkataswamy issued by Village Accountant, Mugaluru Circle that, Sri. Subbaiah S/o. Late Chittur Venkataswamappa had three children viz., Sri. Chandrashekar, Smt. Pushpa and Sri. Srinivas. Further, Smt. Sarojamma had only son Sri. Keshava and Smt. Sharadamma had two children viz., Smt. Bhagya and Sri. Satish.

Thereafter, Sri. Subbaiah S/o. Late Chittur Venkataswamappa along with his family members viz., Sri. Chandrashekar, Smt. Pushpa, Sri. Srinivas, Smt. Sarojamma D/o. Late Chittur Venkataswamappa along with her son viz., Sri. Keshava, Smt. Sharadamma D/o. Late Chittur Venkataswamappa along with children viz., Smt. Bhagya and Sri. Satish executed Confirmation Deed dated 23.09.2015 (Doc. No.2605/2015-16) *in favour of* Sri. Keshava Reddy by confirming and ratifying the aforesaid sale transactions.

The land bearing Sy.No.160 was phoded and re-surveyed as new Sy.No.185 assigned to the portion owned by Sri. K. Keshavara Reddy as evident from Tippani dated 03.02.2015 issued by Surveyor, Anekal Taluk in respect of land bearing Sy.No.160.

Later, Sri. K. Keshava Reddy sold and conveyed the said land bearing Sy.No.182 (*old Sy.No.160/P2*), measuring 2 Acres *and* land bearing Sy.No.183 (*old Sy.No.160/P5*), measuring 2 Acres *and* land bearing Sy.No.185 (*old Sy.No.160/P8*), measuring 2 Acres *in favour of* Sri. D. Lakkanna by way of Sale Deed dated 27.11.2017 (Doc. No.4680/2017-18).

Common Flow:

Later, Sri. D. Lakkanna and Smt. Shantha have entered into a Joint Development Agreement dated 14.12.2022 (Doc. No.8057/2022-23) *with* M/s. Modern Projects, A Partnership Firm, represented by its Managing Partner Sri. Vinay Gurudutt for development of residentially converted land bearing Sy.No.180 (*old Sy.No.160/P10*) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 141/2015-16), measuring 2 Acres *and* residentially converted land bearing Sy.No.181 (*old Sy.No.160/P19*) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 142/2015-16), measuring 2 Acres *and* residentially converted land bearing Sy.No.182 (*old Sy.No.160/P2*) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 140/2015-16), measuring 2 Acres *and* residentially converted land bearing Sy.No.183 (*old Sy.No.160/P5*) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 139/2015-16), measuring 2 Acres *and* residentially converted land bearing Sy.No.185 (*old Sy.No.160/P8*) (vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR 143/2015-16), measuring 2 Acres, situated at Mugaluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District into a multi-storied residential apartment under mutually agreed terms and conditions thereon. In terms of the said JDA, the landowner/s and builder have agreed to share the saleable area including UDS in land in the ratio of 32% (for landowner) and 68% (for builder).

In advertent error had crept in the said Joint Development Agreement dated 14.12.2022 (Doc. No.8057/2022-23) with regard to wrong mention of clause No.27.2 and the same was rectified through Rectification Deed dated 23.04.2024 (Doc. No.773/2024-25).

Further, Sri. D. Lakkanna and Smt. Shantha executed General Power of Attorney dated 14.12.2022 (Doc. No.523/2022-23) *in favour of* M/s. Modern Projects, A Partnership Firm, represented by its Managing Partner Sri. Vinay Gurudutt empowering the attorney to do various acts, deeds and things, including the power to alienate the alienate (*clause Nos.9.5 & 23 of JDA and clause Nos.12 to 15 of GPA*) *and* Mortgage (*clause Nos.9.5 & 23 of JDA and clause No.12 and 29 of GPA*) the developer's share.

The landowners: Sri. D. Lakkanna and Smt. Shantha *and Developer:* M/s. Modern Projects, A Partnership Firm, represented by its Managing Partner Sri. Vinay Gurudutt executed

Relinquishment Deed dated 26.03.2024 (Doc. No.11930/2023-24) and Relinquishment Deed dated 26.03.2024 (Doc. No.11931/2023-24) *in favour of* STRR Planning Authority relinquishing the land measuring 4062.54 Square Meters (*for park purpose*) and 2024 Square Meters + 2532.23 Square Meters (*for Road purposes*).

The Office of Mugaluru Village Panchayath has issued E-Katha (Form No.9 and 11A) both Certificate dated 19.07.2024 recognizing Sri. D. Lakkanna and Smt. Shantha as Kathedars of subject lands bearing PID No.150200102201123687, totally measuring 38444 Square Meters.

The property tax is paid for the period 2024-25 vide receipt 06.01.2025.

The Office of Airports Authority of India has issued NOC dated 31.07.2023, NOC dated 10.08.2023 issued by BESCOM, NOC dated 25.08.2023 issued by BSNL, NOC dated 11.01.2024 issued by Karnataka State Fire and Emergency Services, NOC dated 17.10.2023 issued by State Environment Impact Assessment Authority (SEIAA), Karnataka, NOC dated 08.08.2024 issued by Karnataka State Pollution Control Board, NOC dated 14.07.2023 issued by Mugaluru Village Panchayath (*for supply of water*) stating that, the authorities has no objection for construction of a residential building on the said subject land.

The Office of STRR Planning Authority has issued an Approved Building Plan dated 06.04.2024 bearing No.04/2023-24 permitting to construction of residential building consisting of Basement + Ground Floor + 1st to 13th Floor + Terrace Floor on the said subject property.

The landowners: Sri. D. Lakkanna and Smt. Shantha have entered into an Area Sharing Agreement dated 28.05.2025 (Doc. No.1748/2025-26) *with* M/s. Modern Projects represented by tis Partner Sri. Vinay Gurudatt for division of flats as under:

Landowners share:

Sl.No	Flat No	SBUA (Sq.ft)	RERA CA (Sq.ft)	Facing
Tower 1				
		1st Floor		
1	T 1 - 102	1289	762	West
2	T 1 - 107	1634	990	East
3	T 1 - 108	2030	1286	East
		2nd Floor		
4	T 1 - 201	2030	1286	West
5	T 1 - 206	1931	1243	East
6	T 1 - 208	2030	1286	East
		3rd Floor		

7	T 1 - 303	1931	1243	West
8	T 1 - 304	2030	1286	West
		4th Floor		
9	T 1 - 403	1931	1243	West
10	T 1 - 405	2030	1286	East
		5th Floor		
11	T 1 - 501	2030	1286	West
12	T 1 - 507	1634	990	East
13	T 1 - 508	2030	1286	East
		6th Floor		
14	T 1 - 605	2030	1286	East
15	T 1 - 606	1931	1243	East
		7th Floor		
16	T 1 - 702	1634	990	West
17	T 1 - 704	2030	1286	West
18	T 1 - 705	2030	1286	East
		8th Floor		
19	T 1 - 807	1634	990	East
20	T 1 - 808	2030	1286	East
		9th Floor		
21	T 1 - 905	2030	1286	East
22	T 1 - 906	1931	1243	East
		10th Floor		
23	T 1 - 1001	2030	1286	West
24	T 1 - 1008	2030	1286	East
		11th Floor		
25	T 1 - 1101	2030	1286	West
26	T 1 - 1104	2030	1286	West
		12th Floor		
27	T 1 - 1203	1931	1243	West
28	T 1 - 1207	1634	990	East
		13th Floor		
29	T 1 - 1301	2030	1286	West
30	T 1 - 1304	2030	1286	West
31	T 1 - 1305	2030	1286	East

32	T 1 - 1307	1634	990	East
Tower 2				
		1st Floor		
33	T 2 - 103	1586	1011	West
34	T 2 - 106	1931	1243	East
		2nd Floor		
35	T 2 - 202	1634	990	West
36	T 2 - 205	2030	1286	East
		3rd Floor		
37	T 2 - 303	1931	1243	West
38	T 2 - 305	2030	1286	East
39	T 2 - 308	2030	1286	East
		4th Floor		
40	T 2 - 401	2030	1286	West
41	T 2 - 405	2030	1286	East
42	T 2 - 406	1931	1243	East
		5th Floor		
43	T 2 - 501	2030	1286	West
44	T 2 - 506	1931	1243	East
45	T 2 - 508	2030	1286	East
		6th Floor		
46	T 2 - 602	1634	990	West
47	T 2 - 603	1931	1243	West
48	T 2 - 607	1634	990	East
		7th Floor		
49	T 2 - 703	1931	1243	West
50	T 2 - 705	2030	1286	East
51	T 2 - 707	1634	990	East
		8th Floor		
52	T 2 - 802	1634	990	West
53	T 2 - 803	1931	1243	West
54	T 2 - 806	1931	1243	East
		9th Floor		
55	T 2 - 902	1634	990	West
56	T 2 - 907	1634	990	East

		10th Floor		
57	T 2 - 1002	1634	990	West
58	T 2 - 1006	1931	1243	East
		11th Floor		
59	T 2 - 1102	1634	990	West
60	T 2 - 1108	2030	1286	East
		12th Floor		
61	T 2 - 1202	1634	990	West
62	T 2 - 1205	2030	1286	East
63	T 2 - 1208	2030	1286	East
		13th Floor		
64	T 2 - 1302	1634	990	West
65	T 2 - 1303	1931	1243	West
66	T 2 - 1308	2030	1286	East
Tower 3				
		1st Floor		
67	T3 - 102	1289	762	West
68	T3 - 107	1634	990	East
69	T3 - 108	2030	1286	East
		2nd Floor		
70	T3 - 201	2030	1286	West
71	T3 - 208	2030	1286	East
		3rd Floor		
72	T3 - 304	2030	1286	West
73	T3 - 306	1931	1243	East
		4th Floor		
74	T3 - 403	1931	1243	West
75	T3 - 405	2030	1286	East
		5th Floor		
76	T3 - 504	2030	1286	West
77	T3 - 507	1634	990	East
78	T3 - 508	2030	1286	East
		6th Floor		
79	T3 - 601	2030	1286	West
80	T3 - 605	2030	1286	East

81	T3 - 606	1931	1243	East
		7th Floor		
82	T3 - 702	1634	990	West
83	T3 - 704	2030	1286	West
		8th Floor		
84	T3 - 801	2030	1286	West
85	T3 - 807	1634	990	East
86	T3 - 808	2030	1286	East
		9th Floor		
87	T3 - 903	1931	1243	West
88	T3 - 904	2030	1286	West
89	T3 - 907	1634	990	East
		10th Floor		
90	T3 - 1002	1634	990	West
91	T3 - 1005	2030	1286	East
92	T3 - 1008	2030	1286	East
		11th Floor		
93	T3 - 1101	2030	1286	West
94	T3 - 1104	2030	1286	West
		12th Floor		
95	T3 - 1203	1931	1243	West
96	T3 - 1205	2030	1286	East
		13th Floor		
97	T3 - 1301	2030	1286	West
98	T3 - 1304	2030	1286	West
99	T3 - 1305	2030	1286	East
100	T3 - 1307	1634	990	East
Tower 4				
		1st Floor		
101	T4 - 103	1586	1011	West
102	T4 - 106	1931	1243	East
103	T4 - 107	1634	990	East
		2nd Floor		
104	T4 - 202	1634	990	West
105	T4 - 205	2030	1286	East
		3rd Floor		
106	T4 - 303	1931	1243	West

107	T4 - 305	2030	1286	East
		4th Floor		
108	T4 - 404	2030	1286	West
109	T4 - 406	1931	1243	East
		5th Floor		
110	T4 - 501	2030	1286	West
111	T4 - 506	1931	1243	East
112	T4 - 508	2030	1286	East
		6th Floor		
113	T4 - 602	1634	990	West
114	T4 - 603	1931	1243	West
115	T4 - 607	1634	990	East
		7th Floor		
116	T4 - 703	1931	1243	West
117	T4 - 704	2030	1286	West
118	T4 - 707	1634	990	East
		8th Floor		
119	T4 - 802	1634	990	West
120	T4 - 803	1931	1243	West
121	T4 - 806	1931	1243	East
		9th Floor		
122	T4 - 902	1634	990	West
123	T4 - 908	2030	1286	East
		10th Floor		
124	T4 - 1002	1634	990	West
125	T4 - 1006	1931	1243	East
		11th Floor		
126	T4 - 1102	1634	990	West
127	T4 - 1105	2030	1286	East
128	T4 - 1108	2030	1286	East
		12th Floor		
129	T4 - 1202	1634	990	West
130	T4 - 1205	2030	1286	East
131	T4 - 1208	2030	1286	East
		13th Floor		
132	T4 - 1302	1634	990	West
133	T4 - 1303	1931	1243	West

134	T4 - 1308	2030	1286	East
Tower 5				
		1st Floor		
135	T5 - 102	1289	762	West
136	T5 - 107	1634	990	East
137	T5 - 108	2030	1286	East
		2nd Floor		
138	T5 - 201	2030	1286	West
139	T5 - 208	2030	1286	East
		3rd Floor		
140	T5 - 304	2030	1286	West
141	T5 - 306	1931	1243	East
		4th Floor		
142	T5 - 403	1931	1243	West
143	T5 - 405	2030	1286	East
		5th Floor		
144	T5 - 504	2030	1286	West
145	T5 - 505	2030	1286	East
146	T5 - 507	1634	990	East
		6th Floor		
147	T5 - 605	2030	1286	East
148	T5 - 606	1931	1243	East
		7th Floor		
149	T5 - 702	1634	990	West
150	T5 - 704	2030	1286	West
151	T5 - 706	1931	1243	East
		8th Floor		
152	T5 - 801	2030	1286	West
153	T5 - 804	2030	1286	West
154	T5 - 807	1634	990	East
		9th Floor		
155	T5 - 903	1931	1243	West
156	T5 - 904	2030	1286	West
157	T5 - 906	1931	1243	East
		10th Floor		
158	T5 - 1001	2030	1286	West
159	T5 - 1005	2030	1286	East

		11th Floor		
160	T5 - 1104	2030	1286	West
161	T5 - 1105	2030	1286	East
		12th Floor		
162	T5 - 1205	2030	1286	East
163	T5 - 1207	1634	990	East
		13th Floor		
164	T5 - 1301	2030	1286	West
165	T5 - 1304	2030	1286	West
166	T5 - 1305	2030	1286	East
167	T5 - 1307	1634	990	East
Tower 6				
		1st Floor		
168	T6 - 103	1586	1011	West
169	T6 - 105	2030	1286	East
		2nd Floor		
170	T6 - 202	1634	990	West
171	T6 - 205	2030	1286	East
172	T6 - 207	1634	990	East
		3rd Floor		
173	T6 - 303	1931	1243	West
174	T6 - 304	2030	1286	West
		4th Floor		
175	T6 - 401	2030	1286	West
176	T6 - 404	2030	1286	West
177	T6 - 406	1931	1243	East
		5th Floor		
178	T6 - 501	2030	1286	West
179	T6 - 504	2030	1286	West
180	T6 - 506	1931	1243	East
		6th Floor		
181	T6 - 602	1634	990	West
182	T6 - 603	1931	1243	West
183	T6 - 607	1634	990	East
		7th Floor		
184	T6 - 701	2030	1286	West
185	T6 - 703	1931	1243	West

186	T6 - 707	1634	990	East
		8th Floor		
187	T6 - 802	1634	990	West
188	T6 - 803	1931	1243	West
189	T6 - 806	1931	1243	East
		9th Floor		
190	T6 - 904	2030	1286	West
191	T6 - 905	2030	1286	East
		10th Floor		
192	T6 - 1002	1634	990	West
193	T6 - 1006	1931	1243	East
		11th Floor		
194	T6 - 1102	1634	990	West
195	T6 - 1105	2030	1286	East
196	T6 - 1107	1634	990	East
		12th Floor		
197	T6 - 1202	1634	990	West
198	T6 - 1208	2030	1286	East
		13th Floor		
199	T6 - 1302	1634	990	West
200	T6 - 1303	1931	1243	West
201	T6 - 1305	2030	1286	East

Developer's share:

Sl.No	Flat No	SBUA (Sq.ft)	RERA CA (Sq.ft)	Facing
Tower 1				
		1st Floor		
1	T 1 - 101	2030	1286	West
2	T 1 - 103	1586	1011	West
3	T 1 - 104	2030	1286	West
4	T 1 - 105	2030	1286	East
5	T 1 - 106	1931	1243	East
		2nd Floor		
6	T 1 - 202	1634	990	West
7	T 1 - 203	1931	1243	West

8	T 1 - 204	2030	1286	West
9	T 1 - 205	2030	1286	East
10	T 1 - 207	1634	990	East
		3rd Floor		
11	T 1 - 301	2030	1286	West
12	T 1 - 302	1634	990	West
13	T 1 - 305	2030	1286	East
14	T 1 - 306	1931	1243	East
15	T 1 - 307	1634	990	East
16	T 1 - 308	2030	1286	East
		4th Floor		
17	T 1 - 401	2030	1286	West
18	T 1 - 402	1634	990	West
19	T 1 - 404	2030	1286	West
20	T 1 - 406	1931	1243	East
21	T 1 - 407	1634	990	East
22	T 1 - 408	2030	1286	East
		5th Floor		
23	T 1 - 502	1634	990	West
24	T 1 - 503	1931	1243	West
25	T 1 - 504	2030	1286	West
26	T 1 - 505	2030	1286	East
27	T 1 - 506	1931	1243	East
		6th Floor		
28	T 1 - 601	2030	1286	West
29	T 1 - 602	1634	990	West
30	T 1 - 603	1931	1243	West
31	T 1 - 604	2030	1286	West
32	T 1 - 607	1634	990	East
33	T 1 - 608	2030	1286	East
		7th Floor		
34	T 1 - 701	2030	1286	West
35	T 1 - 703	1931	1243	West
36	T 1 - 706	1931	1243	East

37	T 1 - 707	1634	990	East
38	T 1 - 708	2030	1286	East
		8th Floor		
39	T 1 - 801	2030	1286	West
40	T 1 - 802	1634	990	West
41	T 1 - 803	1931	1243	West
42	T 1 - 804	2030	1286	West
43	T 1 - 805	2030	1286	East
44	T 1 - 806	1931	1243	East
		9th Floor		
45	T 1 - 901	2030	1286	West
46	T 1 - 902	1634	990	West
47	T 1 - 903	1931	1243	West
48	T 1 - 904	2030	1286	West
49	T 1 - 907	1634	990	East
50	T 1 - 908	2030	1286	East
		10th Floor		
51	T 1 - 1002	1634	990	West
52	T 1 - 1003	1931	1243	West
53	T 1 - 1004	2030	1286	West
54	T 1 - 1005	2030	1286	East
55	T 1 - 1006	1931	1243	East
56	T 1 - 1007	1634	990	East
		11th Floor		
57	T 1 - 1102	1634	990	West
58	T 1 - 1103	1931	1243	West
59	T 1 - 1105	2030	1286	East
60	T 1 - 1106	1931	1243	East
61	T 1 - 1107	1634	990	East
62	T 1 - 1108	2030	1286	East
		12th Floor		
63	T 1 - 1201	2030	1286	West
64	T 1 - 1202	1634	990	West

65	T 1 - 1204	2030	1286	West
66	T 1 - 1205	2030	1286	East
67	T 1 - 1206	1931	1243	East
68	T 1 - 1208	2030	1286	East
		13th Floor		
69	T 1 - 1302	1634	990	West
70	T 1 - 1303	1931	1243	West
71	T 1 - 1306	1931	1243	East
72	T 1 - 1308	2030	1286	East
Tower 2				
		1st Floor		
73	T 2 - 101	2030	1286	West
74	T 2 - 102	1289	762	West
75	T 2 - 104	2030	1286	West
76	T 2 - 105	2030	1286	East
77	T 2 - 107	1634	990	East
78	T 2 - 108	2030	1286	East
		2nd Floor		
79	T 2 - 201	2030	1286	West
80	T 2 - 203	1931	1243	West
81	T 2 - 204	2030	1286	West
82	T 2 - 206	1931	1243	East
83	T 2 - 207	1634	990	East
84	T 2 - 208	2030	1286	East
		3rd Floor		
85	T 2 - 301	2030	1286	West
86	T 2 - 302	1634	990	West
87	T 2 - 304	2030	1286	West
88	T 2 - 306	1931	1243	East
89	T 2 - 307	1634	990	East
		4th Floor		
90	T 2 - 402	1634	990	West
91	T 2 - 403	1931	1243	West
92	T 2 - 404	2030	1286	West

93	T 2 - 407	1634	990	East
94	T 2 - 408	2030	1286	East
		5th Floor		
95	T 2 - 502	1634	990	West
96	T 2 - 503	1931	1243	West
97	T 2 - 504	2030	1286	West
98	T 2 - 505	2030	1286	East
99	T 2 - 507	1634	990	East
		6th Floor		
100	T 2 - 601	2030	1286	West
101	T 2 - 604	2030	1286	West
102	T 2 - 605	2030	1286	East
103	T 2 - 606	1931	1243	East
104	T 2 - 608	2030	1286	East
		7th Floor		
105	T 2 - 701	2030	1286	West
106	T 2 - 702	1634	990	West
107	T 2 - 704	2030	1286	West
108	T 2 - 706	1931	1243	East
109	T 2 - 708	2030	1286	East
		8th Floor		
110	T 2 - 801	2030	1286	West
111	T 2 - 804	2030	1286	West
112	T 2 - 805	2030	1286	East
113	T 2 - 807	1634	990	East
114	T 2 - 808	2030	1286	East
		9th Floor		
115	T 2 - 901	2030	1286	West
116	T 2 - 903	1931	1243	West
117	T 2 - 904	2030	1286	West
118	T 2 - 905	2030	1286	East
119	T 2 - 906	1931	1243	East
120	T 2 - 908	2030	1286	East
		10th Floor		
121	T 2 - 1001	2030	1286	West
122	T 2 - 1003	1931	1243	West

123	T 2 - 1004	2030	1286	West
124	T 2 - 1005	2030	1286	East
125	T 2 - 1007	1634	990	East
126	T 2 - 1008	2030	1286	East
		11th Floor		
127	T 2 - 1101	2030	1286	West
128	T 2 - 1103	1931	1243	West
129	T 2 - 1104	2030	1286	West
130	T 2 - 1105	2030	1286	East
131	T 2 - 1106	1931	1243	East
132	T 2 - 1107	1634	990	East
		12th Floor		
133	T 2 - 1201	2030	1286	West
134	T 2 - 1203	1931	1243	West
135	T 2 - 1204	2030	1286	West
136	T 2 - 1206	1931	1243	East
137	T 2 - 1207	1634	990	East
		13th Floor		
138	T 2 - 1301	2030	1286	West
139	T 2 - 1304	2030	1286	West
140	T 2 - 1305	2030	1286	East
141	T 2 - 1306	1931	1243	East
142	T 2 - 1307	1634	990	East
Tower 3				
		1st Floor		
143	T3 - 101	2030	1286	West
144	T3 - 103	1586	1011	West
145	T3 - 104	2030	1286	West
146	T3 - 105	2030	1286	East
147	T3 - 106	1931	1243	East
		2nd Floor		
148	T3 - 202	1634	990	West
149	T3 - 203	1931	1243	West
150	T3 - 204	2030	1286	West
151	T3 - 205	2030	1286	East

152	T3 - 206	1931	1243	East
153	T3 - 207	1634	990	East
		3rd Floor		
154	T3 - 301	2030	1286	West
155	T3 - 302	1634	990	West
156	T3 - 303	1931	1243	West
157	T3 - 305	2030	1286	East
158	T3 - 307	1634	990	East
159	T3 - 308	2030	1286	East
		4th Floor		
160	T3 - 401	2030	1286	West
161	T3 - 402	1634	990	West
162	T3 - 404	2030	1286	West
163	T3 - 406	1931	1243	East
164	T3 - 407	1634	990	East
165	T3 - 408	2030	1286	East
		5th Floor		
166	T3 - 501	2030	1286	West
167	T3 - 502	1634	990	West
168	T3 - 503	1931	1243	West
169	T3 - 505	2030	1286	East
170	T3 - 506	1931	1243	East
		6th Floor		
171	T3 - 602	1634	990	West
172	T3 - 603	1931	1243	West
173	T3 - 604	2030	1286	West
174	T3 - 607	1634	990	East
175	T3 - 608	2030	1286	East
		7th Floor		
176	T3 - 701	2030	1286	West
177	T3 - 703	1931	1243	West
178	T3 - 705	2030	1286	East
179	T3 - 706	1931	1243	East
180	T3 - 707	1634	990	East
181	T3 - 708	2030	1286	East
		8th Floor		
182	T3 - 802	1634	990	West

183	T3 - 803	1931	1243	West
184	T3 - 804	2030	1286	West
185	T3 - 805	2030	1286	East
186	T3 - 806	1931	1243	East
		9th Floor		
187	T3 - 901	2030	1286	West
188	T3 - 902	1634	990	West
189	T3 - 905	2030	1286	East
190	T3 - 906	1931	1243	East
191	T3 - 908	2030	1286	East
		10th Floor		
192	T3 - 1001	2030	1286	West
193	T3 - 1003	1931	1243	West
194	T3 - 1004	2030	1286	West
195	T3 - 1006	1931	1243	East
196	T3 - 1007	1634	990	East
		11th Floor		
197	T3 - 1102	1634	990	West
198	T3 - 1103	1931	1243	West
199	T3 - 1105	2030	1286	East
200	T3 - 1106	1931	1243	East
201	T3 - 1107	1634	990	East
202	T3 - 1108	2030	1286	East
		12th Floor		
203	T3 - 1201	2030	1286	West
204	T3 - 1202	1634	990	West
205	T3 - 1204	2030	1286	West
206	T3 - 1206	1931	1243	East
207	T3 - 1207	1634	990	East
208	T3 - 1208	2030	1286	East
		13th Floor		
209	T3 - 1302	1634	990	West
210	T3 - 1303	1931	1243	West
211	T3 - 1306	1931	1243	East

212	T3 - 1308	2030	1286	East
Tower 4				
		1st Floor		
213	T4 - 101	2030	1286	West
214	T4 - 102	1289	762	West
215	T4 - 104	2030	1286	West
216	T4 - 105	2030	1286	East
217	T4 - 108	2030	1286	East
		2nd Floor		
218	T4 - 201	2030	1286	West
219	T4 - 203	1931	1243	West
220	T4 - 204	2030	1286	West
221	T4 - 206	1931	1243	East
222	T4 - 207	1634	990	East
223	T4 - 208	2030	1286	East
		3rd Floor		
224	T4 - 301	2030	1286	West
225	T4 - 302	1634	990	West
226	T4 - 304	2030	1286	West
227	T4 - 306	1931	1243	East
228	T4 - 307	1634	990	East
229	T4 - 308	2030	1286	East
		4th Floor		
230	T4 - 401	2030	1286	West
231	T4 - 402	1634	990	West
232	T4 - 403	1931	1243	West
233	T4 - 405	2030	1286	East
234	T4 - 407	1634	990	East
235	T4 - 408	2030	1286	East
		5th Floor		
236	T4 - 502	1634	990	West
237	T4 - 503	1931	1243	West
238	T4 - 504	2030	1286	West
239	T4 - 505	2030	1286	East
240	T4 - 507	1634	990	East
		6th Floor		
241	T4 - 601	2030	1286	West

242	T4 - 604	2030	1286	West
243	T4 - 605	2030	1286	East
244	T4 - 606	1931	1243	East
245	T4 - 608	2030	1286	East
		7th Floor		
246	T4 - 701	2030	1286	West
247	T4 - 702	1634	990	West
248	T4 - 705	2030	1286	East
249	T4 - 706	1931	1243	East
250	T4 - 708	2030	1286	East
		8th Floor		
251	T4 - 801	2030	1286	West
252	T4 - 804	2030	1286	West
253	T4 - 805	2030	1286	East
254	T4 - 807	1634	990	East
255	T4 - 808	2030	1286	East
		9th Floor		
256	T4 - 901	2030	1286	West
257	T4 - 903	1931	1243	West
258	T4 - 904	2030	1286	West
259	T4 - 905	2030	1286	East
260	T4 - 906	1931	1243	East
261	T4 - 907	1634	990	East
		10th Floor		
262	T4 - 1001	2030	1286	West
263	T4 - 1003	1931	1243	West
264	T4 - 1004	2030	1286	West
265	T4 - 1005	2030	1286	East
266	T4 - 1007	1634	990	East
267	T4 - 1008	2030	1286	East
		11th Floor		
268	T4 - 1101	2030	1286	West
269	T4 - 1103	1931	1243	West
270	T4 - 1104	2030	1286	West

271	T4 - 1106	1931	1243	East
272	T4 - 1107	1634	990	East
		12th Floor		
273	T4 - 1201	2030	1286	West
274	T4 - 1203	1931	1243	West
275	T4 - 1204	2030	1286	West
276	T4 - 1206	1931	1243	East
277	T4 - 1207	1634	990	East
		13th Floor		
278	T4 - 1301	2030	1286	West
279	T4 - 1304	2030	1286	West
280	T4 - 1305	2030	1286	East
281	T4 - 1306	1931	1243	East
282	T4 - 1307	1634	990	East
Tower 5				
		1st Floor		
283	T5 - 101	2030	1286	West
284	T5 - 103	1586	1011	West
285	T5 - 104	2030	1286	West
286	T5 - 105	2030	1286	East
287	T5 - 106	1931	1243	East
		2nd Floor		
288	T5 - 202	1634	990	West
289	T5 - 203	1931	1243	West
290	T5 - 204	2030	1286	West
291	T5 - 205	2030	1286	East
292	T5 - 206	1931	1243	East
293	T5 - 207	1634	990	East
		3rd Floor		
294	T5 - 301	2030	1286	West
295	T5 - 302	1634	990	West
296	T5 - 303	1931	1243	West
297	T5 - 305	2030	1286	East
298	T5 - 307	1634	990	East
299	T5 - 308	2030	1286	East

		4th Floor		
300	T5 - 401	2030	1286	West
301	T5 - 402	1634	990	West
302	T5 - 404	2030	1286	West
303	T5 - 406	1931	1243	East
304	T5 - 407	1634	990	East
305	T5 - 408	2030	1286	East
		5th Floor		
306	T5 - 501	2030	1286	West
307	T5 - 502	1634	990	West
308	T5 - 503	1931	1243	West
309	T5 - 506	1931	1243	East
310	T5 - 508	2030	1286	East
		6th Floor		
311	T5 - 601	2030	1286	West
312	T5 - 602	1634	990	West
313	T5 - 603	1931	1243	West
314	T5 - 604	2030	1286	West
315	T5 - 607	1634	990	East
316	T5 - 608	2030	1286	East
		7th Floor		
317	T5 - 701	2030	1286	West
318	T5 - 703	1931	1243	West
319	T5 - 705	2030	1286	East
320	T5 - 707	1634	990	East
321	T5 - 708	2030	1286	East
		8th Floor		
322	T5 - 802	1634	990	West
323	T5 - 803	1931	1243	West
324	T5 - 805	2030	1286	East
325	T5 - 806	1931	1243	East
326	T5 - 808	2030	1286	East
		9th Floor		
327	T5 - 901	2030	1286	West
328	T5 - 902	1634	990	West
329	T5 - 905	2030	1286	East
330	T5 - 907	1634	990	East

331	T5 - 908	2030	1286	East
		10th Floor		
332	T5 - 1002	1634	990	West
333	T5 - 1003	1931	1243	West
334	T5 - 1004	2030	1286	West
335	T5 - 1006	1931	1243	East
336	T5 - 1007	1634	990	East
337	T5 - 1008	2030	1286	East
		11th Floor		
338	T5 - 1101	2030	1286	West
339	T5 - 1102	1634	990	West
340	T5 - 1103	1931	1243	West
341	T5 - 1106	1931	1243	East
342	T5 - 1107	1634	990	East
343	T5 - 1108	2030	1286	East
		12th Floor		
344	T5 - 1201	2030	1286	West
345	T5 - 1202	1634	990	West
346	T5 - 1203	1931	1243	West
347	T5 - 1204	2030	1286	West
348	T5 - 1206	1931	1243	East
349	T5 - 1208	2030	1286	East
		13th Floor		
350	T5 - 1302	1634	990	West
351	T5 - 1303	1931	1243	West
352	T5 - 1306	1931	1243	East
353	T5 - 1308	2030	1286	East
Tower 6				
		1st Floor		
354	T6 - 101	2030	1286	West
355	T6 - 102	1289	762	West
356	T6 - 104	2030	1286	West
357	T6 - 106	1931	1243	East
358	T6 - 107	1634	990	East

359	T6 - 108	2030	1286	East
		2nd Floor		
360	T6 - 201	2030	1286	West
361	T6 - 203	1931	1243	West
362	T6 - 204	2030	1286	West
363	T6 - 206	1931	1243	East
364	T6 - 208	2030	1286	East
		3rd Floor		
365	T6 - 301	2030	1286	West
366	T6 - 302	1634	990	West
367	T6 - 305	2030	1286	East
368	T6 - 306	1931	1243	East
369	T6 - 307	1634	990	East
370	T6 - 308	2030	1286	East
		4th Floor		
371	T6 - 402	1634	990	West
372	T6 - 403	1931	1243	West
373	T6 - 405	2030	1286	East
374	T6 - 407	1634	990	East
375	T6 - 408	2030	1286	East
		5th Floor		
376	T6 - 502	1634	990	West
377	T6 - 503	1931	1243	West
378	T6 - 505	2030	1286	East
379	T6 - 507	1634	990	East
380	T6 - 508	2030	1286	East
		6th Floor		
381	T6 - 601	2030	1286	West
382	T6 - 604	2030	1286	West
383	T6 - 605	2030	1286	East
384	T6 - 606	1931	1243	East
385	T6 - 608	2030	1286	East
		7th Floor		
386	T6 - 702	1634	990	West
387	T6 - 704	2030	1286	West
388	T6 - 705	2030	1286	East
389	T6 - 706	1931	1243	East

390	T6 - 708	2030	1286	East
		8th Floor		
391	T6 - 801	2030	1286	West
392	T6 - 804	2030	1286	West
393	T6 - 805	2030	1286	East
394	T6 - 807	1634	990	East
395	T6 - 808	2030	1286	East
		9th Floor		
396	T6 - 901	2030	1286	West
397	T6 - 902	1634	990	West
398	T6 - 903	1931	1243	West
399	T6 - 906	1931	1243	East
400	T6 - 907	1634	990	East
401	T6 - 908	2030	1286	East
		10th Floor		
402	T6 - 1001	2030	1286	West
403	T6 - 1003	1931	1243	West
404	T6 - 1004	2030	1286	West
405	T6 - 1005	2030	1286	East
406	T6 - 1007	1634	990	East
407	T6 - 1008	2030	1286	East
		11th Floor		
408	T6 - 1101	2030	1286	West
409	T6 - 1103	1931	1243	West
410	T6 - 1104	2030	1286	West
411	T6 - 1106	1931	1243	East
412	T6 - 1108	2030	1286	East
		12th Floor		
413	T6 - 1201	2030	1286	West
414	T6 - 1203	1931	1243	West
415	T6 - 1204	2030	1286	West
416	T6 - 1205	2030	1286	East
417	T6 - 1206	1931	1243	East
418	T6 - 1207	1634	990	East
		13th		

		Floor		
419	T6 - 1301	2030	1286	West
420	T6 - 1304	2030	1286	West
421	T6 - 1306	1931	1243	East
422	T6 - 1307	1634	990	East
423	T6 - 1308	2030	1286	East

III (b). REVENUE RECORDS:

- (i) The Office of Tahasildar, Anekal Taluk has issued an Endorsement dated 16.07.2016 confirming that, non-availability of Preliminary Record in respect of land bearing Sy.No.180.
- (ii) The Office of Tahasildar, Anekal Taluk has issued an Endorsement dated 16.07.2016 confirming that, non-availability of IL and RR in respect of land bearing Sy.No.180.
- (iii) The names of owners and subsequent owners are reflected in RTCs for the period 1989-90 to 1994-95 (*Sri. Yallappa*) and from 1995-96 to 2000-01 (*Sri. Noori Srinivasa Phanindra*) as katheddar in possession of land bearing Sy.No.160/P7.
- (iv) The names of owners and subsequent owners are reflected in RTCs for the period 2000-01 to 2011-12 and from 2014-15 to 2015-16 as katheddar in possession of land bearing Sy.No.160/P10.
- (v) The names of owners and subsequent owners are reflected in RTCs for the period 2016-17 to 2024-25 as katheddar in possession of land bearing Sy.No.180.
- (vi) The Office of Tahasildar, Anekal Taluk has issued an Endorsement dated 15.04.2025 confirming that, non-availability of M.R. No.1/1980-81.
- (vii) The Office of Tahasildar, Anekal Taluk has issued an Endorsement dated 16.07.2016 confirming that, non-availability of Preliminary Record in respect of land bearing Sy.No.181.
- (viii) The Office of Tahasildar, Anekal Taluk has issued an Endorsement dated 16.07.2016 confirming that, non-availability of IL and RR in respect of land bearing Sy.No.181.
- (ix) The names of owners and subsequent owners are reflected in RTCs for the period 1979-80 to 1983-84 and from 1987-88 to 1988-89 (*Sri. Nanjunda Ramaiah*) and from 1994-95 to 2001-02 (*Sri. Noori Srinivasa Phanindra*) as katheddar in possession of land bearing Sy.No.160.
- (x) The names of owners and subsequent owners are reflected in RTCs from the period 2000-01 to 2014-15 as katheddar in possession of land bearing Sy.No.160/P19.

- (xi) The names of owners and subsequent owners are reflected in RTCs for the period 2016-17 to 2024-25 as katheddar in possession of land bearing Sy.No.181.
- (xii) The Office of Special Tahasildar, Anekal Taluk has issued an Endorsement dated 10.03.2015 confirming that, non-availability of M.R. No.26/1982-83.
- (xiii) The Office of Tahasildar, Anekal Taluk has issued an Endorsement dated 16.07.2016 confirming that, non-availability of Preliminary Record in respect of land bearing Sy.No.182.
- (xiv) The Office of Tahasildar, Anekal Taluk has issued an Endorsement dated 16.07.2016 confirming that, non-availability of IL and RR in respect of land bearing Sy.No.182.
- (xv) The names of owners and subsequent owners are reflected in RTCs for the period 1994-95 to 2001-02 as katheddar in possession of land bearing Sy.No.160.
- (xvi) The names of owners and subsequent owners are reflected in RTCs for the period 2000-01 to 2014-15 as katheddar in possession of land bearing Sy.No.160/P2.
- (xvii) The names of owners and subsequent owners are reflected in RTCs for the period 2015-16 to 2024-25 as katheddar in possession of land bearing Sy.No.182.
- (xviii) The Office of Special Tahasildar, Anekal Taluk has issued an Endorsement dated 10.03.2015 confirming that, non-availability of M.R. No.8/1990-91.
- (xix) The Office of Tahasildar, Anekal Taluk has issued an Endorsement dated 16.07.2016 confirming that, non-availability of Preliminary Record in respect of land bearing Sy.No.183.
- (xx) The Office of Tahasildar, Anekal Taluk has issued an Endorsement dated 16.07.2016 confirming that, non-availability of IL and RR in respect of land bearing Sy.No.183.
- (xxi) The names of owners and subsequent owners are reflected in RTCs for the period 1989-90 to 1993-94 (*Sri. Chinnappa*) and from 1994-95 to 2000-01 (*Sri. G.M. Ramareddy*) as katheddar in possession of land bearing Sy.No.160.
- (xxii) The names of owners and subsequent owners are reflected in RTCs for the period 2000-01 to 2005-06 as katheddar in possession of land bearing Sy.No. 160/P5.
- (xxiii) The names of owners and subsequent owners are reflected in RTCs for the period 2010-11 to 2024-25 as katheddar in possession of land bearing Sy.No.183.
- (xxiv) The Office of Tahasildar, Anekal Taluk has issued an Endorsement dated 16.07.2016 confirming that, non-availability of IL and RR in respect of land bearing Sy.No.185.

- (xxv) The Office of Tahasildar, Anekal Taluk has issued an Endorsement dated 16.07.2016 confirming that, non-availability of Preliminary Records in respect of land bearing Sy.No.185.
- (xxvi) The names of owners and subsequent owners are reflected in RTCs for the period 1979-80 to 2000-01 as kathedar in possession of land bearing Sy.No.160.
- (xxvii) The names of owners and subsequent owners are reflected in RTCs for the period 2000-01 to 2006-07 and 2013-14 as kathedar in possession of land bearing Sy.No.160/P8.
- (xxviii) The names of owners and subsequent owners are reflected in RTCs for the period 2016-17 to 2023-24 as kathedar in possession of land bearing Sy.No.185.

III(c). SURVEY RECORDS:

- (i) Copies of Atlas and Hissa Mojani (RR Balabthagada Nakalu) in respect of land bearing Sy.No.180 and Karnataka Revision Settlement Akarbandh Extract in respect of land bearing Sy.No.180 of Muguluru Village available for perusal;
- (ii) Copies of Atlas and Hissa Mojani (RR Balabthagada Nakalu) in respect of land bearing Sy.No.181 and Karnataka Revision Settlement Akarbandh Extract in respect of land bearing Sy.No.181 of Muguluru Village available for perusal;
- (iii) Copies of Atlas and Hissa Mojani in respect of land bearing Sy.No.182 and Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.182 of Muguluru Village available for perusal;
- (iv) Copies of Atlas and Hissa Mojani in respect of land bearing Sy.No.183 and Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.183 of Muguluru Village available for perusal;
- (v) Copy of Survey Sketch in respect of land bearing Sy.No.185, Atlas and Hissa Mojani in respect of land bearing Sy.No.185 of Muguluru Village available for perusal;

III(d). ENDORSEMENT- RECORDS:

- (i) The office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore has issued an endorsement dated 01.09.2015 bearing No. PTCL.CR (A) 939/2015-16 confirming that no cases are pending under Karnataka SC/ST (PTCL) Act in respect of land bearing Sy.No.180 (old Sy.No.160/P10).
- (ii) The office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore has issued an endorsement dated 01.09.2015 bearing No. PTCL.CR (A) 941/2015-16 confirming that no cases are pending under Karnataka SC/ST (PTCL) Act in respect of land bearing land bearing Sy.No.181 (old Sy.No.160/P19).

- (iii) The office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore has issued an endorsement dated 01.09.2015 bearing No. PTCL. CR (A)937/2015-16 confirming that no cases are pending under Karnataka SC/ST (PTCL) Act in respect of land bearing land bearing Sy.No.182 (old Sy.No.160).
- (iv) The office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore has issued an endorsement dated 01.09.2015 bearing No. PTCL. CR (A)938/2015-16 confirming that no cases are pending under Karnataka SC/ST (PTCL) Act in respect of land bearing land bearing Sy.No.183 (old Sy.No.160/P5).
- (v) The office of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore has issued an endorsement dated 01.09.2015 confirming that no cases are pending under Karnataka SC/ST (PTCL) Act in respect of land bearing land bearing Sy.No.185.
- (vi) The office of Tahasildar, Anekal Taluk has issued an Endorsement dated 24.08.2015 bearing No. RD0038028051235 confirming that there are no tenancy claims under section 48 A of Karnataka Land Reforms Act against land bearing Sy.No.180.
- (vii) The office of Tahasildar, Anekal Taluk has issued an Endorsement dated 24.08.2015 bearing No. RD0038028051234 confirming that there are no tenancy claims under section 48 A of Karnataka Land Reforms Act against land bearing Sy.No.181.
- (viii) The office of Tahasildar, Anekal Taluk has issued an Endorsement dated 24.08.2015 bearing No. RD0038028051233 confirming that there are no tenancy claims under section 48 A of Karnataka Land Reforms Act against land bearing Sy.No.182.
- (ix) The office of Tahasildar, Anekal Taluk has issued an Endorsement dated 24.08.2015 bearing No. RD0038028051232 confirming that there are no tenancy claims under section 48 A of Karnataka Land Reforms Act against land bearing Sy.No.183.
- (x) The office of Tahasildar, Anekal Taluk has issued an Endorsement dated 24.08.2015 confirming that there are no tenancy claims under section 48 A of Karnataka Land Reforms Act against land bearing Sy.No.185.

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

- (i) It is noticed from the copy of Endorsement dated 12.05.2025 issued by Karnataka Housing Board states that the land bearing Sy.Nos.180, 181, 182, 183 and 185 for any of its purpose.
- (ii) It is noticed from the copies of Endorsements (5 in Nos.) all dated 09.05.2025 issued by Karnataka Industrial Development Board states that the land bearing Sy.Nos.180, 181, 182, 183 and 185 for any of its purpose.

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

- a. The land bearing new Sy.No.180 (old Sy.No.160), measuring 2 Acres was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR: 141/2015-16 issued By Deputy Commissioner, Bangalore District.
- b. The land bearing new Sy.No.181 (old Sy.No.160), measuring 2 Acres was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR: 142/2015-16 issued by Deputy Commissioner, Bangalore District, Bangalore.
- c. The land bearing new Sy.No.182 (old Sy.No.160), measuring 2 Acres was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR: 140/2015-16 issued by Deputy Commissioner, Bangalore District, Bangalore.
- d. The land bearing new Sy.No.183 (old Sy.No.160), measuring 2 Acres was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR: 139/2015-16 issued by Deputy Commissioner, Bangalore District.
- e. The land bearing new Sy.No.185 (old Sy.No.160), measuring 2 Acres was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 23.09.2015 bearing No. ALN (ASH) SR: 143/2015-16 issued by Deputy Commissioner, Bangalore District.

IV. EVIDENCE OF POSSESSION:

All the documents produced for scrutiny evidence the possession of captioned property in favour of Sri. D. Lakkanna and Smt. Shantha are the absolute owners *and Developer*: M/s. Modern Projects, A Partnership Firm has developmental rights.

V. CERTIFICATE:

Based on the documents scrutinized and information furnished, SUBJECT TO THE PRODUCTION AND VERIFICATION OF THE FOLLOWING DOCUMENTS:

Land bearing Sy.No.180:

1. Death Certificate of Smt. Akkamma W/o. Late Yallappa.
2. RTCs from the period 1961-62 to 1988-89 in respect of land bearing Sy.No.160 together with mutation extracts.

Land bearing Sy.No.181:

3. RTCs from the period 1961-62 to 1988-89 in respect of land bearing Sy.No.160, new

Sy.No.160/P19 together with mutation extracts.

Land bearing Sy.No.182:

4. RTCs from the period 1961-62 to 1992-93 in respect of land bearing Sy.No.160, new Sy.No.160/P2 together with mutation extracts.

Land bearing Sy.No.183:

5. Family Tree of Sri. Chinnappa from concerned authority.
6. Registered Confirmation Deed from family members of Sri. Chinnappa (*grantee*) in favour of present owner.
7. RTCs from the period 1961-62 to 1988-89 in respect of land bearing Sy.No.160, new Sy.No.160/P5 together with mutation extracts.

Land bearing Sy.No.185:

8. RTCs from the period 2007-08 to 2012-13 in respect of land bearing Sy.No.160, new Sy.No.160/P8 together with mutation extracts.

Common Queries:

9. RERA Certificate issued by Karnataka Real Estate Regulatory Authority.

We hereby certify that, Sri. D. Lakkanna and Smt. Shantha are the absolute owners *and Developer*: M/s. Modern Projects, A Partnership Firm has developmental rights over the subject property and their title to the same is legally valid, clear and marketable title over the same.

NOTE:

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

All the documents referred to us are returned herewith.

Thanking you.
For M&G Associates

H.K. GIRISH
Managing Partner / Advocate