



To,

**M/s.Myhna Estate Projects,
represented by its Managing Partner
Mr.M.Karthikeyan
Bangalore**

Respected Sir

Sub: - Opinion in respect of the residentially converted residential property bearing **1)** Sy.No.48/4, measuring 8.10 guntas (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.168858 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District), **2)** Sy.No.48/5, measuring 8.10 guntas (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.168859 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District) **3)** Sy.No.48/6, measuring 8.11 guntas (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.168860 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District), **4)** Sy.No.48/7, measuring 8.11 guntas (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.168862 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District), **5)** Sy.No.44/3, measuring 13.04 guntas and ½ guntas karab, totally measuring 13.12 gutnas (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.225245 dated 23.09.2021 issued by the Deputy Commissioner, Bangalore District) **6)** Sy.No.44/4, measuring 13.04 guntas and 1½ guntas karab, totally measuring 14.12 gutnas (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.225243 dated 23.09.2021 issued by the Deputy Commissioner, Bangalore District), **7)** Sy.No.44/5, measuring 13.04 guntas and ½ guntas karab, totally measuring 13.12 gutnas (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.225244 dated 23.09.2021 issued by the Deputy Commissioner, Bangalore District), **8)** Sy.No.44/6, measuring 13 guntas and ½ guntas karab, totally measuring 13.08 gutnas (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.225248 dated 23.09.2021 issued by the Deputy Commissioner, Bangalore District), **9)** Sy.No.44/2, measuring 1 acre (out of 1 acre 04.08 gutnas) (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.168855 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District), **10)** Sy.No.48/8, measuring 5 guntas out of 8.11 guntas, (converted from agricultural to non - agriculture purpose, vide an Official Memorandum



bearing No.168864 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District), **11)** Sy.No.48/9, measuring 5 guntas out of 08.11 guntas, (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.168865 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District), **12)** Sy.No.48/10, measuring 5 guntas out of 08.11 guntas, (converted from agricultural to non - agricultura purpose, vide an Official Memorandum bearing No.168866 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District), **13)** Sy.No.48/11, measuring 5 guntas out of 08.11 guntas, (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.168868 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District), **14)** Sy.No.44/7, measuring 13 guntas and ½ guntas karab, totally measuring 13 ½ guntas, (converted from agricultural to non - agricultura purpose, vide an Official Memorandum bearing No.292998 dated 07.02.2022 issued by the Deputy Commissioner, Bangalore District), **15)** Sy.No.44/9, measuring 13 guntas and 2 guntas karab, totally measuring 15 guntas, (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.293000 dated 07.02.2022 issued by the Deputy Commissioner, Bangalore District), **16)** Sy.No.44/10, measuring 13 guntas and 2 guntas karab, totally measuring 15 guntas, (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.168856 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District) and **17)** Sy.No.44/8, measuring 13 guntas and 1/2 guntas karab, totally measuring 13.08 guntas, (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.292999 dated 07.02.2022 issued by the Deputy Commissioner, Bangalore District), in all measuring **4 acres 39.06 guntas**, situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore

The photocopies of the following documents pertaining to the subject property which is more fully described in the schedule below have been furnished to me for scrutiny of title.

I. DOCUMENTS SCRUTINIZED:

S1. No.	Date of Document	Name of Document	Original Certified/ Photostat
1	16.07.1912	Will executed by Venkatareddy in favour of K.Ramaiah Reddy, registered as document No.2/1912-13 in Book III, I the Office of the Sub-Registrar, Bangalore	Photostat
2	02.12.1974	Order bearing H.O.A No.18/1968-69 passed by the Assistant Commissioner, Bangalore Sub-Division, Bangalore.	Photostat
3	19.04.1975	Sale Deed executed by G.Ramachandra Rao in favour of G.N.Narayana Reddy, registered as document No.186/1975-76 in Book I, volume 1144 at apges 112 to 114, in the office of the	Photostat



		Sub-Registrar, Bangalore	
4	31.08.2002	Death Certificate in the name of G.N.Narayana Reddy issued by the Tahsildar, Bangalore East Taluk, Bangalore.	Photostat
5		Family Tree in the name of late G.N.Narayana Reddy	Photostat
6	27.07.1977	Sale Deed executed by Venkatagiriappa in favour of K.Ramaiah Reddy, registered as document No.1801/1977-78 in Book I, in the Office of the Sub-registrar, Bangalore.	Photostat
7	31.09.1982	Death Certificate in the name of K.Ramaiah Reddy issued by the Government of Karnataka.	Photostat
8		Family tree in the name of Late K.Ramaiah reddy issued by the Village Accountant, Vethur Hobli, Bangalore East Taluk, Bangalore.	Photostat
9		IHC bearing bearing No.5/1986-87 issued by the Tahsildar, Bangalore East Taluk, Bangalore.	Photostat
10		RTC's for the year 1972-73 to 2001-02 in respect of the property bearing Sy.No.44/2 issued by the Tahsildar, Bangalore East Taluk, Bangalore	Photostat
11		RTC's for the year 2001-02 to 2013-14 in respect of the property bearing Sy.No.44/2 issued by the Village, Bangalore East Taluk, Bangalore	Photostat
12		RTC's for the year 1972-73 to 2001-02 in respect of the property bearing Sy.No.48/3 issued by the Tahsildar, Bangalore East Taluk, Bangalore	Photostat
13		RTC's for the year 2001-02 to 2013-14 in respect of the property bearing Sy.No.48/3 issued by the Village, Bangalore East Taluk, Bangalore	Photostat
14	19.03.2005	Final Judgement and Decree in O.S.No.417/1999 passed by the II Additional Civil Judge (SR DVN) Bangalore Rural District, Bangalore	Photostat
15	02.09.2011	Final Decree in FDP No.30/2005 Passed by the II Additional Senior Civil Jude Bangalore rural District, Bangalore in the name of Rukminiamma, registered as document No.VRT-1-04832/2011-12 in Book I and stored in Cd No.VRTD130, in the Office of Sub-Registrar, Varthur, Bangalore.	Photostat
16	02.09.2011	Final Decree in FDP No.30/2005 Passed by the II Additional Senior Civil Jude Bangalore rural District, Bangalore in the name of G.R.Jayamma, registered as document No.VRT-1-04835/2011-12 in Book I and stored in Cd No.VRTD130, in the Office of Sub-Registrar, Varthur, Bangalore.	Photostat
17	02.09.2011	Final Decree in FDP No.30/2005 Passed by the II Additional Senior Civil Jude Bangalore rural District, Bangalore in the name of	Photostat



		G.R.Munireddy, registered as document No.VRT-1-04836/2011-12 in Book I and stored in Cd No.VRTD130, in the Office of Sub-Registrar, Varthur, Bangalore.	
18	02.09.2011	Final Decree in FDP No.30/2005 Passed by the II Additional Senior Civil Jude Bangalore rural District, Bangalore in the name of G.R.Saraswathamma, registered as document No.VRT-1-04837/2011-12 in Book I and stored in Cd No.VRTD130, in the Office of Sub-Registrar, Varthur, Bangalore.	Photostat
19	02.09.2011	Final Decree in FDP No.30/2005 Passed by the II Additional Senior Civil Jude Bangalore rural District, Bangalore in the name of G.R.Chennamma, registered as document No.VRT-1-04838/2011-12 in Book I and stored in Cd No.VRTD130, in the Office of Sub-Registrar, Varthur, Bangalore.	Photostat
20	02.09.2011	Final Decree in FDP No.30/2005 Passed by the II Additional Senior Civil Jude Bangalore rural District, Bangalore in the name of G.R.Srinivasa Reddy, registered as document No.VRT-1-04839/2011-12 in Book I and stored in Cd No.VRTD130, in the Office of Sub-Registrar, Varthur, Bangalore.	Photostat
21	02.09.2011	Final Decree in FDP No.30/2005 Passed by the II Additional Senior Civil Jude Bangalore rural District, Bangalore in the name of G.R.Narayanamma, registered as document No.VRT-1-04840/2011-12 in Book I and stored in Cd No.VRTD130, in the Office of Sub-Registrar, Varthur, Bangalore.	Photostat
22	05.09.2011	Final Decree in FDP No.30/2005 Passed by the II Additional Senior Civil Jude Bangalore rural District, Bangalore in the name of G.R.Venkatamma, registered as document No.VRT-1-04884/2011-12 in Book I and stored in Cd No.VRTD130, in the Office of Sub-Registrar, Varthur, Bangalore.	Photostat
23		Extract of the Mutation Register bearing No.H67/2011-12 issued by the Village Accountant, Bangalore East Taluk, Bangalore	Photostat
24		Extract of the Mutation Register bearing No.H68/2011-12 issued by the Village Accountant, Bangalore East Taluk, Bangalore	Photostat
25		Extract of the Mutation Register bearing No.H69/2011-12 issued by the Village Accountant, Bangalore East Taluk, Bangalore	Photostat
26		Extract of the Mutation Register bearing	Photostat



		No.H70/2011-12 issued by the Village Accountant, Bangalore East Taluk, Bangalore	
27		Extract of the Mutation Register bearing No.H75/2011-12 issued by the Village Accountant, Bangalore East Taluk, Bangalore	Photostat
28		Extract of the Mutation Register bearing No.H76/2011-12 issued by the Village Accountant, Bangalore East Taluk, Bangalore	Photostat
29	17.09.2011	Will executed by G.R.Venkatamma in favour of G.R.Munireddy, registered as document No.VRT-3-00046/2011-12 in Book III and stored in CD No.VRTD132, in the Office of the Sub-Registrar, Varthur, Bangalore.	Photostat
30	25.12.2011	Death Certificate in the name of G.R.Venkatamma issued by the Government of Karnataka.	Photostat
31	21.11.2012	Gift Deed executed by Saraswatamma in favour of G.R.Srinivasa Reddy, registered as document No.VRT-1-04219/2012-13 in Book I and stored in CD No.VRTD167, in the Office of the Sub-Registrar, Varthur, Bangalore.	Photostat
32	21.11.2012	Gift Deed executed by G.R.Narayanamma in favour of G.R.Srinivasa Reddy, registered as document No.VRT-1-04222/2012-13 in Book I and stored in CD No.VRTD167, in the Office of the Sub-Registrar, Varthur, Bangalore.	Photostat
33	21.11.2012	Gift Deed executed by G.R.Rukminiyamma in favour of G.R.Srinivasa Reddy, registered as document No.VRT-1-04224/2012-13 in Book I and stored in CD No.VRTD167, in the Office of the Sub-Registrar, Varthur, Bangalore.	Photostat
34	21.11.2012	Gift Deed executed by Jayamma in favour of G.R.Munireddy, registered as document No.VRT-1-04226/2012-13 in Book I and stored in CD No.VRTD167, in the Office of the Sub-Registrar, Varthur, Bangalore.	Photostat
35	21.11.2012	Gift Deed executed by G.R.Channamma in favour of G.R.Srinivasa Reddy, registered as document No.VRT-1-04228/2012-13 in Book I and stored in CD No.VRTD167, in the Office of the Sub-Registrar, Varthur, Bangalore.	Photostat
36	27.06.2018	Gift Deed executed by G.R.Srinivasa Reddy in favour of G.R.Munireddy, registered as document No.VRT-1-01894/2018-19 in Book I and stored in CD No.VRTD360, in the Office of the Sub-Registrar, Varthur, Bangalore.	Photostat
37	27.06.2018	Gift Deed executed by G.R.Munireddy in favour of G.R.Srinivasa Reddy, registered as document No.VRT-1-01893/2018-19 in Book I and stored in CD No.VRTD360, in the Office of the Sub-	Photostat



		Registrar, Varthur, Bangalore.	
38		Extract of the Mutation Register bearing No.H81/2017-18 issued by the Village Accountant, Bangalore East Taluk, Bangalore	Photostat
39	03.08.2020	Partition Deed executed by and between G.R.Munireddy and her wife Sridevi and his children viz., G.M.Manu and G.M.Prashanth, registered as document No.HLS-1-01039/2020-21 in Book I and stored in Cd No.HLSD555, in the Office of the Sub-Registrar, Halasuru, Bangalore	Photostat
40		Atlas, Tippani Nakkalu, Settlement of Akharbhandh and Phodi Extract issued by the Tahsildar, Bangalore East Taluk, Bangalore Urban District	Photostat
41		Extract of the Mutation Register bearing No.H43/2013-14 issued by the Village Accountant, Bangalore East Taluk, Bangalore.	Photostat
42	04.11.2020	Conversion Certificate bearing No.168855 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.44/2 of Gunjur Village.	Photostat
43	23.09.2021	Conversion Certificate bearing No.225245 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.44/3 of Gunjur Village.	Photostat
44	23.09.2021	Conversion Certificate bearing No.225243 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.44/4 of Gunjur Village.	Photostat
45	23.09.2021	Conversion Certificate bearing No.225244 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.44/5 of Gunjur Village.	Photostat
46	23.09.2021	Conversion Certificate bearing No.225248 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.44/6 of Gunjur Village.	Photostat
47	07.02.2022	Conversion Certificate bearing No.292998 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.44/7 of Gunjur Village.	Photostat
48	07.02.2022	Conversion Certificate bearing No.292999 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.44/8 of Gunjur Village.	Photostat
49	07.02.2022	Conversion Certificate bearing No.293000 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.44/9 of	Photostat



		Gunjur Village.	
50	04.11.2020	Conversion Certificate bearing No.168856 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.44/10 of Gunjur Village.	Photostat
51	04.11.2020	Conversion Certificate bearing No.168858 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.48/4 of Gunjur Village.	Photostat
52	04.11.2020	Conversion Certificate bearing No.168862 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.48/7 of Gunjur Village.	Photostat
53	04.11.2020	Conversion Certificate bearing No.168860 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.48/6 of Gunjur Village.	Photostat
54	04.11.2020	Conversion Certificate bearing No.168859 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.48/5 of Gunjur Village.	Photostat
55	04.11.2020	Conversion Certificate bearing No.168864 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.48/8 of Gunjur Village.	Photostat
56	04.11.2020	Conversion Certificate bearing No.168865 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.48/9 of Gunjur Village.	Photostat
57	04.11.2020	Conversion Certificate bearing No.168866 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.48/10 of Gunjur Village.	Photostat
58	04.11.2020	Conversion Certificate bearing No.168868 issued by the Deputy Commissioner, Bangalore District in respect of the property bearing Sy.No.48/11 of Gunjur Village.	Photostat
59	12.10.2020	General Power of Attorney executed by G.S.Aruna in favour of G.R.Srinivasa Reddy.	Photostat
60	11.12.2020	Joint Development Agreement executed by G.R.Srinivasa Reddy and his wife Anasuyamma and his children viz., G.S.Aruna represented by her GPA holder, G.R.Srinivasa Reddy and G.S.Saritha in favour of M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan, registered as document No.INR-1-07256/2020-21 in Book I and stored in CD No.INRD719, in the Office of the Sub-Registrar, Indiranagar, Bangalore	Photostat



61	11.12.2020	General Power of Attorney executed by G.R.Srinivasa Reddy and his wife Anasuyamma and his children viz., G.S.Aruna represented by her GPA holder, G.R.Srinivasa Reddy and G.S.Saritha in favour of M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan, registered as document No.INR-4-00792/2020-21 in Book IV and stored in CD No.INRD719, in the Office of the Sub-Registrar, Indiranagar, Bangalore	Photostat
62	18.12.2020	Joint Development Agreement executed by Lakshamma and her children viz., G.N.Pushpa, S.Bhavana, Hitha.S, G.N.Ravi Kumar, M.Sangitha, R.Deeksha Reddy and Hemagna Reddy in favour of M/s.Muhna Estate Projects, represented by its Managing Partner M.Karthikeyan, registered as document No.INR-1-07387/2020-21 in Book I and stored in CD No.INRD721, in the Office of the Sub-Registrar, Indiranagar, Bangalore	Photostat
63	18.12.2020	General Power of Attorney executed by Lakshamma and her children viz., G.N.Pushpa, S.Bhavana, Hitha.S, G.N.Ravi Kumar, M.Sangitha, R.Deeksha Reddy and Hemagna Reddy in favour of M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan, registered as document No.INR-4-00808/2020-21 in Book IV and stored in CD No.INRD721, in the Office of the Sub-Registrar, Indiranagar, Bangalore	Photostat
64	11.12.2020 and 16.12.2020	Joint Development Agreement executed by G.R.Munireddy and his wife Shridevi.R and his children viz., 1) G.M.Manu and his wife Chaitra.J and his children viz., Nischal Reddy.M and Vihana Reddy.M and 2) G.M.Prashanth and his wife Raksha.N in favour of M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan, registered as document No.INR-1-07252/2020-21 in Book I and stored in CD No.INRD719, in the Office of the Sub-Registrar, Indiranagar, Bangalore	Photostat
65	11.12.2020	General Power of Attorney executed by G.R.Munireddy and his wife Shridevi.R and his children viz., 1) G.M.Manu and his wife Chaitra.J and his children viz., Nischal Reddy.M and Vihana Reddy.M and 2) G.M.Prashanth and his wife Raksha.N in favour of M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan, registered as document No.INR-1-07252/2020-21 in Book I and stored in CD No.INRD719, in the Office of the Sub-Registrar, Indiranagar, Bangalore	Photostat



		4-00790/2020-21 in Book IV and stored in CD No.INRD719, in the Office of the Sub-Registrar, Indiranagar, Bangalore	
66	08.10.2021	Joint Development Agreement executed by G.R.Munireddy and his wife Shridevi.R and his children viz., 1) G.M.Manu and his wife Chaitra.J and his children viz., Nischal Reddy.M and Vihana Reddy.M and 2) G.M.Prashanth and his wife Raksha.N in favour of M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan, registered as document No.MDP-1-04189/2021-22 in Book I and stored in CD No.MDPD938, in the Office of the Sub-Registrar, Mahadevapura, Bangalore	Photostat
67	08.10.2021	General Power of Attorney executed by G.R.Munireddy and his wife Shridevi.R and his children viz., 1) G.M.Manu and his wife Chaitra.J and his children viz., Nischal Reddy.M and Vihana Reddy.M and 2) G.M.Prashanth and his wife Raksha.N in favour of M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan, registered as document No.MDP-4-00177/2021-22 in Book IV and stored in CD No.MDPD938, in the Office of the Sub-Registrar, Mahadevapura, Bangalore	Photostat
68		Extract of the Mutation Register bearing No.T55/2021-22 issued by the Revenue Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.44/3.	Photostat
69		RTC's for the year 2021-22 issued by the Village Accountant Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.44/3	Photostat
70		Extract of the Mutation Register bearing No.T53/2021-22 issued by the Revenue Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.44/4.	Photostat
71		RTC's for the year 2021-22 issued by the Village Accountant Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.44/4	Photostat
72		Extract of the Mutation Register bearing No.T54/2021-22 issued by the Revenue Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.44/5.	Photostat
73		RTC's for the year 2021-22 issued by the Village Accountant Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.44/5	Photostat



74		Extract of the Mutation Register bearing No.T56/2021-22 issued by the Revenue Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.44/6.	Photostat
75		RTC's for the year 2021-22 issued by the Village Accountant Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.44/6	Photostat
76		Extract of the Mutation Register bearing No.T125/2021-22 issued by the Revenue Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.44/9.	Photostat
77		RTC's for the year 2021-22 issued by the Village Accountant Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.44/9	Photostat
78		Extract of the Mutation Register bearing No.T29/2021-22 issued by the Revenue Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.44/10.	Photostat
79		RTC's for the year 2021-22 issued by the Village Accountant Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.44/10	Photostat
80		Extract of the Mutation Register bearing No.T38/2021-22 issued by the Revenue Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/4.	Photostat
81		RTC's for the year 2021-22 issued by the Village Accountant Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/4	Photostat
82		Extract of the Mutation Register bearing No.T29/2021-22 issued by the Revenue Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/5.	Photostat
83		RTC's for the year 2021-22 issued by the Village Accountant Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/5	Photostat
84		Extract of the Mutation Register bearing No.T28/2021-22 issued by the Revenue Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/6.	Photostat
85		RTC's for the year 2021-22 issued by the Village Accountant Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/6	Photostat
86		Extract of the Mutation Register bearing	Photostat



		No.T27/2021-22 issued by the Revenue Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/7.	
87		RTC's for the year 2021-22 issued by the Village Accountant Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/7	Photostat
88		Extract of the Mutation Register bearing No.T25/2021-22 issued by the Revenue Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/8.	Photostat
89		RTC's for the year 2021-22 issued by the Village Accountant Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/8	Photostat
90		Extract of the Mutation Register bearing No.T24/2021-22 issued by the Revenue Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/9	Photostat
91		RTC's for the year 2021-22 issued by the Village Accountant Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/9	Photostat
92		Extract of the Mutation Register bearing No.T23/2021-22 issued by the Revenue Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/10.	Photostat
93		RTC's for the year 2021-22 issued by the Village Accountant Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/10	Photostat
94		Extract of the Mutation Register bearing No.T22/2021-22 issued by the Revenue Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/11.	Photostat
95		RTC's for the year 2021-22 issued by the Village Accountant Inspector, Varthur Hobli, Bangalore East Taluk, Bangalore in respect of the Sy.No.48/11	Photostat
96		Encumbrance Certificate for the period 15.02.1957 to 22.02.2024 in respect of the property bearing Sy.Nos.44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 48/4, 48/5, 48/6, 48/7, 48/8, 48/9, 48/10 and 48/11	Photostat



II. SCHEDULE PROPERTY.

SCHEDULE PROPERTY

Item No.1

All that piece and parcel of the immovable converted property bearing Sy.No.48/4, measuring 8.10 guntas (converted from agricultural to non – agriculture purpose, vide an Official Memorandum bearing No.168858 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the ;-

East :by: Property bearing Sy.No.48/3 belongs to G.R.Venkat Reddy,
West :by: Property bearing Sy.No.48/5
North :by: Property bearing Sy.No.44/4;
South :by: Road

Item No.2

All that piece and parcel of the immovable converted property bearing Sy.No.48/5, measuring 8.10 guntas (converted from agricultural to non – agriculture purpose, vide an Official Memorandum bearing No.168859 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the ;-

East :by: Property bearing Sy.No.48/4,
West :by: Property bearing Sy.No.48/6
North :by: Property bearing Sy.No.44/4;
South :by: Road

Item No.3

All that piece and parcel of the immovable converted property bearing Sy.No.48/6, measuring 8.11 guntas (converted from agricultural to non – agriculture purpose, vide an Official Memorandum bearing No.168860 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the ;-

East :by: Property bearing Sy.No.48/5,
West :by: Property bearing Sy.No.48/7
North :by: Property bearing Sy.No.44/4 and Sy.No.44/5;
South :by: Road



Item No.4

All that piece and parcel of the immovable converted property bearing Sy.No.48/7, measuring 8.11 guntas (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.168862 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the ;-

East :by: Property bearing Sy.No.48/6,
West :by: Property bearing Sy.No.48/8
North :by: Property bearing Sy.No.44/5;
South :by: Road

Item No.5

All that piece and parcel of the immovable converted property bearing Sy.No.44/3, measuring 13.04 guntas and ½ guntas karab, totally measuring 13.12 gutnas (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.225245 dated 23.09.2021 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the ;-

East :by: Property bearing Sy.No.44/1,
West :by: Property bearing Sy.No.44/4
North :by: Property bearing Sy.No.43;
South :by: Property bearing Sy.No.49

Item No.6

All that piece and parcel of the immovable converted property bearing Sy.No.44/4, measuring 13.04 guntas and ½ guntas karab, totally measuring 14.12 guntas (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.225243 dated 23.09.2021 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the ;-

East :by: Property bearing Sy.No.44/3,
West :by: Property bearing Sy.No.44/5
North :by: Property bearing Sy.No.43;
South :by: Property bearing Sy.Nos.48/3, 48/4, 48/5 and 48/6



Item No.7

All that piece and parcel of the immovable converted property bearing Sy.No.44/5, measuring 13.04 guntas and $\frac{1}{2}$ guntas karab, totally measuring 13.12 gutnas (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.225244 dated 23.09.2021 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the ;-

East :by: Property bearing Sy.No.44/4,
West :by: Property bearing Sy.No.44/6
North :by: Property bearing Sy.No.43;
South :by: Property bearing Sy.Nos.48/7, 48/8, 48/9, 48/10 and 48/11

Item No.8

All that piece and parcel of the immovable converted property bearing Sy.No.44/6, measuring 13 guntas and $\frac{1}{2}$ guntas karab, totally measuring 13.08 gutnas (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.225248 dated 23.09.2021 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the ;-

East :by: Property bearing Sy.No.44/5,
West :by: Property bearing Sy.No.44/7
North :by: Property bearing Sy.No.43;
South :by: Property bearing Sy.Nos.44/2 and 48/2

Item No.9

All that piece and parcel of the immovable converted property bearing Sy.No.44/2, measuring 1 acre (out of 1 acre 04.08 guntas) (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.168855 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the ;-

East :by: Property bearing Sy.No.49,
West :by: Property bearing Sy.No.45
North :by: Property bearing Sy.No.44/6, 44/7, 44/8 and 44/9
South :by: Property bearing Sy.No.48/1



Item No.10

All that piece and parcel of the immovable converted property bearing Sy.No.48/8, measuring 5 guntas out of 08.11 guntas, (converted from agricultural to non – agriculture purpose, vide an Official Memorandum bearing No.168864 dated 404.11.2020 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the :-

East :by: Property bearing Sy.No.48/7 belongs to G.R.Srinivasa Reddy,
West :by: Property bearing Sy.No.48/9
North :by: Property bearing Sy.No.44/5;
South :by: Remaining Portion of the same Sy.No.48/8

Item No.11

All that piece and parcel of the immovable converted property bearing Sy.No.48/9, measuring 5 guntas out of 08.11 guntas, (converted from agricultural to non – agriculture purpose, vide an Official Memorandum bearing No.168865 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the :-

East :by: Property bearing Sy.No.48/8,
West :by: Property bearing Sy.No.48/10
North :by: Property bearing Sy.No.44/5;
South :by: Remaining Portion of the same Sy.No.48/9

Item No.12

All that piece and parcel of the immovable converted property bearing Sy.No.48/10, measuring 5 guntas out of 08.11 guntas, (converted from agricultural to non – agriculture purpose, vide an Official Memorandum bearing No.168866 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the :-

East :by: Property bearing Sy.No.48/9,
West :by: Property bearing Sy.No.48/11
North :by: Property bearing Sy.No.44/5;
South :by: Remaining Portion of the same Sy.No.48/10



Item No.13

All that piece and parcel of the immovable converted property bearing Sy.No.48/11, measuring 5 guntas out of 08.11 guntas, (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.168868 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the :-

East :by: Property bearing Sy.No.48/10,
West :by: Property bearing Sy.No.48/2 and 48/12
North :by: Property bearing Sy.No.44/5;
South :by: Remaining Portion of the same Sy.No.48/11

Item No.14

All that piece and parcel of the immovable converted property bearing Sy.No.44/7, measuring 13 guntas and ½ guntas karab, totally measuring 13 ½ guntas, (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.292998 dated 07.02.2022 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the :-

East :by: Property bearing Sy.No.44/6,
West :by: Property bearing Sy.No.44/8
North :by: Property bearing Sy.No.43;
South :by: Property bearing Sy.No.44/2 belongs to Lakshamma

Item No.15

All that piece and parcel of the immovable converted property bearing Sy.No.44/9, measuring 13 guntas and 2 guntas karab, totally measuring 15 guntas, (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.293000 dated 07.02.2022 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the :-

East :by: Property bearing Sy.No.44/8,
West :by: Property bearing Sy.No.44/10
North :by: Property bearing Sy.No.43;
South :by: Property bearing Sy.No.44/2 belongs to Lakshamma



Item No.16

All that piece and parcel of the immovable converted property bearing Sy.No.44/10, measuring 13 guntas and 2 guntas karab, totally measuring 15 guntas, (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.168856 dated 04.11.2020 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the ;-

East :by: Property bearing Sy.No.44/9,
West :by: Property bearing Sy.No.45
North :by: Property bearing Sy.No.43;
South :by: Proeprty bearing Sy.No.45

Item No.17

All that piece and parcel of the immovable converted property bearing Sy.No.44/8, measuring 13 guntas and 1/2 guntas karab, totally measuring 13.08 guntas, (converted from agricultural to non - agriculture purpose, vide an Official Memorandum bearing No.292999 dated 07.02.2022 issued by the Deputy Commissioner, Bangalore District) situated at Gunjuru Village, Varthur Hobli, Bangalore South Taluk, Bangalore and bounded on the ;-

East :by: Property bearing Sy.No.44/7,
West :by: Property bearing Sy.No.45/9
North :by: Property bearing Sy.No.43;
South :by: Proeprty bearing Sy.No.44/2

III. FLOW OF TITLES TRACING OUT THE TITLE:

The immovable property bearing Sy.No.48/3, measuring 1 acre 38 guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore was originally belongs to Venkata Reddy. The said Venkata Reddy has bequeathed the above said property in favour of his grand son K.Ramaiah Reddy, under a registered Will dated 12.07.1912 as document No.2/1912-13 in Boook III volume 11 in the Office of the Sub-Registrar, Bangalore. After the death of Venkata Reddy his grandson K.Ramaiah Reddy became the sole and absolute owner of the



property bearing Sy.No.48/3, measuring 1 acre 38 guntas of Gunjur Village as registerex Will dated 12.07.1912.

The immovable property bearing Sy.No.44/2, measuring 1 acre, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore was originally belongs to G.Ramachandra Rao and he has sold the above said property in favour of G.N.Narayana Reddy under a regisrtered Sale Deed dated 19.04.1975.

The said G.N.Narayana Reddy died on 31.08.2002 and same death certificate issued by the Tahsildar, Bangalroe East Taluk, Bangalore. After the death of G.N.Narayana Reddy his wife Lakshmma and his children viz., G.N.Pushpa, Ravikumar.G.N, M.Sangeetha and Diksha Reddy.R are the legal heirs of late G.N.Narayana Reddy's property.

The immovable property bearing Sy.No.44/1, measuring 2 acres 38 guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore was originally belongs to Venkatagiriappa and he has acquired the above said property through the Order bearing H.O.A No.18/1968-69 dated 02.12.1974 passed by the Assistant Commissioner, Bangalore Sub-Division, Bangalore.

The said Venkatagiriappa has sold the property bearing Sy.No.44/1, measuring 2 acres 38 guntas of Gunjur Village in favour of K.Ramaiah Reddy, under a registered Sale Deed dated 27.07.1977.

Thus, the said K.Ramaiah Reddy became the sole and absolute owner of the proeprty bearing Sy.No.44/1 measuring 2 acres 38 guntas and property bearing Sy.No.48/3, measuring 1 acre 38 guntas of Gunjur Village.

The said K.Ramaiah Reddy died on 31.09.1982 and same has death certificate issued by the Government of Karnataka. After the death of K.Ramaiah Reddy his children viz., Venkatamma, Chennamma, G.R.Jayamma, Narayanamma, Saraswathamma, Rukminiyamma, G.R.Venkatareddy, G.R.Munireddy and G.R.Srinivasa Reddy are the legal heirs of late K.Ramaiah Reddy's property and same is reflect in the Extract of the Mutation Register bearing No.15/1986-87 issued by the Tahsildar, Bangalore East Taluk, Bangalore.



The R.T.Cs for the year 1972-73 to 2013-14 in respect of the property bearing Sy.No.44/1, measuring 2 acres 38 guntas of Gunjur Village issued by the Tahsildar, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.R.Venkatareddy, G.R.Munireddy and G.R.Srinivasa Reddy.

The R.T.Cs for the year 1972-73 to 2013-14 in respect of the property bearing Sy.No.48/3, measuring 1 acre 38 guntas of Gunjur Village issued by the Tahsildar, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.R.Venkatareddy, G.R.Munireddy and G.R.Srinivasa Reddy

The said G.R.Jayamma and Rukminiyamma have filed a Partition Suit in Case O.S.No.417/1999 before the II Additional Civil Judge (SR/DIV) Bangalore Rural District, Bangalore against their brother G.R.Venkatareddy, G.R.Munireddy and G.R.Srinivasa Reddy and their sisters viz., Venkatamma, Chennamma, Jayamma, Narayanamma and Saraswathamma in respect of the property bearing Sy.No.44/1 measuring 2 acres 38 guntas and property bearing Sy.No.48/3, measuring 1 acre 38 guntas of Gunjur Village, accordingly, the Hon'ble Court has passed decree on 15.03.2005 and orderd for 2/9th share in the above said property. Thereafter, the said G.R.Jayamma and Rukminiyamma have filed FDP in Case No.30/2005, which came to be ordered on 01.12.2009 and ordered to draw final decree in terms of the preliminary decree passed in O.S.No.417/1999. Thereafter final decree also came to be registered in respective names for their respective share fallen to them :-

- a) The property bearing Sy.No.48/3 measuring 8.66 guntas and the property bearing Sy.No.44/1, measuring 17.11 guntas of Gunjur Village in the name of Rukminiyamma and same registered Final Decree on 02.09.2011,
- b) The property bearing Sy.No.48/3 measuring 8.66 guntas and the property bearing Sy.No.44/1, measuring 17.11 guntas of Gunjur Village in the name of G.R.Jayamma and same registered Final Decree on 02.09.2011
- c) The property bearing Sy.No.48/3 measuring 8.66 guntas and the property bearing Sy.No.44/1, measuring 13.11 guntas of Gunjur Village in the name of G.R.Munireddy and same registered Final Decree on 02.09.2011



- d) The property bearing Sy.No.48/3 measuring 8.66 guntas and the property bearing Sy.No.44/1, measuring 14.11 guntas of Gunjur Village in the name of G.R.Saraswathamma and same registered Final Decree on 02.09.2011
- e) The property bearing Sy.No.48/3 measuring 8.66 guntas and the property bearing Sy.No.44/1, measuring 13.11 guntas of Gunjur Village in the name of G.R.Chennamma and same registered Final Decree on 02.09.2011
- f) The property bearing Sy.No.48/3 measuring 8.66 guntas and the property bearing Sy.No.44/1, measuring 13.11 guntas of Gunjur Village in the name of G.R.Srinivasa Reddy and same registered Final Decree on 02.09.2011
- g) The property bearing Sy.No.48/3 measuring 8.66 guntas and the property bearing Sy.No.44/1, measuring 13.11 guntas of Gunjur Village in the name of G.R.Narayanamma and same registered Final Decree on 02.09.2011
- h) The property bearing Sy.No.48/3 measuring 8.66 guntas and the property bearing Sy.No.44/1, measuring 13.11 guntas of Gunjur Village in the name of G.R.Venkatamma and same registered Final Decree on 02.09.2011

The above said all transctions reflect in Extract of the Mutation Register bearing Nos.H67/2011-12, H68/2011-12, G69/2011-12, H70/2011-12, H75/2011-12 and H76/2011-12 issued by the Village Accountant, Bangalore East Taluk, Bangalore.

Thereafter, the property bearing Sy.No.44/1 measuring 2 acres 38 guntas of Gunjur Village was phoded as Sy.No.44/2, Sy.No.44/3, Sy.No.44/4, Sy.No.44/5, Sy.No.44/6, Sy.No.44/7, Sy.No.44/8, Sy.No.44/9 and Sy.No.44/10 of Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

Thereafter, the property bearing Sy.No.48/3 measuring 1 acre 38 guntas of Gunjur Village was phoded as Sy.No.48/4, Sy.No.48/5, Sy.No.48/6, Sy.No.48/7, Sy.No.48/8, Sy.No.48/9, Sy.No.48/10 and 48/11 of Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore

The said G.R.Venkatamma has bequeathed the property bearing Sy.No.48/3 measuring 8.66 guntas and the proeprty bearing Sy.No.44/1, measuring 13.11 guntas of Gunjur Village in favour of her brother G.R.Munireddy, under a



registered Will dated 17.09.2011. The said G.R.Venkatamma died on 25.12.2011 and same has death certificate issued by the Government of Karnataka. After the death of G.R.Venkatamma his brother G.R.Munireddy became the sole and absolute owner of the property bearing Sy.No.48/3 measuring 8.66 guntas and the proeprty bearing Sy.No.44/1, measuring 13.11 guntas of Gunjur Village.

The said Saraswatamma has gifted the property bearing Sy.No.48/5 measuring 8.10 guntas and property bearing Sy.No.44/4 measuring 13.02 guntas of Gunjur Village and other properties in favour of her brother G.R.Srinivas Reddy, under a registered Gift Deed dated 21.11.2012.

The said G.R.Narayanamma has gifted the property bearing Sy.No.48/4 measurnig 8.10 guntas and property bearing Sy.No.44/3 measuring 13.02 guntas of Gunjur Village and other properties in favour of her brother G.R.Srinivas Reddy, under a registered Gift Deed dated 21.11.2012.

The said G.R.Rukminiyamma has gifted the property bearing Sy.No.48/11 measurnig 8.11 guntas and property bearing Sy.No.44/10 measuring 13.00 guntas of Gunjur Village and other properties in favour of her brother G.R.Munireddy, under a registered Gift Deed dated 21.11.2012.

The said Jayamma has gifted the property bearing Sy.No.48/10 measurnig 8.11 guntas and property bearing Sy.No.44/9 measuring 13.02 guntas of Gunjur Village and other properties in favour of her brother G.R.Munireddy, under a registered Gift Deed dated 21.11.2012.

The said G.R.Chennamma has gifted the property bearing Sy.No.48/6 measurnig 8.11 guntas and property bearing Sy.No.44/5 measuring 13.02 guntas of Gunjur Village and other properties in favour of her brother G.R.Srinivas Reddy, under a registered Gift Deed dated 21.11.2012.

The said G.R.Srinivas Reddy has gifted the property bearing Sy.No.48/8 measurnig 8.11 guntas and property bearing Sy.No.44/7 measuring 13.02 guntas of Gunjur Village and other properties in favour of his brother G.R.Munireddy Reddy, under a registered Gift Deed dated 27.06.2018.



The said G.R.Munireddy has gifted the property bearing Sy.No.48/7 measuring 8.11 guntas and property bearing Sy.No.44/6 measuring 13.02 guntas of Gunjur Village and other properties in favour of his brother G.R.Munireddy, under a registered Gift Deed dated 27.06.2018.

Thus, the said G.R.Munireddy became the sole and absolute owner of the 1) property bearing Sy.No.44/9 measuring 13.02 guntas and 2 guntas karab, 2) property bearing Sy.No.44.10 measuring 13 guntas and 2 guntas karab, 3) property bearing Sy.no.48/10 measuring 8.11 guntas, 4) property bearing Sy.No.48/11 measuring 8.11 guntas, 5) property bearing Sy.no.44/1 measuring 13.02 guntas and ½ guntas karab, 6) property bearing Sy.No.44/7 measuring 13.02 guntas and ½ guntas karab, 7) Property bearing Sy.No.48/8 measuring 8.11 guntas, 8) property bearing Sy.No.48/9 measuring 8.11 guntas and 9) property bearing Sy.No.48/9 measuring 8.11 guntas of Gunjur Village.

The said G.R.Munireddy and his wife Sridevi and his children viz., G.M.Manu and G.M.Prashanth have partitioned the 1) property bearing Sy.No.44/9 measuring 13.02 guntas and 2 guntas karab, 2) property bearing Sy.No.44.10 measuring 13 guntas and 2 guntas karab, 3) property bearing Sy.no.48/10 measuring 8.11 guntas, 4) property bearing Sy.No.48/11 measuring 8.11 guntas, 5) property bearing Sy.No.44/1 measuring 13.02 guntas and ½ guntas karab, 6) property bearing Sy.No.44/7 measuring 13.02 guntas and ½ guntas karab, 7) Property bearing Sy.No.48/8 measuring 8.11 guntas, 8) property bearing Sy.No.48/9 measuring 8.11 guntas and 9) property bearing Sy.No.48/9 measuring 8.11 guntas of Gunjur Village and other properties, wherein the 1) property bearing Sy.No.44/9 measuring 13.02 guntas and 2 guntas karab, 2) property bearing Sy.No.44.10 measuring 13 guntas and 2 guntas karab, 3) property bearing Sy.no.48/10 measuring 8.11 guntas, 4) property bearing Sy.No.48/11 measuring 8.11 guntas and other properties were fallen to the share of **G.M.Manu** and 1) property bearing Sy.No.44/1 measuring 13.02 guntas and ½ guntas karab, 2) property bearing Sy.No.44/7 measuring 13.02 guntas and ½ guntas karab, 3) Property bearing Sy.No.48/8 measuring 8.11 guntas, 4) property bearing Sy.No.48/9 measuring 8.11 guntas and 5) property bearing



Sy.No.48/9 measuring 8.11 guntas of Gunjur Village and other properties were fallen to the share of **G.M.Prashanth**, under a registered Partition Deed dated 03.08.2022.

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.168855 dated 04.11.2020, wherein the property bearing Sy.No.44/2 measuring 1 acre of Gunjur Village has been converted from agricultural to non-agricultural residential purposes.

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.225245 dated 23.09.2021, wherein the property bearing Sy.No.44/3 measuring 13.4 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes.

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.225243 dated 23.09.2021, wherein the property bearing Sy.No.44/4 measuring 13.4 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes.

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.225244 dated 23.09.2021, wherein the property bearing Sy.No.44/5 measuring 13.4 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.225248 dated 23.09.2021, wherein the property bearing Sy.No.44/6 measuring 13.4 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes.

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.292998 dated 07.02.2022, wherein the property bearing Sy.No.44/7 measuring 13.8 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes



The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.292999 dated 07.02.2022, wherein the property bearing Sy.No.44/8 measuring 13.8 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.293000 dated 07.02.2022, wherein the property bearing Sy.No.44/9 measuring 15 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.168856 dated 04.11.2020, wherein the property bearing Sy.No.44/10 measuring 13 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.168858 dated 04.11.2020, wherein the property bearing Sy.No.48/4 measuring 8.10 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.168862 dated 04.11.2020, wherein the property bearing Sy.No.48/7 measuring 8.11 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.168860 dated 04.11.2020, wherein the property bearing Sy.No.48/6 measuring 8.11 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.168859 dated 04.11.2020, wherein the property bearing Sy.No.48/5 measuring 8.10 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes



The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.168864 dated 04.11.2020, wherein the property bearing Sy.No.48/8 measuring 8.11 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.168865 dated 04.11.2020, wherein the property bearing Sy.No.48/9 measuring 8.11 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes.

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.168866 dated 04.11.2020, wherein the property bearing Sy.No.48/10 measuring 8.11 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.168868 dated 04.11.2020, wherein the property bearing Sy.No.48/11 measuring 8.11 guntas of Gunjur Village has been converted from agricultural to non-agricultural residential purposes.

On 11.12.2020, the said G.R.Srinivasa Reddy and his wife Anasuyamma and his children viz., G.S.Aruna and G.S.Saritha have executed a Joint Development Agreement in respect of the 1) Property bearing Sy.No.48/4 measuring 8.10 guntas, 2) Property bearing Sy.No.48/5 measuring 8.10 guntas, 3) Property bearing Sy.No.48/6 measuring 8.11 guntas, 4) Property bearing Sy.No.48/7 measuring 8.11 guntas, 5) Property bearing Sy.No.44/3 measuring 13.04 guntas, 6) Property bearing Sy.No.44/4 measuring 13.04 guntas, 7) Property bearing Sy.No.44/5 measuring 13.04 guntas, 8) Property bearing Sy.No.44/6 measuring 13 guntas, totally measuring 2 acres 7 ½ guntas of Gunjur Village, which is mentioned the Item Nos.1 to 8 of the schedule property herein, with M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan, who has agreed to develop the Item Nos.1 to 8 of schedule property, by constructing Residential Apartment thereon. It has been agreed in the Joint Development



Agreement, to allot 38% of the super built up area to the Owners and the remaining 62% of the super built up area to the Developers. On the same day the said G.R.Srinivasa Reddy and his wife Anasuyamma and his children viz., G.S.Aruna and G.S.Saritha have executed a General Power of Attorney in respect of Item Nos.1 to 8 of schedule property of thereby appointing M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan, and as their Attorney. In the said G.P.A, the Attorney has been empowered to develop the Item Nos.1 to 8 of schedule property, by constructing residential Apartment Buildings thereon as per the sanctioned plan and to sell the Developer's portion of the flats identified in Schedule therein together with proportionate undivided share in Item Nos.1 to 8 of schedule property, on such terms as the Attorney deemed fit in favour of the prospective purchasers.

On 18.12.2020, the said Lakshamma and her family members viz., G.N.Pushpa, S.Bhavana, M.Hitha.S, G.N.Ravi Kumar, M.Sangitha, R.Deeksha Reddy and Hemagna Reddy have executed a Joint Development Agreement in respect of the Property bearing Sy.No.44/2 measuring 1 acres of Gunjur Village, which is mentioned the Item No.9 of the schedule property herein, with M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan, who has agreed to develop the Item No.9 of schedule property, by constructing Residential Apartment thereon. It has been agreed in the Joint Development Agreement, to allot 38% of the super built up area to the Owners and the remaining 62% of the super built up area to the Developers. On the same day the said Lakshamma and her family members viz., G.N.Pushpa, S.Bhavana, M.Hitha.S, G.N.Ravi Kumar, M.Sangitha, R.Deeksha Reddy and Hemagna Reddy have executed a General Power of Attorney in respect of Item No.9 of schedule property of thereby appointing M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan, and as their Attorney. In the said G.P.A, the Attorney has been empowered to develop the Item No.9 of schedule property, by constructing residential Apartment Buildings thereon as per the sanctioned plan and to sell the Developer's portion of the flats identified in Schedule therein together with proportionate undivided share in Item No.9 of schedule property, on such terms as the Attorney deemed fit in favour of the prospective purchasers.



On 11.12.2020, the said G.R.Munireddy and his wife Sridevi.R and his children viz., 1) G.M.Manu and his wife Chaitra.J and his children viz., Nischala Reddy.M and Vihana Reddy.M and 2) G.M.Prashanth and his wife Sri Raksha.N have executed a Joint Development Agreement in respect of the 1) Property bearing Sy.No.48/8 measuring 5 guntas, 2) Property bearing Sy.No.48/9 measuring 5 guntas, 3) Property bearing Sy.No.48/10 measuring 5 guntas, 4) Property bearing Sy.No.48/11 measuring 5 guntas, 5) Property bearing Sy.No.44/7 measuring 13 guntas, 6) Property bearing Sy.No.44/9 measuring 15 guntas, 7) Property bearing Sy.No.44/10 measuring 15 guntas, totally measuring 1 acres 19 guntas of Gunjur Village, which is mentioned the Item Nos.9 to 16 of the schedule property herein, with M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan, who has agreed to develop the Item Nos.9 to 16 of schedule property, by constructing Residential Apartment thereon. It has been agreed in the Joint Development Agreement, to allot 38% of the super built up area to the Owners and the remaining 62% of the super built up area to the Developers. On the same day the said G.R.Munireddy and his wife Sridevi.R and his children viz., 1) G.M.Manu and his wife Chaitra.J and his children viz., Nischala Reddy.M and Vihana Reddy.M and 2) G.M.Prashanth and his wife Sri Raksha.N have executed a General Power of Attorney in respect of Item Nos.9 to 16 of schedule property of thereby appointing M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan, and as their Attorney. In the said G.P.A, the Attorney has been empowered to develop the Item Nos.9 to 16 of schedule property, by constructing residential Apartment Buildings thereon as per the sanctioned plan and to sell the Developer's portion of the flats identified in Schedule therein together with proportionate undivided share in Item Nos.9 to 16 of schedule property, on such terms as the Attorney deemed fit in favour of the prospective purchasers.

On 08.10.2021, the said G.R.Munireddy and his wife Sridevi.R and his children viz., 1) G.M.Manu and his wife Chaitra.J and his children viz., Nischala Reddy.M and Vihana Reddy.M and 2) G.M.Prashanth and his wife Sri Raksha.N have executed a Joint Development Agreement in respect of the Property bearing



Sy.No.44/8 measuring 13.02 guntas, which is mentioned the Item No.17 of the schedule property herein, with M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan, who has agreed to develop the Item No.17 of schedule property, by constructing Residential Apartment thereon. It has been agreed in the Joint Development Agreement, to allot 38% of the super built up area to the Owners and the remaining 62% of the super built up area to the Developers. On the same day the said G.R.Munireddy and his wife Sridevi.R and his children viz., 1) G.M.Manu and his wife Chaitra.J and his children viz., Nischala Reddy.M and Vihana Reddy.M and 2) G.M.Prashanth and his wife Sri Raksha.N have executed a General Power of Attorney in respect of Item No.17 of schedule property of thereby appointing M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan, and as their Attorney. In the said G.P.A, the Attorney has been empowered to develop the Item No.17 of schedule property, by constructing residential Apartment Buildings thereon as per the sanctioned plan and to sell the Developer's portion of the flats identified in Schedule therein together with proportionate undivided share in Item No.17 of schedule property, on such terms as the Attorney deemed fit in favour of the prospective purchasers.

From the Extract of Mutation Register bearing No.T55/2021-22, issued by the Revenue Inspector, Bangalore Varthur Hobli, Bangalore East Taluk, Bangalore, it is seen that, the property bearing Sy.No.44/3 has been mutated in the name of G.R.Srinivasa Reddy as Khathedar of the said property. The R.T.Cs for the year 1921-22 in respect of the property bearing Sy.No.44/3 of Gunjur Village issued by the Village Accountant, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.R.Srinivasa Reddy.

From the Extract of Mutation Register bearing No.T53/2021-22, issued by the Revenue Inspector, Bangalore Varthur Hobli, Bangalore East Taluk, Bangalore, it is seen that, the property bearing Sy.No.44/4 has been mutated in the name of G.R.Srinivasa Reddy as Khathedar of the said property. The R.T.Cs for the year 2021-22 in respect of the property bearing Sy.No.44/4 of Gunjur Village issued by the Village Accountant, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.R.Srinivasa Reddy.



From the Extract of Mutation Register bearing No.T54/2021-22, issued by the Revenue Inspector, Bangalore Varthur Hobli, Bangalore East Taluk, Bangalore, it is seen that, the property bearing Sy.No.44/5 has been mutated in the name of G.R.Srinivasa Reddy as Khathedar of the said property. The R.T.Cs for the year 2021-22 in respect of the property bearing Sy.No.44/5 of Gunjur Village issued by the Village Accountant, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.R.Srinivasa Reddy.

From the Extract of Mutation Register bearing No.T56/2021-22, issued by the Revenue Inspector, Bangalore Varthur Hobli, Bangalore East Taluk, Bangalore, it is seen that, the property bearing Sy.No.44/6 has been mutated in the name of G.R.Srinivasa Reddy as Khathedar of the said property. The R.T.Cs for the year 2021-22 in respect of the property bearing Sy.No.44/6 of Gunjur Village issued by the Village Accountant, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.R.Srinivasa Reddy.

From the Extract of Mutation Register bearing No.T125/2021-22, issued by the Revenue Inspector, Bangalore Varthur Hobli, Bangalore East Taluk, Bangalore, it is seen that, the property bearing Sy.No.44/9 has been mutated in the name of G.M.Manu as Khathedar of the said property. The R.T.Cs for the year 2021-22 in respect of the property bearing Sy.No.44/9 of Gunjur Village issued by the Village Accountant, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.M.Manu

From the Extract of Mutation Register bearing No.T29/2021-22, issued by the Revenue Inspector, Bangalore Varthur Hobli, Bangalore East Taluk, Bangalore, it is seen that, the property bearing Sy.No.44/10 has been mutated in the name of G.M.Manu as Khathedar of the said property. The R.T.Cs for the year 2021-22 in respect of the property bearing Sy.No.44/10 of Gunjur Village issued by the Village Accountant, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.M.Manu.

From the Extract of Mutation Register bearing No.T38/2021-22, issued by the Revenue Inspector, Bangalore Varthur Hobli, Bangalore East Taluk, Bangalore, it is seen that, the property bearing Sy.No.48/4 has been mutated in the name of



G.R.Srinivasa Reddy as Khathedar of the said property. The R.T.Cs for the year 2021-22 in respect of the property bearing Sy.No.48/4 of Gunjur Village issued by the Village Accountant, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.R.Srinivasa Reddy

From the Extract of Mutation Register bearing No.T29/2021-22, issued by the Revenue Inspector, Bangalore Varthur Hobli, Bangalore East Taluk, Bangalore, it is seen that, the property bearing Sy.No.48/5 has been mutated in the name of G.R.Srinivasa Reddy as Khathedar of the said property. The R.T.Cs for the year 2021-22 in respect of the property bearing Sy.No.48/5 of Gunjur Village issued by the Village Accountant, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.R.Srinivasa Reddy.

From the Extract of Mutation Register bearing No.T28/2021-22, issued by the Revenue Inspector, Bangalore Varthur Hobli, Bangalore East Taluk, Bangalore, it is seen that, the property bearing Sy.No.48/6 has been mutated in the name of G.R.Srinivasa Reddy as Khathedar of the said property. The R.T.Cs for the year 2021-22 in respect of the property bearing Sy.No.48/6 of Gunjur Village issued by the Village Accountant, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.R.Srinivasa Reddy.

From the Extract of Mutation Register bearing No.T27/2021-22, issued by the Revenue Inspector, Bangalore Varthur Hobli, Bangalore East Taluk, Bangalore, it is seen that, the property bearing Sy.No.48/7 has been mutated in the name of G.R.Srinivasa Reddy as Khathedar of the said property. The R.T.Cs for the year 2021-22 in respect of the property bearing Sy.No.48/7 of Gunjur Village issued by the Village Accountant, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.R.Srinivasa Reddy.

From the Extract of Mutation Register bearing No.T25/2021-22, issued by the Revenue Inspector, Bangalore Varthur Hobli, Bangalore East Taluk, Bangalore, it is seen that, the property bearing Sy.No.48/8 has been mutated in the name of G.M.Prashanth as Khathedar of the said property. The R.T.Cs for the year 2021-22 in respect of the property bearing Sy.No.48/8 of Gunjur Village issued by the



Village Accountant, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.M.Prashanth.

From the Extract of Mutation Register bearing No.T24/2021-22, issued by the Revenue Inspector, Bangalore Varthur Hobli, Bangalore East Taluk, Bangalore, it is seen that, the property bearing Sy.No.48/9 has been mutated in the name of G.M.Prashanth as Khathedar of the said property. The R.T.Cs for the year 2021-22 in respect of the property bearing Sy.No.48/9 of Gunjur Village issued by the Village Accountant, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.M.Prashanth

From the Extract of Mutation Register bearing No.T23/2021-22, issued by the Revenue Inspector, Bangalore Varthur Hobli, Bangalore East Taluk, Bangalore, it is seen that, the property bearing Sy.No.48/10 has been mutated in the name of G.M.Manu as Khathedar of the said property. The R.T.Cs for the year 2021-22 in respect of the property bearing Sy.No.48/10 of Gunjur Village issued by the Village Accountant, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.M.Manu.

From the Extract of Mutation Register bearing No.T22/2021-22, issued by the Revenue Inspector, Bangalore Varthur Hobli, Bangalore East Taluk, Bangalore, it is seen that, the property bearing Sy.No.48/11 has been mutated in the name of G.M.Manu as Khathedar of the said property. The R.T.Cs for the year 2021-22 in respect of the property bearing Sy.No.48/11 of Gunjur Village issued by the Village Accountant, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with G.M.Manu

The Encumbrance Certificates covering the period from 15.02.1957 to 22.02.2024 in respect of the property bearing Sy.Nos.44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 48/4, 48/5, 48/6, 48/7, 48/8, 48/9, 48/10 and 48/11 of Gunjur Village, disclose the transactions referred above at relevant periods. Except this transaction



IV OPINION

On perusal of the documents referred above and observations made I am of the opinion that, **1)** G.R.Srinivasa Reddy and his wife Anasuyamma and his children viz., G.S.Aruna and G.S.Saritha are the sole and absolute joint owners of the Item Nos.1 to 8 of the schedule property, **2)** Lakshmamma and her family members viz., G.N.Pushpa, S.Bhavana, M.Hitha.S, G.N.Ravi Kumar, M.Sangitha, R.Deeksha Reddy and Hemagna Reddy are the sole and absolute joint owners of the Item No.9 of the schedule property and **3)** G.R.Munireddy and his wife Sridevi.R and his children viz., 1) G.M.Manu and his wife Chaitra.J and his children viz., Nischala Reddy.M and Vihana Reddy.M and 2) G.M.Prashanth and his wife Sri Raksha.N are the sole and absolute joint owners of the Item Nos.10 to 17 of the schedule property, subject to right given to registered Joint Development Agreement and General Power of Attorney holder, M/s.Myhna Estate Projects, represented by its Managing Partner M.Karthikeyan and they having the clear, valid and marketable title to the same and I am verified the Photostat of the above said property

24th Febraury, 2024




H.D. BASAPPA
Advocate
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