



To,

Date: 22/11/2023

M/s. PUSHKALAM DEVELOPERS

Office at No.407, Pyramid Platina,
Narayana Nagara, 1st Stage,
Doddakallasandra, Bangalore - 560 062.

Sir,

Sub: Legal opinion in respect of the Land bearing Sy.No.30/3 (Old Sy.No.30/1) measuring 0 Acre- 38.12 (38 $\frac{3}{4}$) Guntas and Sy.No.30/4 (Old Sy.No.30/2) measuring 1 Acre 27.04 (1 Acre 27 $\frac{1}{4}$) Guntas, totally measuring 2 Acres 26 Guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, now comes within the limits of Mandur Village Panchayath, having Village Panchayath Khatha No.130/30/4-130/30/3 and Property Identity No.150200401601420173.

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

Sl.No.	Details of Documents
1.	Index of Lands in respect of Land bearing Sy.No.30
2.	Record of Rights No.57
3.	Order passed in LRF A1.MI-176 and 177/76-77 dated 20/10/1976 passed by Special Deputy Commissioner for Abolition of Inams, Bangalore
4.	Common order passed by Land Tribunal, Hosakote Taluk in LRF/1396/1981-82, LRF/1196/1974-75, LRF I.A.B.H/137/79-80 dated 29/05/1982
5.	Order passed in Writ Petition No.25051/1982 dated 23/07/1986, on the file of Karnataka High Court
6.	Order passed by Land Reforms Appellate Tribunal in Appeal No.LRA/1395/1986 dated 23/10/1989
7.	Mutation Register Extract No.1/91-92
8.	Sale Deed dated 08/09/2000, , registered as Document No.4171/1999-2000, stored in CD No.32, in the Office of Sub-registrar, Krishnarajapuram, Bangalore
9.	Mutation Register Extract No.1/99-2000
10.	Confirmation Deed, dated 20/09/2006, registered as Document No.KRI-1-20565/2006-07, Stored in CD No.KRID252, in the office of Sub-registrar, K.R.Puram



An Affidavit dated 25/11/2017, sworn by Sri.S.Govardhan S/o late.A.Sampangiramaiah about Genealogical tree of Sri.Sanjeevaiah
Death certificate of Sri.Anandachar.S. S/o Sheshachar
Death certificate of Smt.Venkatalakshamma W/o Sheshachar
Mutation Register Extract No.T2/2017-18
Judged passed in O.S.359/2000 C/w O.S.762/2008 on the file of the 2 nd Additional Civil Judge (Senior Division), Bangalore Rural District
Compromise petition filed in R.A.6/2012 C/W R.A. No.4/2012, R.A. No.5/2012, R.A. No.83/2012 and R.A. No.84/2012 on the file of Principal District and Sessions Judge, Bangalore Rural
Agreement of Sale dated 04/06/2018, registered as Document No.HLS-1-01141/2018-19, Stored in CD No.HLSD162, in the office of Sub-registrar, Shivajinagar (Halasuru)
General Power of Attorney dated 04/06/2018, registered as Document No.HLS-4-00142/2018-19, Stored in CD No.HLSD162, in the Office of Sub-registrar, Shivajinagar (Halasuru)
Order passed in RA(BE)303/2018 dated 19/11/2018, passed by Assistant Commissioner, Bangalore East Taluk
Mutation Register Extract No.H6/2018-19
Mutation Register Extract No.T3/2018-19
Mutation Register Extract No.T4/2018-19
Official Memorandum/Conversion Certificate bearing No. 12496 dated 25/07/2019, issued by the Deputy Commissioner, Bangalore District along with conversion sketch and fee paid challan
Letter dated 24/06/2019 issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore, in respect of land bearing Sy.No.30/3
Letter dated 25/06/2019 issued by the Assistant Commissioner (Land Acquisition), Bangalore Development Authority, Bangalore, in respect of land bearing Sy.No.30/3
Letter dated 24/06/2019 issued by the Special Land Acquisition Officer, KIADB, Bangalore, in respect of land bearing Sy.No.30/3
Official Memorandum/Conversion Certificate bearing No. 11470 dated 25/07/2019, issued by the Deputy Commissioner, Bangalore District along with conversion sketch and fee paid challan
Letter dated 21/06/2019 issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore, in respect of land bearing Sy.No.30/4
Letter dated 25/06/2019 issued by the Assistant Commissioner (Land Acquisition), Bangalore Development Authority, Bangalore, in respect of land bearing Sy.No.30/4
Letter dated 24/06/2019 issued by the Special Land Acquisition Officer,



KIADB, Bangalore, in respect of land bearing Sy.No.30/4
Rectification of Agreement of Sale dated 16/09/2019, registered as Document No.MDP-1-04819/2019-20, Stored in CD No.MDPD440 in the Office of Sub-registrar, Shivajinagar (Mahadevapura)
Absolute Sale Deed dated 16/09/2019, registered as Document No.MDP-1-04826/2019-20, Stored in CD No.MDPD440, in the Office of Sub-registrar, Shivajinagar (Mahadevapura)
Confirmation Deed dated 25/09/2020, registered as Document No.MDP-1-05129/2019-20, Stored in CD No.MDPD447, in the office of Sub-registrar, Shivajinagar (Mahadevapura)
Form 11B bearing Village Panchayath Khatha No.130/30/3 issued by Manduru Village Panchayath
Form 11B bearing Village Panchayath Khatha No.130/30/4 issued by Manduru Village Panchayath
Official Memorandum bearing No.ALN (EBK) SR 79/2019-20, LCCP101207/2020 dated 18/09/2020 issued by Deputy Commissioner, Bangalore District along with fee paid challan, sketch, RI and tahsildar report
Letter bearing No.BDA/TPM/CON-15/124/2020-21 dated 06/07/2020 issued by Bangalore Development Authority
Commencement Certificate No.BDA/UDC/CLU-143/2020-21/2005/2021-22 dated 15/03/2022
Partnership Deed dated 05/05/2017 of M/s.Pushkalam Developers.
Form-C dated 10/05/2017
Environment Clearance Certificate No. SEIAA 60 CON 2020 dated 12/08/2020 and 17/05/2022 issued by State Level Environment Impact Assessment Authority-Karnataka
No Objection Certificate dated 27/04/2022 No.SEE/BRC/EE(O)/AEE(O)/AE(O)/F-1(A)/22-23 issued by the Bangalore Electricity Supply Company Limited.
No Objection Certificate for Height Clearance dated 22/02/2023 No.BIAL/SOUTH/B/021023/741237, issued by the Airports Authority of India.
No Objection Certificate dated 03/06/2022 No.KSFES/NOC/068/223 issued by the Office of the Director General of Police, Karnataka State Fire and Emergency Services.



45.	Consent To Establishment to construct residential apartment vide. Consent Order No.CTE-338037 dated 08/06/2023 issued by the Karnataka State Pollution Control Board.
46.	No objection certificate for providing drinking water facilities vide. Certificate No.284/22-23 dated 03/03/2023 issued by Manduru Village Panchayth Office.
47.	License Plan No. BDA/LP/AE/EE-2/TA-3/N/03/2023-24 dated 17/04/2023 along with intimation letter to pay fee, Remittance challan and building plan
48.	Building Plan
49.	Form 11B dated 16/06/2023 with respect to Village Panchayath Khatha No.130/30/4-130/30/3 and Property Identity No.150200401601420173 issued by Manduru Village Panchayath
50.	Construction of Building License dated 19/102/2023 issued by Village Development and Panchayath Raj Department, Karnataka Government
51.	Deed of Equitable Mortgage Deposit of title deeds dated 28/02/2023, registered as Document No.INR-1-15353/2022-23, Stored in CD No.INRD1293, in the office of Sub-registrar, Shivajinagar (Indiranagar)
52.	Discharge Deed dated 18/10/2023 registered as Document No.INR-1-09928/2023-24, in the office of Sub-registrar, Indiranagar
53.	RTC extracts for the period 1969-70 to 2017-18 of land bearing Sy.No.30,
54.	RTC extracts for the period 2018-19 for New Sy.No.30/3
55.	RTC extracts for the period 2018-19 for Sy.No.30/4
56.	Encumbrance Certificate for the period 01/04/1960 to 31/07/1986 with respect to land bearing Sy.No.30
57.	Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 with respect to land bearing Sy.No.30
58.	Encumbrance Certificate for the period 01/04/2004 to 17/01/2018 with respect to land bearing Sy.No.30
59.	Encumbrance Certificate for the period 01/04/2004 to till 07/01/2020 with respect to land bearing Sy.No.30, New Sy.No.30/1 to 4
60.	Encumbrance Certificate for the period 01/01/2020 to till 04/09/2020 with respect to land bearing Sy.No.30/3
61.	Encumbrance Certificate for the period 01/01/2020 to till 04/09/2020 with respect to land bearing Sy.No.30/4



62.	Encumbrance Certificate for the period 01/04/2020 to till 17/11/2023 with respect to land bearing Sy.No.30/3 and 30/4
63.	Nil Tenancy Certificate dated 25/03/2019 issued by the Tahsildar, Bangalore East Taluk, for land bearing Sy.No.30/1
64.	Nil Tenancy Certificate dated 25/03/2019 issued by the Tahsildar, Bangalore East Taluk, for land bearing Sy.No.30/2
65.	Endorsement dated 25/05/2019 issued by the Assistant Commissioner of Bangalore North Sub-Division, under Section 79A and B of the Karnataka Land Reforms Act with respect to land bearing Sy.No.30/3
66.	The Endorsement dated 25/05/2019 issued by the Assistant Commissioner of South Sub-Division, under Section 79A and B of the Karnataka Land Reforms Act with respect to land bearing Sy.No.30/4
67.	Endorsement dated 25/05/2019 issued by the Assistant Commissioner, under the PTCL Act in respect of land bearing Sy.No.30/3
68.	Endorsement dated 25/05/2019 issued by the Assistant Commissioner, under the PTCL Act in respect of land bearing Sy.No.30/4
69.	Akarbhand of Sy.No.30/3 and Sy.No.30/4
70.	Survey Sketch and Tippany issued by the Village Accountant
71.	Nimbekaipura Village map

FLOW OF TITLE

1. On perusal of Index of Lands in respect of Land bearing Sy.No.30 measuring 3 Acres 06 guntas situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and Record of rights bearing No.57 bears out that the said land originally belongs to Anjaneyaswamy Temple, Nimbekaipura Village and one Sri.Sanjeevaiah is the Archak of the said temple. The copies of Index of lands and Record of Rights No.57 could be evidenced from **Document Nos.1 and 2.**
2. On perusal of Order passed in LRF A1.MI-176 and 177/76-77 dated 20/10/1976 passed by Special Deputy Commissioner for Abolition of Inams, Bangalore, it is observed that one Sri.Sheshachar S/o Late.Anjanappa (great-grandson of late.Sanjeevaiah) filed an application for grant of occupancy right for the land bearing Sy.No.30 measuring 3 Acres 06 guntas situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District under the



provisions of Karnataka (Religious and Charitable) Inams Abolition Act and one Sri.Munibasappa S/o Giddappa also filed an applications for grant of occupancy right for the said land and in pursuance of the same, Special Deputy Commissioner for Abolition of Inams, Bangalore, confirmed the occupancy right of the said land in favour of Sri.Munibasappa and rejected the application of Sri.Sheshachar. Subsequently the Order passed in LRF A1.MI-176 and 177/76-77 dated 20/10/1976 was challenged by Sri.Sheshachar S/o late.Anjanappa in Appeal No.113/1977 on the file of Karnataka Appellate Tribunal and the Appellate Tribunal quashed the Order passed in LRF A1.MI-176 and 177/76-77 dated 20/10/1976 and ordered the Special Deputy Commissioner to take up fresh enquiry. Apart from the above applications, one Sri.Giriyappa has filed an application for occupancy right for the same survey number, under LRF I.A.B.H/137/79-80 and same was pending for consideration. Later the Land Tribunal, Hosakote Taluk, taken up earlier two applications i.e. LRF A1.MI-176 and 177/76-77 and assigned New case Number as (a) LRF/1396/1981-82 filed by Sri.Sheshachar S/o late.Anjanappa for registration of occupancy right of the said land under the provisions of Karnataka (Religious and Charitable) Inams Abolition Act (b) LRF/1196/1974-75 filed by Sri.Munibasappa along with (c) LRF I.A.B.H/137/79-80 filed by Sri.Giriyappa and vide. in its Order dated 29/05/1982 rejected the claims of all three applicants namely Sri.Sheshachar, Sri.Giriyappa and Sri.Munibasappa. The copies of Order passed in LRF A1.MI-176 and 177/76-77 dated 20/10/1976 passed by Special Deputy Commissioner for Abolition of Inams, Bangalore and common order passed in LRF/1396/1981-82, LRF/1196/1974-75, LRF I.A.B.H/137/79-80 dated 29/05/1982 could be evidenced from **Document Nos.3 and 4.**

3. On perusal of Order passed in Writ Petition No.25051/1982 dated 23/07/1986, on the file of Karnataka High Court it is observed that Sri.Sheshachar challenged the order passed by Land Tribunal in LRF/1396/1981-82 dated 29/05/1982 before the Karnataka High Court and same was transferred to Land Reforms Appellate Tribunal, Bangalore. The copy of the order passed in Writ Petition No.25051/1982 dated 23/07/1986 could be evidenced from **Document No.5.**
4. On perusal of Order passed by Land Reforms Appellate Tribunal in Appeal No.LRA/1395/1986 dated 23/10/1989 it is observed that the order passed by Land Tribunal in LRF/1396/1981-82 dated 29/05/1982 was set aside and further the occupancy right in respect



of land bearing Sy.No.30 measuring 3 Acres 06 guntas situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District was confirmed in the name of Sri.Sheshachar under the provisions of Karnataka (Religious and Charitable) Inams Abolition Act. The copy of the Order passed in Appeal No.LRA/1395/1986 dated 23/10/1989 could be evidenced from **Document No.6.**

5. In pursuance of the above said order, the khatha of the land bearing Sy.No.30 measuring 3 Acres 06 guntas situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District was mutated in the name of Sri.Sheshachar vide. Mutation Register Extract No.1/91-92. The copy of the Mutation Register Extract no.1/91-92 could be evidenced from **Document No.7.**
6. By virtue of the Sale Deed dated 08/09/2000, Sri.A.Sheshachar S/o late.Anjanappa conveyed the land bearing Sy.No.30 measuring 2 Acres out of 3 Acres 06 guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, in favour of Smt.A.Padma W/o Sri.K.N.Narasimhaiah. The said Sale deed dated 08/09/1999, registered as Document No.4171/1999-2000, stored in CD No.32, in the Office of Sub-registrar, Krishnarajapuram, Bangalore. The copy of the Sale Deed dated 08/09/2000 could be evidenced from **Document No.8.**
7. In pursuance of the said sale deed, the khatha of the land bearing Sy.No.30 measuring 2 Acres, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District was mutated in the name of Smt.A.Padma vide. Mutation Register Extract No.1/99-2000. The copy of the said Mutation Register Extract No.1/99-2000 could be evidenced from **Document No.9.**
8. By virtue of the Confirmation Deed, dated 20/09/2006, Smt.P.Lavanya W/o late.Anandachar and Kumari.A.Thejaswini D/o late.Anandachar, confirmed the sale deed dated 08/09/2000, in respect of land bearing Sy.No.30 measuring 2 Acres out of 3 Acres 06 guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, in favour of Smt.A.Padma W/o Sri.K.N.Narasimhaiah. The said Confirmation Deed is registered as Document No.KRI-1-20565/2006-07, Stored in CD No.KRID252, in the office of Sub-registrar, K.R.Puram. The copy of the Confirmation Deed dated 20/09/2006 could be evidenced from **Document No.10.**



9. An Affidavit dated 25/11/2017, sworn by Sri.S.Govardhan S/o late.A.Sampangiramaiah bears out the Genealogical tree of Sri.Sanjeevaiah. It states that Sri.Sanjeevaiah's only son is Obalappa and his only son is Sri.Anjinappa. Further states that Sri.Anjinappa's wife name is Smt.Venkatalakshamma and their children are A.Srinivasachar, Sri.A.Sampangiramaiah, Sri.Sheshachar, Sri.Anandachar, Smt.A.Gowramma and Smt.Saraswathamma and their respective family members. The copy of an Affidavit dated 25/11/2017 could be evidenced from **Document No.11.**
10. Sri.Anandachar.S. S/o Sheshachar died on 29/10/2005 and Smt.Venkatalakshamma W/o Sheshachar died on 20/06/2013. The copies of Death Certificates of Anandachar.S. and Smt.Venkatalakshamma could be evidenced from **Document Nos.12 and 13.**
11. On perusal of Mutation Register Extract No.T2/2017-18, it is observed that the land bearing Sy.No.30 is poded. The land measuring 1 Acre 06 Guntas in possession of Sri.Sheshachar was assigned New Sy.No.30/1. And the land measuring 2 Acres in possession of A.Padma was assigned New Sy.No.30/2. The copy of the Mutation Register Extract No.T2/2017-18 could be evidenced from **Document No.14.**
12. Smt.Lakshmikanthamma D/o Sheshachar and others filed a partition suit in O.S.359/2000 on the file of the 2nd Additional Civil Judge (Senior Division), Bangalore Rural District against Sri.Sheshachar and others. Another suit in O.S.762/2008 on the file of 2nd Additional Civil Judge (Senior Division), Bangalore Rural District was filed by Smt.Indiramma W/o late.A.Sampangiramaiah and others against Sri.Sheshachar and others. Both suits were clubbed and were decreed on 04/11/2011. Aggrieved by the decree passed in both suits i.e. in O.S.359/2000 and O.S.762/2008, some of the parties have preferred appeals in R.A. No.4/2012, R.A. No.5/2012, R.A. No.6/2012, R.A. No.83/2012 and R.A. No.84/2012 on the file of Principal District and Sessions Judge, Bangalore Rural. All the parties to the proceedings amicably settled the matter and filed a compromise petition in R.A No.6/2012 and the appeal was disposed off in terms of the compromise petition dated 02/06/2018. The other appeals in R.A. No.4/2012, R.A. No.5/2012, R.A. No.83/2012 and R.A.84/2012 were disposed in view of terms of compromise petition in R.A. No.6/2012. It was agreed in the compromise petition in RA. No.6/2012, that the portion of land measuring 38.12 guntas in Sy.No.30/1 was jointly



allotted to the shares of Indiramma, Govardhan.S., Anandachar, Gowramma, Saraswathamma, Padmavathamma, Sridhar and Lakshmikanthamma and confirmed the land measuring 1 Acre 27.04 guntas in 30/2 (Old Sy.NO.30) in the name of Smt.A.Padma and further all agreed to sell the said lands jointly in favour of M/s.Pushkalam Developers or its nominees and share the sale consideration among themselves. And it is also agreed that remaining portion of land measuring 07.04 (7 $\frac{1}{4}$) guntas in Sy.No.30/1 and remaining portion of land 12.12 (12 $\frac{3}{4}$) guntas in Sy.No.30/2 was jointly allotted to the share of legal heirs of late.Sheshachar namely Smt.Padmavathamma, Sri.Sridhar and Smt.Lakshmikanthamma. The Copy of the clubbed Judgement passed in O.S.359/2000 and O.S.762/2008 and copy of compromise petition filed in RA. No.6/2012 could be evidenced from **Document No.15 and 16.**

13. By virtue of an Agreement of Sale dated 04/06/2018, Smt.A.Padma along with her family members and Legal heirs of late.Anjinappa offered to sell the portion of land measuring 38.12 guntas in Sy.No.30/1 and land measuring 1 Acre 27.04 guntas in 30/2 (Old Sy.NO.30) situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District in favour of M/s.Pushkalam Developers. The said Agreement of Sale is registered as Document No.HLS-1-01141/2018-19, Stored in CD No.HLSD162, in the office of Sub-registrar, Shivajinagar (Halasuru). The copy of the Agreement of Sale dated 04/06/2018 could be evidenced from **Document No.17.**
14. On perusal of General Power of Attorney dated 04/06/2018, Smt.A.Padma along with her family members and Legal heirs of late.Anjinappa appointed Sri.Ramesh.M. S/o. Muthyala Naidu as their attorney to convert, develop and convey the portion of land measuring 38.12 guntas in Sy.No.30/1 and land measuring 1 Acre 27.04 guntas in 30/2 (Old Sy.NO.30) situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District in favour of any person. The said General Power of Attorney is registered as Document No.HLS-4-00142/2018-19, Stored in CD No.HLSD162, in the Office of Sub-registrar, Shivajinagar (Halasuru). The copy of the said General Power of Attorney dated 04/06/2018 could be evidenced from **Document No.18.**
15. On perusal of the order passed in RA(BE)303/2018 dated 19/11/2018, passed by Assistant Commissioner, Bangalore East Taluk, it is observed that the khatha for the land measuring 38 $\frac{3}{4}$ guntas in Sy.No.30/1 of Nimbekaipura Village, was ordered to mutate



jointly in the names of Indiramma, Govardhan.S., Anandachar, Gowramma, Saraswathamma, Padmavathamma, Sridhar and Lakshmikanthamma and remaining extent in Sy.No.30/1 of Nimbekaipura Village, measuring 7 $\frac{1}{4}$ guntas in the names of Padmavathamma, Sridhar and Lakshmikanthamma. Similarly it is also ordered to mutate the names of Padmavathamma, Sridhar and Lakshmikanthamma as the khatedar for 12 $\frac{3}{4}$ guntas in Sy.No.30/2 of Nimbekaipura Village, as per compromise petition filed in R.A.No.6/2012. Accordingly Khatha was mutated as per the said order vide. Mutation Register Extract No.H6/2018-19. The copies of Order passed in RA(BE)303/2018 and Mutation Register Extract No.H6/2018-19 could be evidenced from **Document No.19 and 20.**

16. On perusal of Mutation Register Extract No.T3/2018-19, it is observed that the land bearing Sy.No.30/1 is again poded, and the land measuring 38 $\frac{3}{4}$ guntas in possession of Indiramma, Govardhan.S., Anandachar, Gowramma, Saraswathamma, Padmavathamma, Sridhar and Lakshmikanthamma was assigned New Sy.No.30/3. The copy of the Mutation Register Extract No.T3/2018-19 could be evidenced from **Document No.21.**
17. On perusal of Mutation Register Extract No.T4/2018-19, it is observed that the land bearing Sy.No.30/2 is again poded, and the land measuring 1 Acre 27 $\frac{1}{4}$ guntas in possession of Smt.A.Padma was assigned New Sy.No.30/4. The copy of the Mutation Register Extract No.T4/2018-19 could be evidenced from **Document No.22.**
18. The land bearing Sy.No.30/3, measuring 38 $\frac{3}{4}$ Guntas situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District was converted from agricultural purposes to Non-Agricultural Industrial purposes vide. Official Memorandum/Conversion Certificate bearing No. 12496 dated 25/07/2019, issued by the Deputy Commissioner, Bangalore District. The copy of the Official Memorandum/Conversion Certificate bearing No. 12496, sketch and fee paid challan could be evidenced from **Document No.23.**
19. On perusal of the letter dated 24/06/2019 issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore, bears out that the land bearing Sy.No.30/3 measuring 38 $\frac{3}{4}$ guntas situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District has not been acquired for any formation of



layout by the Bangalore Development Authority. The copy of the letter dated 24/06/2019 could be evidenced from **Document No.24.**

20. On perusal of the letter dated 25/06/2019 issued by the Assistant Commissioner (Land Acquisition), Bangalore Development Authority, Bangalore, bears out that the land bearing Sy.No.30/3 measuring 38 $\frac{3}{4}$ guntas situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District has not been acquired for any formation of layout by the Bangalore Development Authority. The copy of the letter dated 25/06/2019 could be evidenced from **Document No.25.**
21. On perusal of the letter dated 24/06/2019 issued by the Special Land Acquisition Officer, KIADB, Bangalore, bears out that the land bearing Sy.No.30/3 measuring 38 $\frac{3}{4}$ guntas situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District has not been acquired for any formation of layout by the Bangalore Development Authority. The copy of the letter dated 24/06/2019 could be evidenced from **Document No.26.**
22. The land bearing Sy.No.30/4, measuring 1 Acre 27 $\frac{1}{4}$ Guntas situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District was converted from agricultural purposes to Non-Agricultural Industrial purposes vide. Official Memorandum/Conversion Certificate bearing No. 11470 dated 25/07/2019, issued by the Deputy Commissioner, Bangalore District. The copy of the Official Memorandum/Conversion Certificate bearing No. 11470, sketch and fee paid challan could be evidenced from **Document No.27.**
23. On perusal of the letter dated 21/06/2019 issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore, bears out that the land bearing Sy.No.30/4 measuring 1 Acre 27 $\frac{1}{4}$ guntas situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District has not been acquired for any formation of layout by the Bangalore Development Authority. The copy of the letter dated 21/06/2019 could be evidenced from **Document No.28.**
24. On perusal of the letter dated 25/06/2019 issued by the Assistant Commissioner (Land Acquisition), Bangalore Development Authority, Bangalore, bears out that the land bearing Sy.No.30/4, measuring 1 Acre 27 $\frac{1}{4}$ guntas situated at Nimbekaipura Village, Bidarahalli



Hobli, Bangalore East Taluk, Bangalore District has not been acquired for any formation of layout by the Bangalore Development Authority. The copy of the letter dated 25/06/2019 could be evidenced from **Document No.29.**

25. On perusal of the letter dated 24/06/2019 issued by the Special Land Acquisition Officer, KIADB, Bangalore, bears out that the land bearing Sy.No.30/4, measuring 1 Acre 27 $\frac{1}{4}$ guntas situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District has not been acquired for any formation of layout by the Bangalore Development Authority. The copy of the letter dated 24/06/2019 could be evidenced from **Document No.30.**
26. By virtue of Rectification of Agreement of Sale dated 16/09/2019, Smt.A.Padma and others represented by their GPA Holder Sri.Ramesh.M. rectified some errors in the Agreement of Sale dated 04/06/2018. The said Rectification of Agreement of Sale is registered as Document No.MDP-1-04819/2019-20, Stored in CD No.MDPD440 in the Office of Sub-registrar, Shivajinagar (Mahadevapura). The copy of the Rectification of Agreement of Sale dated 16/09/2019 could be evidenced from **Document No.31.**
27. By virtue of the Absolute Sale Deed dated 16/09/2019, Smt.A.Padma and others represented by their GPA Holder Sri.Ramesh.M. conveyed the converted land bearing New Sy.No.30/4 (Old Sy.No.30/2) measuring 1 Acre 27 $\frac{1}{4}$ guntas and Converted land bearing Sy.No.30/3 (Old Sy.No.30/1) measuring 38 $\frac{3}{4}$ guntas, totally measuring 2 Acres 26 guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District in favour of Sri.Ramesh.M. S/o Muthyala Naidu and M/s.Pushkalam Developers represented by its partners Sri.Ramesh.M and Smt.Pushpalatha.M. The said Sale deed is registered as Document No.MDP-1-04826/2019-20, Stored in CD No.MDPD440, in the Office of Sub-registrar, Shivajinagar (Mahadevapura). The copy of the Sale deed dated 16/09/2019 could be evidenced from **Document No.32.**
28. By virtue of the Confirmation Deed dated 25/09/2020, Smt.A.Padma and others confirmed the contents of Sale deed is registered as Document No.MDP-1-04826/2019-20, Stored in CD No.MDPD440, in the Office of Sub-registrar, Shivajinagar (Mahadevapura) in respect of converted land bearing New Sy.No.30/4 (Old Sy.No.30/2) measuring 1 Acre 27 $\frac{1}{4}$ guntas and Converted land bearing Sy.No.30/3 (Old Sy.No.30/1) measuring 38 $\frac{3}{4}$ guntas, totally measuring 2 Acres 26



guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District in favour of Sri.Ramesh.M. S/o Muthyala Naidu and M/s.Pushkalam Developers represented by its partners Sri.Ramesh.M and Smt.Pushpalatha.M. The said Confirmation Deed is registered as Document No.MDP-1-05129/2019-20, Stored in CD No.MDPD447, in the office of Sub-registrar, Shivajinagar (Mahadevapura). The copy of the Confirmation Deed dated 25/09/2020 could be evidenced from **Document No.33.**

29. The converted land bearing Sy.No.30/3 measuring 38 $\frac{3}{4}$ guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District comes within the jurisdiction of Manduru Village Panchayath and it has assigned Village Panchayath Khatha No.130/30/3 and Property Identity No.150200401601420174 and registered the names of Sri.Ramesh.M and M/s.Pushkalam Developers. The copy of Form 11B issued by Manduru Village Panchayath could be evidenced from **Document No.34.**
30. The converted land bearing Sy.No.30/4 measuring 1 Acre 27 $\frac{1}{4}$ guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District comes within the jurisdiction of Manduru Village Panchayath and it has assigned Village Panchayath Khatha No.130/30/4 and Property Identity No.150200401601420173 and registered the names of Sri.Ramesh.M and M/s.Pushkalam Developers. The copy of Form 11B issued by Manduru Village Panchayath could be evidenced from **Document No.35.**
31. M/s.Pushkalam Developers, applied for change of land use from Industrial purposes to Commercial purposes of land bearing Sy.No.30/4 (Old Sy.No.30/2) measuring 1 Acre 27 $\frac{1}{4}$ guntas and land bearing Sy.No.30/3 (Old Sy.No.30/1) measuring 38 $\frac{3}{4}$ guntas, totally measuring 2 Acres 26 guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and in pursuance of the same, the Deputy Commissioner, Bangalore District vide. in his Official Memorandum bearing No.ALN (EBK) SR 79/2019-20, LCCP101207/2020 dated 18/09/2020 converted the said lands from Industrial purposes to Commercial purposes. The said Official Memorandum bearing No.ALN (EBK) SR 79/2019-20, LCCP101207/2020 dated 18/09/2020 along with fee paid challan, sketch, RI and tahsildar report could be evidenced from **Document No.36.**



32. The Letter bearing No.BDA/TPM/CON-15/124/2020-21 dated 06/07/2020 issued by Bangalore Development Authority, it is observed that it has no objection to change of land use from Industrial purposes to Commercial purposes of land bearing Sy.No.30/4 (Old Sy.No.30/2) measuring 1 Acre 27 $\frac{1}{4}$ guntas and land bearing Sy.No.30/3 (Old Sy.No.30/1) measuring 38 $\frac{3}{4}$ guntas, totally measuring 2 Acres 26 guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. The copy of the said Letter dated 06/07/2020 could be evidenced from **Document No.37.**
33. M/s.Pushkalam Developers, applied for change of land use from Industrial purposes to Residential purposes of land bearing Sy.No.30/4 (Old Sy.No.30/2) measuring 1 Acre 27 $\frac{1}{4}$ guntas and land bearing Sy.No.30/3 (Old Sy.No.30/1) measuring 38 $\frac{3}{4}$ guntas, totally measuring 2 Acres 26 guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and in pursuance of the same, the Bangalore Development Authority approved to use the aforesaid land for residential purposes vide. Commencement Certificate No.BDA/UDC/CLU-143/2020-21/2005/2021-22 dated 15/03/2022. The copy Commencement Certificate No.BDA/UDC/CLU-143/2020-21/2005/2021-22 dated 15/03/2022 could be evidenced from **Document No.38.**
34. On perusal of Partnership Deed dated 05/05/2017, it is observed that Sri.Ramesh.M and Smt.Pushpalatha.M., have formed a Partnership firm in the name of M/s.PUSHKALAM DEVELOPERS. Subsequently the said Partnership Firm has been registered before the Register of Firms vide. Form-C dated 10/05/2017. The copy of the Partnership Deed dated 05/05/2017, and Form-C could be evidenced from **Document Nos.39 and 40 respectively.**
35. M/s.PUSHKALAM DEVELOPERS have applied and procured the following Statutory Permits/NOCs/Consent etc., from the relevant competent authorities by remitting the requisite statutory fee and other charges to develop the land bearing Sy.No.30/4 (Old Sy.No.30/2) measuring 1 Acre 27 $\frac{1}{4}$ guntas and land bearing Sy.No.30/3 (Old Sy.No.30/1) measuring 38 $\frac{3}{4}$ guntas, totally measuring 2 Acres 26 guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District and the particulars Permits/NOCs/Consent etc., are as follows:

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- a) Environment Clearance Certificate No. SEIAA 60 CON 2020 dated 12/08/2020 and 17/05/2022 issued by State Level Environment Impact Assessment Authority-Karnataka
- b) No Objection Certificate dated 27/04/2022 No.SEE/BRC/EE(O)/AEE(O)/AE(O)/F-1(A)/22-23 issued by the Bangalore Electricity Supply Company Limited.
- c) No Objection Certificate for Height Clearance dated 22/02/2023 No.BIAL/SOUTH/B/021023/741237, issued by the Airports Authority of India.
- d) No Objection Certificate dated 03/06/2022 No.KSFES/NOC/068/223 issued by the Office of the Director General of Police, Karnataka State Fire and Emergency Services.
- e) Consent To Establishment to construct residential apartment vide. Consent Order No.CTE-338037 dated 08/06/2023 issued by the Karnataka State Pollution Control Board.
- f) No objection certificate for providing drinking water facilities vide. Certificate No.284/22-23 dated 03/03/2023 issued by Manduru Village Panchayth Office.

The copies of the aforesaid NOCs/Permits/Clearances could be evidenced from **Document Nos.41 to 46.**

36. The Commissioner, Bangalore Development Authority, approved the building plan for construction of residential apartment of 2 Basement, 1 Ground and 11 Upper floors plus Terrace, on land bearing Sy.No.30/4 (Old Sy.No.30/2) measuring 1 Acre 27 ¼ guntas and land bearing Sy.No.30/3 (Old Sy.No.30/1) measuring 38 ¾ guntas, totally measuring 2 Acres 26 guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District vide. L.P.No. BDA/LP/AE/EE-2/TA-3/N/03/2023-24 dated 17/04/2023. The copy of License Plan along with intimation letter to pay fee, Remittance challan and building plan, could be evidenced from **Document No.47 and 48.**

37. Later Village Panchayath Khatha No.130/30/3 and Village Panchayath Khatha No.130/30/4 with respect to land bearing Sy.No.30/3 measuring 38 ¾ guntas, and land bearing Sy.No.30/4 measuring 1 Acre 27 ¼ guntas, totally measuring 2 Acres 26 Guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, has been amalgamated and Manduru Village Panchayath assigned Amalgamated Village Panchayath Khatha No.130/30/4-130/30/3 and Property Identity No.150200401601420173 and registered the names of Sri.Ramesh.M

Sudhakar



and M/s.Pushkalam Developers as the Khatedars. The copy of Form 11B dated 16/06/2023 issued by Manduru Village Panchayath could be evidenced from **Document No.49.**

38. On perusal of Construction of Building License dated 19/102/2023 issued by Village Development and Panchayth Raj Department, Karnataka Government it is observed that the said authority issued license to construct the apartment in the Property Identity No.150200401601420173, having Village Panchayath Khatha No.130/30/4-130/30/3 of Land bearing Sy.No.30/3 (Old Sy.No.30/1) measuring 0 Acre- 38.12 (38 $\frac{3}{4}$) Guntas and New Sy.No.30/4 (Old Sy.No.30/2) measuring 1 Acre 27.04 (1 Acre 27 $\frac{1}{4}$) Guntas, totally measuring 2 Acres 26 Guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, now comes within the limits of Mandur Village Panchayath. The copy of the Construction of Building License dated 19/102/2023 could be evidenced from **Document No.50.**
39. By virtue of Deed of Equitable Mortgage Deposit of title deeds dated 28/02/2023, Sri.M.Ramesh and M/s.Pushkalam Developers, mortgaged the land bearing Sy.No.30/4 (Old Sy.No.30/2) measuring 1 Acre 27 $\frac{1}{4}$ guntas and land bearing Sy.No.30/3 (Old Sy.No.30/1) measuring 38 $\frac{3}{4}$ guntas, totally measuring 2 Acres 26 guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, in favour of M/s.Sreenidhi Souharda Sahakari Bank Niyamitha. The said Deed is registered as Document No.INR-1-15353/2022-23, Stored in CD No.INRD1293, in the office of Sub-registrar, Shivajinagar (Indiranagar). The copy of Deed of Equitable Mortgage Deposit of title deeds dated 28/02/2023, could be evidenced from **Document No.51.**
40. By virtue of Discharge Deed dated 18/10/2023, M/s. Sreenidhi Souharda Sahakari Bank Niyamitha, discharged the land bearing Sy.No.30/4 (Old Sy.No.30/2) measuring 1 Acre 27 $\frac{1}{4}$ guntas and land bearing Sy.No.30/3 (Old Sy.No.30/1) measuring 38 $\frac{3}{4}$ guntas, totally measuring 2 Acres 26 guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, from mortgage loan. The said Discharge Deed is registered as Document No.INR-1-09928/2023-24, in the office of Sub-registrar, Indiranagar. The copy of the Discharge Deed dated 18/10/2023 could be evidenced from **Document No.52.**



41. On perusal of the RTC extracts for the period 1969-70 to 2017-18 it is observed that land bearing Sy.No.30, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District totally measures 3 Acres 06 guntas. For the period 1969-70 to 1976-77 the name of Anjaneya Devaru Inamthi is shown as the owner in column No.9. For the period 1977-78 to 1990-91 names of Anjaneya Devaru Inamthi and Munibasappa are shown as the owners in column No.9. For the period 1991-92 to 1998-99 the names of Sheshachar is shown as the owner in column no.9. For the period 2001-02 to 2017-18, the names of Sheshachar and Smt.A.Padma are shown as the owners in column No.9. The copy of the RTC extracts for the period 1969-70 to 2017-18 could be evidenced from **Document No.53.**
42. On perusal of the RTC extracts for the period 2018-19 it is observed that land bearing New Sy.No.30/3 situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District totally measures 38 $\frac{3}{4}$ guntas and the names of Indiramma, Govardhan.S., Anandachar, Gowramma, Saraswathamma, Padmavathamma, Sridhar and Lakshmikanthamma are shown as owner in the column No.9. The copy of the RTC extracts for the period 2018-19 could be evidenced from **Document No.54.**
43. On perusal of the RTC extracts for the period 2018-19 it is observed that land bearing New Sy.No.30/4 situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District totally measures 1 Acre 27 $\frac{1}{4}$ guntas and the name of A.Padma is shown as owner in the column No.9. The copy of the RTC extracts for the period 2018-19 could be evidenced from **Document No.55.**
44. The Encumbrance Certificate for the period 01/04/1960 to 31/07/1986 bears out the 'Nil' encumbrances with respect to land bearing Sy.No.30 measuring 3 Acres 06 Guntas situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. The copy of the Encumbrance certificate could be evidenced from **Document No.56.**
45. The Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 bears out (a) the registration of mortgage deed dated 13/11/1993 (b) the registration of Declaration dated 18/11/1994 (c) the registration of Deed of Discharge dated 11/12/1996 and (d) the registration of Sale deed dated 08/09/1999 and otherwise bears out 'Nil' encumbrances with respect to land bearing Sy.No.30 measuring 3 Acres 06 Guntas situated at Nimbekaipura Village, Bidarahalli Hobli,



Bangalore East Taluk, Bangalore District. The copy of the Encumbrance certificate could be evidenced from **Document No.57.**

46. The Encumbrance Certificate for the period 01/04/2004 to 17/01/2018 bears out the registration of Confirmation Deed dated 20/09/2006 and otherwise bears out 'Nil' encumbrances with respect to land bearing Sy.No.30 measuring 3 Acres 06 Guntas situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. The copy of the Encumbrance certificate could be evidenced from **Document No.58.**
47. The Encumbrance Certificate for the period 01/04/2004 to till 07/01/2020 bears out (a) the registration of Sale Agreement dated 04/06/2018 (b) the registration of rectification deed dated 16/09/2019 (d) the registration of Sale deed dated 16/09/2019 and (d) the registration of Confirmation deed dated 25/09/2019 and otherwise bears out 'Nil' encumbrances with respect to land bearing Sy.No.30, New Sy.No.30/1 to 4 situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. The copy of the Encumbrance certificate could be evidenced from **Document No.59.**
48. The Encumbrance Certificate for the period 01/01/2020 to till 04/09/2020 bears out 'Nil' encumbrances with respect to land bearing Sy.No.30/3 situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. The copy of the Encumbrance certificate could be evidenced from **Document No.60.**
49. The Encumbrance Certificate for the period 01/01/2020 to till 04/09/2020 bears out 'Nil' encumbrances with respect to land bearing Sy.No.30/4 situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. The copy of the Encumbrance certificate could be evidenced from **Document No.61.**
50. The Encumbrance Certificate for the period 01/04/2020 to till 17/11/2023 bears out (a) the registration of the Deposit of title deeds dated 02/03/2023 by M/s.Pushkalam Developers to M/s. Sreenidhi Souharda Sahakari Bank Niyamitha (b) the registration of the Discharge deed dated 18/12/2023 by M/s. Sreenidhi Souharda Sahakari Bank Niyamitha to M/s.Pushkalam Developers and otherwise bears out 'Nil' encumbrances with respect to land bearing Sy.No.30/3 situated at Nimbekaipura Village, Bidarahalli Hobli,



Bangalore East Taluk, Bangalore District. The copy of the Encumbrance certificate could be evidenced from **Document No.62.**

51. The Nil Tenancy Certificate dated 25/03/2019 issued by the Tahsildar, Bangalore East Taluk, bears out that there are cases registered before the Land tribunal for consideration of tenancy application under Form 7A of the Karnataka Land Reforms Act, 1961 in respect of land bearing Sy.No.30/1 measuring 38 $\frac{3}{4}$ guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.. The copy of the Endorsement dated 25/03/2019 issued by the Tahsildar, could be evidenced from **Document No.63.**
52. The Nil Tenancy Certificate dated 25/03/2019 issued by the Tahsildar, bears out that there are no cases registered before the Land tribunal for consideration of tenancy application under Form 7A of the Karnataka Land Reforms Act, 1961 in respect of land bearing Sy.No.30/2 measuring 2 Acres situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. The copy of the Endorsement dated 25/03/2019 issued by the Tahsildar, could be evidenced from **Document No.64.**
53. The Endorsement dated 25/05/2019 issued by the Assistant Commissioner of Bangalore North Sub-Division, bears out that there are no cases registered under Section 79A and B of the Karnataka Land Reforms Act with respect to land bearing Sy.No.30/3 situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. The copy of the Endorsement dated 25/05/2019 issued by the Assistant Commissioner of Bangalore East Sub-Division, could be evidenced from **Document No.65.**
54. The Endorsement dated 25/05/2019 issued by the Assistant Commissioner of Bangalore South Sub-Division, bears out that there are no cases registered under Section 79A and B of the Karnataka Land Reforms Act with respect to land bearing Sy.No.30/4 situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. The copy of the Endorsement dated 25/05/2019 issued by the Assistant Commissioner of Bangalore East Sub-Division, could be evidenced from **Document No.66.**



55. The Endorsement dated 25/05/2019 issued by the Assistant Commissioner, bears out that there are no cases registered under the PTCL Act in respect of land bearing Sy.No.30/3, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. The copy of the Endorsement dated 25/05/2019 issued by the Assistant Commissioner of Bangalore East Sub-Division, could be evidenced from **Document No.67.**
56. The Endorsement dated 25/05/2019 issued by the Assistant Commissioner, bears out that there are no cases registered under the PTCL Act in respect of land bearing Sy.No.30/4 situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. The copy of the Endorsement dated 25/05/2019 issued by the Assistant Commissioner of Bangalore East Sub-Division, could be evidenced from **Document No.68.**
57. The Akarbhand in respect of Sy.No.30/3 bears out that said land totally measures to an extent of 38 $\frac{3}{4}$ guntas and Sy.No.30/4 totally measures to an extent of 1 Acre 27 $\frac{1}{4}$ Guntas, both situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District. The copy of the Akarbhand dated 24/05/2019 in respect of Sy.No.30/3 could be evidenced from **Document No.69.**
58. On perusal of the Survey Sketch and Tippany issued by the Village Accountant, it is observed that land bearing Sy.No.30 situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District is bifurcated and phodied into 4 portions. The copy of the survey sketch and tippany could be evidenced from **Document No.70.**
59. On perusal of the Village Map of Nimbekaipura Village, it is observed that the land bearing Sy.No.30 finds place in the map and is also in conformity with the survey sketch. The copy of the Village map could be evidenced from **Document No.71.**



SCHEDULE PROPERTY

All that piece and parcel of the Land bearing Sy.No.30/3 (Old Sy.No.30/1) measuring 0 Acre- 38.12 (38 $\frac{3}{4}$) Guntas and New Sy.No.30/4 (Old Sy.No.30/2) measuring 1 Acre 27.04 (1 Acre 27 $\frac{1}{4}$) Guntas, totally measuring 2 Acres 26 Guntas, situated at Nimbekaipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, now comes within the limits of Mandur Village Panchayath, having Village Panchayath Khatha No.130/30/4-130/30/3 and Property Identity No.150200401601420173, and bounded on:-

East by : Land bearing Sy.No.29;
West by : Road;
North by : Land bearing Sy.No.30/2;
South by : Road and Land bearing Sy.No.29.

CERTIFICATE

I hereby certify that on perusal of the photocopies of documents furnished to me and information furnished, it is observed that Sri.Ramesh.M. and M/s.Pushkalam Developers are the absolute owners of the aforesaid Schedule Property, having a valid and marketable title to the Schedule Property.

G.V.Sudhakar