

Bengaluru
Dt: 21/08/2024.

M/s.DEFINER PROPERTIES PRIVATE LIMITED,
2nd Floor- B, Achaiah Chetty Arcade,
No.19, 1st Cross Road,
Achaiah Layout,
RMV Extension,
Mekhri Circle,
Sadashivanagar,
Bengaluru – 560 080.

Sirs,

Sub: Title Opinion in respect of the Properties measuring (1) 00 Acre 35 Guntas in Sy.No.56/9 (Old Sy.No.56/2), (2) 00 Acre 08 Guntas in Sy.No.116/11 (earlier bearing Sy.No.116/2B and later Sy.No.116/2), (3) 00 Acre 11 Guntas in Sy.No.116/12 (earlier bearing Sy.No.116/2B and later Sy.No.116/2), (4) 00 Acre 11 Guntas in Sy.No.116/13 (earlier bearing Sy.No.116/2B and later Sy.No.116/2), (5) 00 Acre 20 Guntas in Sy.No.116/6 (Portion of Old Sy.No.116/3A) and (6) 00 Acre 12 Guntas in Sy.No.116/5 (Portion of Old Sy.No.116/3B), in all measuring 02 Acres 17 Guntas and 04 Guntas of Kharab Land situated at Avalahallai Village, Yelahanka Hobli, Yelahanka Taluk, Bengaluru Urban District duly converted for non-agricultural residential purposes vide Conversion Orders bearing Nos (1) 238330 dated 26/08/2021, (2) 295556 dated 25/02/2022, (3) 295561 dated 28/02/2022, (4) 295563 dated 28/02/2022, (5) 238331 dated 26/08/2021 and (6) 238332 dated 26/08/2021 all issued by The Deputy Commissioner, Bengaluru Urban District.

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I am furnished with the photocopies of the following documents and my opinion is as follows:-

SL.NO.	DATE	NATURE OF THE DOCUMENTS
1.	23/06/1970	Re-Grant Order bearing No.HOA (S) 66/1968-69 passed by The Assistant Commissioner, Bangalore Sub-Division in the name of Sri.L.Anantharamaiah.

2.	26/08/1971	Endorsement issued by The Assistant Commissioner, Bangalore Sub-Division in the name of Sri.L.Anantharamaiah.
3.		Mutation Register Extract bearing M.R.No.24 issued by the Revenue Authorities.
4.	22/05/1975	Partition Deed registered as Document No.931/1975-76 in Book-I, Volume -2992, at Pages 120 to 125, in the Office of the Sub-Registrar, Bangalore North Taluk entered into between Sri.Ashwathappa and others.
5.		Mutation Register Extract bearing M.R.No.10/1982-83 issued by the Revenue Authorities.
6.		Inheritance Certificate bearing IHR No.6/1993-94 issued by the Revenue Authorities.
7.	22/02/2002	Certified Copy of Sale Deed registered as Document No.8923/2001-02 in Book-I, in the Office of the Photo Registrar, Yelahanka, Bangalore (U) District executed by (1) Sri.Mare Gowda and his children in favour of B.M.S.Educationa Trust in respect of Property measuring 00 Acre 11 Guntas in Sy.No.116/2B.
8.		Mutation Register Extract bearing M.R.No.30/2001-02 issued by the Revenue Authorities.
9.	30/03/2002	Certified Copy of Sale Deed registered as Document No.10249/2001-02 in Book-I, in the Office of the Photo Registrar executed by Sri.Puttathayamma and others in favour of in favour of B.M.S.Educationa Trust in respect of Property measuring 00 Acre 11 Guntas in Sy.No.116/2B.
10.		Mutation Register Extract bearing M.R.No.4/2002-03 issued by the Revenue Authorities.
11.	08/04/2002	Certified Copy of Sale Deed registered as Document No.312/2002-03 in Book-I, in the Office of the Photo Registrar executed by Smt.Doddakka and her children namely Smt.Akkayamma and Smt.Jayamma others in favour of B.M.S.Educationa Trust in respect of Property measuring 00 Acre 11 Guntas in Sy.No.116/2B.

12.	18/02/1965	Hissa Survey Tippani issued by the Revenue Authorities.
13.		Mutation Register Extract bearing M.R.No.23/2001-02 issued by the Revenue Authorities.
14.		Mutation Register Extract bearing M.R.No.15/1998-99 issued by the Revenue Authorities.
15.	03/04/2002	Sale Deed registered as Document No.69/2002-03 in Book-I, in the Office of the Photo-Registrar, Yelahanka, Bangalore (U) District executed by Sri.Channappa and others in favour of B.M.S.Educational Trust in respect of the Property measuring 00 Acre 23 ½ Guntas in Sy.No.116/3A.
16.	22/04/2002	Sale Deed registered as Document No.690/2002-03 in Book-I, in the Office of the Photo Registrar, Yelahanka, Bangalore (U) Dist., executed by Sri.Iyyanna also known as Puttanna in favour of B.M.S.Educational Trust in respect of the Property measuring 00 Acre 03 ½ Guntas in Sy.No.116/3A.
17.		Mutation Register Extract bearing M.R.No.31/2001-02 issued by the Revenue Authorities.
18.		Mutation Register Extract bearing M.R.No.18/2002-03 issued by the Revenue Authorities.
19.		Mutation Register Extract bearing M.R.No.6/2002-03 issued by the Revenue Authorities .
20.	13/04/1966	Certified Copy of Sale Deed executed by Sri.Chikkanna in favour of Sri.Hanumanthappa, minor represented by his father Sri.Puttaiah alias Ayanna registered as Document No.249/1966-67 Book-I, Volume 2565, at Pages 228 to 229, in the Office of the Sub-Registrar, Bangalore North Taluk in respect of Property measuring 00 Acre 20 Guntas in Sy.No.116/3B.
21.		Mutation Register Extract bearing M.R.No.22/2001-02 issued by the Revenue Authorities.
22.	05/03/2003	Order bearing RRT (U) CR:281/2002-03 issued by The Special Tahsildar, Bangalore North Taluk.

23.		Mutation Register Extract bearing M.R.No.11/2002-03 issued by the Revenue Authorities.
24.	23/11/2002	Deed of Exchange executed by Sri.L.Anantharamiah and others in favour of B.M.S Educational Trust registered as Document No.6407/2002-03 in Book-I and stored in C.D.No.YNK51, in the Office of the Sub-Registrar, Bangalore (U) District.
25.		Mutation Register Extract bearing M.R.No.7/2003-04 issued by the Revenue Authorities.
26.		Mutation Register Extract bearing M.R.No.H7/2017-18 issued by the Revenue Authorities.
27.		Family Tree of Sri.L.Anantharamiah.
28.	18/07/2021	Order passed by The Assistant Commissioner, Bengaluru North Sub-Division in R.A (YLK):180/2020.
29.		Mutation Register bearing M.R.No.T19/2020-21 issued by the Revenue Authorities.
30.		Mutation Register bearing M.R.No.T33/2020-21 issued by the Revenue Authorities.
31.	06/11/2021	Endorsement bearing No.RRT (YLK) CR/684/2021-22 issued by The Assistant Commissioner, Bengaluru North Sub-Division.
32.		Mutation Register Extract bearing M.R.No.T21/2021-22 issued by the Revenue Authorities.
33.		Mutation Register Extract bearing M.R.No.T36/2020-21 issued by the Revenue Authorities.
34.		Mutation Register Extract bearing M.R.No.T30/2020-21 issued by the Revenue Authorities.

35.		Mutation Register Extract bearing M.R.No.T29/2020-21 issued by the Revenue Authorities.
36.	26/08/2021	Conversion Order bearing No.238330 issued by The Deputy Commissioner, Bangalore Urban District converted from agricultural purpose to non-agricultural Residential purposes in respect of Property measuring 00 Acre 35 Guntas in Sy.No.56/2.
37.	25/02/2022	Conversion Order bearing No.295556 issued by The Deputy Commissioner, Bangalore Urban District converted from agricultural purpose to non-agricultural Personal Housing – Residential Purposes in respect of Property measuring 00 Acre 08 Guntas in Sy.No.116/11 (Portion of Old Sy.No.116/2B);
38.	28/02/2022	Conversion Order bearing No.295561 issued by The Deputy Commissioner, Bangalore Urban District converted from agricultural purpose to non-agricultural Personal Housing – Residential Purposes in respect of Property measuring 00 Acre 11 Guntas in Sy.No.116/12 (Portion of Old Sy.No.116/2B).
39.	28/02/2022	Conversion Order bearing No.295563 issued by The Deputy Commissioner, Bangalore Urban District converted from agricultural purpose to non-agricultural Personal Housing – Residential Purposes in respect of the Property measuring 00 Acre 11 Guntas in Sy.No.116/13 (Portion of Old Sy.No.116/2B).
40.	26/08/2021	Conversion Order bearing No.238332 issued by The Deputy Commissioner, Bangalore Urban District converted from agricultural purpose to non-agricultural Residential – Layout Purposes in respect of the Property measuring 00 Acre 20 Guntas in Sy.No.116/6 (Portion of Old Sy.No.116/3A).
41.	26/08/2021	Conversion Order bearing No.238331 issued by The Deputy Commissioner, Bangalore Urban District converted from agricultural purpose to non-agricultural Residential – Layout Purposes in respect of the Property measuring 00 Acre 12 Guntas in Sy.No.116/5 (Portion of Old Sy.No.116/3B).

42.		Mutation Register Extract bearing M.R.No.T7/2021-22 issued by the Revenue Authorities.
43.		Mutation Register Extract bearing M.R.No.T63/2021-22 issued by the Revenue Authorities.
44.		Mutation Register Extract bearing M.R.No.T64/2021-22 issued by the Revenue Authorities.
45.		Mutation Register Extract bearing M.R.No.T65/2021-22 issued by the Revenue Authorities.
46.		Mutation Register Extract bearing M.R.No.T8/2021-22 issued by the Revenue Authorities.
47.		Mutation Register Extract bearing M.R.No.T6/2021-22 issued by the Revenue Authorities.
48.	26/09/2022	Joint Development Agreement entered into between Sri.L.Anantharamaiah and others and M/s.Definer Properties Pvt.Ltd., registered as Document No.YAN-1-08114/2022-23 in Book-I and stored in C.D.No.YAND 1618, in the Office of the Sub-Registrar, Yalahanka, Bangalore.
49.	26/09/2022	General Power of Attorney executed by Sri.L.Anantharamaiah and others in favour of M/s.Definer Properties Pvt.Ltd., registered as Document No.YAN-4-00327/2022-23 in Book-IV and stored in C.D.No.YAND 1618, in the Office of the Sub-Registrar, Yalahanka, Bangalore.
50.		Index of Lands issued by Revenue Authorities in respect of Property bearing Sy.No.56/2.
51.	05/12/2001	Discharge Shara executed by Rythara Seva Sahakara Bank (N) in favour of Sri.L.Anantharamaiah registered as Document No.8147/2001-02 in Book-I, Volume – ADR1407, at page 57, in the Office of Sub-Registrar, Yalahanka, Bangalore.

52.		Record of Rights issued by the Revenue Authorities in respect of the Properties bearing Sy.No.116/2 and 116/3.
53.		Pahanies for the period between 1988-89 and 1996-97 issued by the Revenue Authorities in respect of Property bearing Sy.No.56.
54.		Pahanies for the period between 2001-02 2020-21 issued by Revenue Authorities in respect of Property bearing Sy.No.56/2.
55.		Pahani for the year 2021-22 issued by the Revenue Authorities in respect of Property bearing Sy.No.56/9.
56.		Mula Tippani issued by the Revenue Authorities in respect of Property bearing Sy.No.56.
57.		Pahanies for the period between 1988-89 and 2020-21 issued by the Revenue Authorities in respect of Property bearing Sy.No.116/2B.
58.		Pahanies for the period between 1988-89 and 2020-21 issued by the Revenue Authorities in respect of Property bearing Sy.No.116/3A.
59.		Pahanies for the year 2021-22 issued by the Revenue Authorities in respect of Property bearing Sy.No.116/2.
60.		Pahanies for the period between 1988-89 and 2020-21 issued by the Revenue Authorities in respect of Property bearing Sy.No.116/3B.
61.		Pahani for the year 2021-22 issued by the Revenue Authorities in respect of Property bearing Sy.No.116/11.
62.		Pahani for the year 2021-22 issued by the Revenue Authorities in respect of Property bearing Sy.No.116/12.

63.		Pahani for the year 2021-22 issued by the Revenue Authorities in respect of Property bearing Sy.No.116/13.
64.		Pahanies for the period between 1988-89 issued by the Revenue Authorities in respect of Property bearing Sy.No.116/12.
65.		Pahanies for the period between 1988-89 and 2020-21 issued by the Revenue Authorities in respect of Property bearing Sy.No.116/3A.
66.		Pahani for the year 2021-22 issued by the Revenue Authorities in respect of land bearing Sy.No.116/5.
67.		Pahani for the year 2021-22 issued by the Revenue Authorities in respect of land bearing Sy.No.116/6.
68.		Hissa Survey Tippani issued by the Revenue Authorities in respect of Property bearing Sy.No.116/2.
69.		Atlas issued by the Revenue Authorities in respect of Property bearing Sy.No.116/2.
70.		Hissa Survey Tippani issued by Revenue Authorities in respect of land bearing Sy.No.116/2.
71.		Hissa Survey Tippani issued by the Revenue Authorities in respect of Properties bearing Sy.Nos.116/3A and 116/3B.
72.		Hissa Survey Tippani issued by the Revenue Authorities in respect of Property bearing Sy.No.116/3B.
73.		Atlas and R.R.Balabagada Nakalu issued by the Revenue Authorities in respect of Property bearing Sy.No.116/3A and 116/6
74.		Atlas and R.R.Balabagada Nakalu issued by the Revenue Authorities in respect of Property bearing Sy.No.116/3B and 116/5.

75.	05/03/2003	Order bearing No.RRT (U) CR:281/2002-03 issued by the Revenue Authorities.
76.		Akarbandh issued by Revenue Authorities in respect of Property bearing Sy.No.56/2.
77.		Akarbandh issued by Revenue Authorities in respect of Property bearing Sy.Nos.116/11, 12 and 13.
78.		Akarbandh issued by Revenue Authorities in respect of Property bearing Sy.Nos.116/5 and 116/6.
79.		Village Map of Avalahalli.
80.		Encumbrance Certificate for the period between 01/06/1989 and 11/11/2020 issued by Jurisdictional Sub-Registrar in respect of Property bearing Sy.No.56/2.
81.		Encumbrance Certificate for the period between 01/04/2019 and 09/07/2022 issued by Jurisdictional Sub-Registrar in respect of Property bearing Sy.No.56/9.
82.		Encumbrance Certificate for the period between 01/06/1989 and 02/02/2015 issued by Jurisdictional Sub-Registrar in respect of Properties bearing Sy.Nos.116/2B, 116/3B and 116/3A.
83.		Encumbrance Certificate for the period between 01/04/2000 and 31/03/2004 issued by Jurisdictional Sub-Registrar in respect of Properties bearing Sy.Nos.116/3 and 116/3A.
84.		Encumbrance Certificate for the period between 01/04/1960 and 31/05/1989 issued by Jurisdictional Sub-Registrar in respect of Properties bearing Sy.Nos.116/2A, 116/3B and 116/3A.
85.		Encumbrance Certificate for the period between 01/04/2014 and 11/11/2020 issued by Jurisdictional Sub-Registrar in respect of Properties bearing Sy.Nos.116/2B, 116/3B and 116/3A.
86.		Nil Encumbrance Certificate for the period between 01/04/2019 and 09/06/2022 issued by Jurisdictional Sub-Registrar in respect of Property bearing Sy.No.116/11.

87.		Nil Encumbrance Certificate for the period between 01/04/2019 and 09/06/2022 issued by Jurisdictional Sub-Registrar in respect of Property bearing Sy.No.116/12.
88.		Nil Encumbrance Certificate for the period between 01/04/2019 and 09/06/2022 issued by Jurisdictional Sub-Registrar in respect of Property bearing Sy.No.116/13.
89.		Nil Encumbrance Certificate for the period between 01/04/2019 and 09/06/2022 issued by Jurisdictional Sub-Registrar in respect of Property bearing Sy.No.116/5.
90.		Nil Encumbrance Certificate for the period between 01/04/2019 and 09/06/2022 issued by Jurisdictional Sub-Registrar in respect of Property bearing Sy.No.116/6.

DESCRIPTION OF THE PROPERTY :-

All that Properties measuring (1) 00 Acre 35 Guntas in Sy.No.56/9 (Old Sy.No.56/2), (2) 00 Acre 08 Guntas in Sy.No.116/11 (earlier bearing Sy.No.116/2B and later Sy.No.116/2), (3) 00 Acre 11 Guntas in Sy.No.116/12 (earlier bearing Sy.No.116/2B and later Sy.No.116/2), (4) 00 Acre 11 Guntas in Sy.No.116/13 (earlier bearing Sy.No.116/2B and later Sy.No.116/2), (5) 00 Acre 20 Guntas in Sy.No.116/6 (Portion of Old Sy.No.116/3A) and (6) 00 Acre 12 Guntas in Sy.No.116/5 (Portion of Old Sy.No.116/3B), in all measuring 02 Acres 17 Guntas and 04 Guntas of Kharab Land situated at Avalahallai Village, yelahanka Hobli, yelahanka Taluk, Bengaluru Urban District duly converted for non-agricultural residential purposes vide Conversion Orders bearing Nos (1) 238330 dated 26/08/2021, (2) 295556 dated 25/02/2022, (3) 295561 dated 28/02/2022, (4) 295563 dated 28/02/2022, (5) 238331 dated 26/08/2021 and (6) 238332 dated 26/08/2021 all issued by The Deputy Commissioner, Bengaluru Urban District and entire property is bounded by:

East : Properties bearing Sy.Nos.54 and 55;
West : Properties bearing Sy.Nos.56/5 and 118;
North : Road, Property bearing Sy.Nos.56/5 and 116/2; and
South : Properties bearing Sy.Nos.116/3A and 116/3B;

SOURCE OF TITLE:-

The Properties referred to above will be hereinafter collectively referred to as 'Schedule Property' for convenience.

- I. Property measuring 00 Acre 35 Guntas in Sy.No.56/9 (Old Sy.No.56/2) of Avalahalli Village.

The Property measuring 00 Acre 35 Guntas in Sy.No.56/9 of Avalahalli Village viz., hereinafter referred to as ' Property in Item No.I' forming part of Larger Property measuring 02 Acres 30 Guntas in Sy.No.56/2 which was granted in favour of Sri.L.Anantharamaiah by The Assistant Commissioner, Bangalore Sub-Division vide Order dated 23/06/1970 passed in Case No.HOA (S) 66/1968-69 under the provisions of The Karnataka Village Officers Abolition Act, 1961 and The Assistant Commissioner was issued an Endorsement dated 26/08/1971 to that effect and since then he started enjoying the same as owner thereof and his name came to be mutated in the revenue records as owner/khatedar vide Mutation Register Extract bearing M.R.No.24/2001-02.

- II. Properties measuring (i) 00 Acre 08 Guntas in Sy.No.116/11, (ii) 00 Acre 11 Guntas in Sy.No.116/12 and (iii) 00 Acre 11 Guntas in Sy.No.116/13 all formed portion of Sy.No.116/2B and later Sy.No.116/2 in all measuring 00 Acre 30 Guntas of Avalahalli Village.

The Larger Property in Sy.No.116/2B measuring 00 Acre 33 Guntas of Cultivable Land and 03 Guntas of Kharab Land in all measuring 00 Acre 36 Guntas in Sy.No.116/2B of Avalahalli Village was originally owned to the Hindu Undivided family comprising of Sri.Kempanna. One of the son's of Sri.Kempanna namely Sri.Channathimme Gowda died intestate leaving behind him, his wife Smt.Doddakka and his children namely Smt.Akkayamma and Smt.Jayamma to succeed to his estate.

After the demise of Sri.Kempanna, his sons namely Sri.Ashwathappa alias A.Aswathaiah, Sri.K.Mare Gowda and his daughter-in-law i.e., Smt.Doddakka (wife of Late. Sri.Channathimme Gowda) partitioned the family properties including the Property bearing Sy.No.116/2B in terms of a Partition Deed dated 22/05/1975, registered as Document No.931/1975-76 in Book-I, Volume - 2992, at Pages 120 to 125, in the Office of the Sub-Registrar, Bangalore North Taluk, wherein the Larger Property in Sy.No.116/2B was equally divided among themselves i.e., 00 Acre 11 Guntas each in Sy.No.116/2B and thus from the date of partition, Smt.Doddakka and others started enjoying their respective properties as owners thereof. Pursuant to the partition, the names of Smt.Doddakka, Sri.Ashwathappa and Sri.Mare Gowda came to be mutated in the revenue records as owners/khatedars in respect of their respective portions in Sy.No.116/2B vide Mutation Register Extract bearing M.R.Nos.10/1982-83 and I.H.R.No.6/1993-94 respectively.

The said Sri.Ashwathappa died intestate leaving behind him, his wife Smt.Puttathayamma and his children namely (1) Sri.Bharatheesha, (2) Smt.Rajamma, (3) Sri.Kempe Gowda and (4) Sri.Nanje Gowda to succeed to his estate including the Property measuring 00 Acre 11 Guntas in Sy.No.116/2B. I am not made available with Inheritance Certificate bearing IHC No.08/2001-02 in the names of Smt.Puttathayamma as referred in the Pahanies.

The aforesaid (1) Sri.K.Mare Gowda, (2) wife and children of Late.Sri.Ashwathappa, (3) Smt.Doddakka and her children later sold their respective portions in the Larger Property in Sy.No.116/2B in favour of B.M.S.Educational Trust (hereinafter referred to as 'Trust') (running inter alia the Government of Karnataka recognized educational institution, affiliated to the Visveswaraya Technological University) in terms of three Sale Deeds as detailed below:

1. Sale Deed dated 22/02/2002, registered as Document No.8923/2001-02, in Book-I, in the Office of the Jurisdictional Sub-Registrar executed by (1) Sri.Mare Gowda and his children viz., Sri.M.Nagaraj, Sri.M.Nagesh and Sri.Shantha Murthy in respect of Property measuring 00 Acre 11 Guntas in Sy.No.116/2B and the name of B.M.S.Educational Trust came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.30/2001-02;
2. Sale Deed dated 30/03/2002, registered as Document No.10249/2001-02, in Book-I, in the Office of the Jurisdictional Sub-Registrar executed by (1) Sri.Puttathayamma, (2) Sri.Bharatheesha, (3) Smt.Rajamma, (4) Sri.Kempe Gowda and (5) Sri.Nanje Gowda in respect of Property measuring 00 Acre 11 Guntas in Sy.No.116/2B and the name of B.M.S.Educational Trust came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.4/2002-03;
3. Sale Deed dated 04/04/2002, registered as Document No.312/2002-03, in Book-I, in the Office of the Jurisdictional Sub-Registrar executed by Smt.Doddakka and her children namely Smt.Akkayamma and Smt.Jayamma others in respect of Property measuring 00 Acre 11 Guntas in Sy.No.116/2B;

and thus from the date of sale made in their favour, B.M.S.Educational Trust started enjoying the same as owner. Prior to the purchase, the Trust secured permission from the Government of Karnataka vide Order bearing No.Kan E 30 LLM 2002 dated 20/02/2002 to purchase the Property bearing Sy.No.116/2B of Avalahalli Village in its name as evidenced from the recitals in the aforesaid Sale Deeds.

Thus, B.M.S.Educational Trust became owner of the Property measuring 00 Acre 33 Guntas of Cultivable Land and 03 Guntas of Kharab Land in Sy.No.116/2B.

- III. Properties measuring (i) 00 Acre 20 Guntas in Sy.No.116/6 (Old Sy.No.116/3A) and (ii) 00 Acre 12 Guntas in Sy.No.116/5 (Portion of Old Sy.No.116/3B) of Avalahalli Village.

The above properties in Sy.Nos.116/6 and 116/5 of Avalahalli Village forming part of Larger Property measuring 01 Acre 21 Guntas in Sy.No.116/3 of Avalahalli Village was originally owned by Sri.Channappa and Sri.Chikkappa.

On 18/02/1965, the Property bearing Sy.No.116/3 was subjected to phodi and re-survey and was bifurcated into two portions viz., Sy.No.116/3A and 3B of Avalahalli Village. In the said Phodi, the Property owned by Sri.Channappa was ascertained as 01 Acre 01 Gunta and was assigned with Sy.No.116/3A. The Property owned by Sri.Chikkappa was ascertained as 00 Acre 20 Guntas and was assigned with Sy.No.116/3B. It is relevant to note that as discussed above the said properties were originally owned by Sri.Channappa and Sri.Chikkappa and no documents are made available showing the manner in which he derived the title to the said properties.

Property bearing Sy.No.116/3A.

Later, (1) Sri.Nanjappa (Son of Late.Sri.Anjinappa), (2) Sri.Channappa and (3) Sri.Ayyanna (son of Late.Sri.Hanumanthappa) partitioned the family properties including the Property measuring 00 Acre 27 Guntas in Sy.No.116/3A, wherein the Properties measuring (i) 00 Acre 23 ½ Guntas in Sy.No.116/3A was allotted to the share of Sri.Channappa and (ii) 00 Acre 03 ½ Guntas in Sy.No.116/3A was allotted to the share of Sri.Ayyanna and thus from the date of partition, Sri.Channappa and Sri.Ayyanna started enjoying their respective properties as owners thereof and their names came to be mutated in the revenue records as owners/ khatedars vide Mutation Register Extract bearing M.R.No.23/2001-02 issued by the Revenue Authorities. I am not made available with aforesaid Partition Deed.

The remaining portion of the Property in Sy.No.116/3A measuring 00 Acre 14 Guntas came to be owned by Smt.Jayamma and her husband Sri.Hanuantharaya as per the Order passed by The Tahsildar, Bangalore North Taluk in RRT (D) 10/1996-97 dated 26/12/1997 as evidenced from Mutation Register Extract bearing M.R.No.15/1998-99 issued by the Revenue Authorities.

Thus, (1) Sri.Channappa started enjoying the Property measuring 00 Acre 23 ½ Guntas in Sy.No.116/3A, (ii) Sri.Ayyanna started enjoying the Property measuring 00 Acre 03 ½ Guntas in Sy.No.116/3A and (iii) Smt.Jayamma and Sri.Hanumantharaya started enjoying the Property measuring 00 Acre 14 Guntas in Sy.No.116/3A in all measuring 01 Acre 01 Guntas.

The said Sri.Channappa and others along with their respective family members later sold the Property measuring 01 Acre 01 Guntas in Sy.No.116/3A in favour of B.M.S.Educational Trust in terms of three Sale Deeds detailed below:

1. Sale Deed dated 03/04/2002, registered as Document No.69/2002-03 in Book-I, in the Office of the Photo-Registrar, Yelahanka, Bangalore (U) District executed by (1) Sri.Channappa and his family members namely (2) Sri.Hanumantharayappa, (3) Sri.Mahesh, (4) Sri.Anand, (5) Ravi, (6) Sri.Nanjappa in respect of the Property measuring 00 Acre 23 ½ Guntas in Sy.No.116/3A;
2. Sale Deed dated 22/04/2002, registered as Document No.690/2002-03 in Book-I, in the Office of the Photo Registrar, Yelahanka, Bangalore (U) Dist., executed by Sri.Iyyanna alias Puttanna as Seller and Sri.Hanumanthappa as Consenting witness in respect of the Property measuring 00 Acre 03 ½ Guntas in Sy.No.116/3A; and
3. Sale Deed dated 01/03/2002, registered as Document No.9171/2001-02 in Book-I, in the Office of the Sub-Registrar, Bangalore (U) Dist., executed by (1) Smt.Jayamma, (2) Sri.Hanumantharayappa, (3) Smt.Chikkamma and (4) Sri.Rajamma in respect of the Property measuring 00 Acre 14 Guntas in Sy.No.116/3A;

and thus from the date of sale made in its favour, B.M.S.Educational Trust started enjoying the same as owner thereof and its name came to be mutated in the revenue records as owner/ khatedar vide Mutation Register Extract bearing M.R.Nos.31/2001-02, 18/2002-03 and 6/2002-03 issued by the Revenue Authorities.

Note: Sale Deed dated 01/03/2002, registered as Document No.9171/2001-02 in Book-I, in the Office of the Sub-Registrar, Bangalore (U) Dist., executed by (1) Smt.Jayamma, (2) Sri.Hanumantharayappa, (3) Smt.Chikkamma and (4) Sri.Rajamma in respect of the Property measuring 00 Acre 14 Guntas in Sy.No.116/3A.

Thus, B.M.S.Educational Trust started enjoying the Property measuring 01 Acre 01 Gunta in Sy.No.116/3A.

Property bearing Sy.No.116/3B.

The said Sri.Chikkanna later sold the Property measuring 00 Acre 20 Guntas in Sy.No.116/3B in favour of Sri.Hanumanthappa, minor represented by his father Sri.Puttaiah alias Ayanna in terms of a Sale Deed dated 16/04/1966, registered as Document No.249/1966-67 Book-, Volume 2565, at Pages 228 to 229, in the Office of the Sub-Registrar, Bangalore North Taluk and his name came to be mutated in the revenue records as owner/ khatedar vide Mutation Register Extract bearing M.R.No.22/2001-02 issued by the Revenue Authorities. After attaining majority Sri.Hanumanthappa made an application before The Tahsildar, Yelahanka Sub-Division, Bangalore North Taluk to delete the word minor in the Pahanies which came to be rectified by Tahsildar vide Order passed in RRT (U) CR 281/2002-03 dated 05/03/2003.

Later the Property measuring 00 Acre 20 Guntas in Sy.No.116/3B came to be owned by owned by B.M.S.Educational Trust.

Note: Documents evidencing the transfer of Property measuring 00 Acre 20 Guntas in Sy.No.116/3B from Sri.Hanumanthappa to B.M.S.Educational Trust.

Common Documents in respect of Properties in Item No.I and II.

Thus, (1) Sri.L.Anantharamaiah became owner of the Property measuring 02 Acres 30 Guntas in Sy.No.56/2. (2) B.M.S.Educational Trust became owner of the Properties measuring (i) 00 Acre 33 Guntas and 03 Guntas of Kharab Land in Sy.No.116/2B, (ii) 01 Acre 01 Guntas in Sy.No.116/3A and (iii) 00 Acre 20 Guntas in Sy.No.116/3B situated at Avalahalli Village.

The said Trust in the process of setting up an educational institution of higher learning for which purpose it was in need of the Property measuring 01 Acre 25 Guntas in Sy.No.56/2 and said Sri.L.Anantharamaiah was using the same and he along with his children viz., (1) Sri.A.Lakshminarayan, (2) Sri.A.Madhusudhan, (3) Sri.A.Srinatha, (4) Sri.A.Jagadeesha, (5) Smt.A.Vanajakshi agreed to convey the same in favour of the Trust in exchange of the Properties measuring (i) 00 Acre 30 Guntas in Sy.No.116/2B, (ii) 00 Acre 12 Guntas in Sy.No.116/3B and (iii) 00 Acre 20 Guntas in Sy.No.116/3A in all measuring 01 Acre 22 Guntas, in order to protect their possession in respect of aforementioned lands they decided to exchange the properties in terms of a Deed of Exchange dated 23/11/2002, registered as Document No.6407/2002-03, in Book-I and stored in C.D.No.YM.51, in the Office of Photo Registrar, Bangalore (U) District, wherein the Property measuring 01 Acre 25 Guntas in Sy.No.56/2 came to be vested with the Trust and the Properties measuring (i) 00 Acre 30 Guntas in Sy.No.116/2B, (ii) 00 Acre 12 Guntas in Sy.No.116/3B and (iii) 00 Acre 20 Guntas in Sy.No.116/3A came to be vested with Sri.L.Anantharamaiah. Thus from the date of exchange, Trust became the owner of the Property the Property measuring 01 Acre 25 Guntas in Sy.No.56/2 and Sri.L.Anantharamaiah became the owner of the said properties in Sy.No.116/2B, 116/3B and 116/3A. And, the name of Sri.L.Anantharamaiah came to be mutated in the revenue records as owner and khatedar in respect of Property bearing Sy.No.116/2B vide Mutation Register Extract bearing M.R.No.H7/2017-18. The remaining portion measuring 01 Acre 05 Guntas in Sy.No.56/2 was retained by Sri.L.Anantharamaiah. The said Trust retained the Properties measuring (i) 00 Acre 03 Guntas in Sy.No.116/2B, (ii) 00 Acre 21 Guntas in Sy.No.116/3A and (iii) 00 Acre 08 Guntas in Sy.No.116/3B were retained by the Trust.

Family Tree of Sri.L.Anantharamaiah issued by The Assistant Tahsildar, Bangalore North (Addl) Taluk is produced and the same confirms that Sri.L.Anantharamaiah married Smt.Nagarathnamma and begot six children namely (1) Sri.Lakshmi Narayana A, (2) Smt.Vanajakshi, (3) Sri.Madhusudana A, (4) Sri.Srikantha A, (5) Sri.Srinatha A, (5) Sri.Jagadish A. The family tree further discloses that (1) Sri.Lakshminarayana A married Smt.Sunitha and begot Sri.Varuna L Bharadwaj, (3) Sri.Madhusudhana A married Smt.Champaka and begot two children Smt.Anuradha M and Sri.Bharani M Bharadwaj, (4) Sri.Srikanth A married Smt.Prathiba and begot a son namely Sri.Prashanth Shanbhog, (5) Sri.Srinath A married Smt.Rajeshwari and begot children Ms.Amulya and Master.Anup, (6) Sri.Jagadish A married Smt.Chaithanya and begot a daughter namely Ms.Anwitha.

Note: Memorandum of Understanding dated 20/12/2013 entered into between Sri.Anantharamaiah and others with M/s.Fortuna Constructions India Pvt. Ltd., is not duly cancelled. Thus, M/s.Fortuna Constructions India Pvt. Ltd., should join as party to the subsequent transaction.

Sri.L.Anantharamaiah filed an Appeal in R.A (YLK) :180/2020 on the file of The Assistant Commissioner, Bengaluru North Sub-Division at Bengaluru against The Tahsildar, Yelahanka, Bengaluru seeking directions to the respondent authority to effect the mutation and transfer the khata in his name in respect of the Properties measuring 00 Acre 12 Guntas in Sy.No.116/3B and 00 Acre 20 Guntas in Sy.No.116/3A of Avalahalli Village and the said Appeal was allowed by The Assistant Commissioner vide his Order dated 18/01/2021. Pursuant to the said Order, the name of Sri.L.Anantharamaiah came to be mutated in the revenue records as owner/ khatedar vide Mutation Register Extract bearing M.R.No.T19/2020-21 issued by the Revenue Authorities.

Thus in the manner stated above, Sri.L.Anantharamaiah started enjoying the Properties measuring (i) 01 Acre 05 Guntas in Sy.No.56/2, (ii) 00 Acre 30 Guntas in Sy.No.116/2B, (iii) 00 Acre 20 Guntas in Sy.No.116/3A and (iv) 00 Acre 12 Guntas in Sy.No.116/3B of Avalahalli Village.

Thereafter, the entire Property measuring 02 Acres 24 Guntas of Cultivable Land including 09 Guntas of Kharab Land in Sy.Nos.116/2A, 116/2B and 116/2C was amalgamated with Sy.No.116/2 and was also recorded in the revenue records vide Mutation register Extract bearing M.R.Nos.T33/2020-21 . Subsequently, as per the Order passed by The Assistant Commissioner in RRT YLK/ 684 2021 dated 06/11/2021, the measurements in column No.2 of the Pahanies in respect of the Property bearing Sy.No.116/2 came to be rectified as per Akarbandh and was recorded in the revenue records vide Mutation Register Extract bearing M.R.No.T21/2021-22 issued by the Revenue Authorities..

Thereafter, the Properties bearing Sy.Nos.56/2, 116/2, 116/3A and 116/3B were subjected to phodi and was bifurcated into portions and the Properties owned by Sri.L.Anantharamaiah was assigned with new Survey Numbers are as follows:

Sl.No.	New Sy.No.	Old Sy.No.	Extent
1.	56/9	56/2	00 Acre 35 Guntas and 04 Guntas of Kharab Land
2.	116/11	(Portion of Old Sy.No.116/2B)	00 Acre 08 Guntas
3.	116/12	(Portion of Old Sy.No.116/2B)	00 Acre 11 Guntas
4.	116/13	(Portion of Old Sy.No.116/2B)	00 Acre 11 Guntas
5.	116/6	(Old Sy.No.116/3A)	00 Acre 20 Guntas
6.	116/5	(Old Sy.No.116/3B)	00 Acre 12 Guntas
Total			02 Acres 17 Guntas and 04 Guntas of Kharab Land

The Properties bearing Sy.Nos.56/9, 116/11, 116/12, 116/13, 116/6, 116/5 in all measuring 02 Acres 17 Guntas collectively referred to as '**Schedule Property**'. The aforesaid Phodi / Re-survey of the properties were also recorded in the revenue records vide Mutation Register Extract bearing M.R.Nos.T36/2020-21, T30/2020-21 and T29/2020-21 issued by the Revenue Authorities.

The said Sri.L.Anantharamaiah secured conversion of the Schedule Property from agricultural purpose to non-agricultural purposes in terms of six Conversion Orders detailed below:

1. Conversion Order dated 26/08/2021 bearing No.238330 issued by The Deputy Commissioner, Bangalore Urban District converted from agricultural purpose to non-agricultural Residential – Layout purposes in respect of Property measuring 00 Acre 35 Guntas in Sy.No.56/2;
2. Conversion Order bearing No.295556 dated 25/02/2022 issued by The Deputy Commissioner, Bangalore Urban District converted from agricultural purpose to non-agricultural Personal Housing – Residential Purposes in respect of Property measuring 00 Acre 08 Guntas in Sy.No.116/11 (Portion of Old Sy.No.116/2B);
3. Conversion Order bearing No.295561 dated 28/02/2022 issued by The Deputy Commissioner, Bangalore Urban District converted from agricultural purpose to non-agricultural Personal Housing – Residential Purposes in respect of Property measuring 00 Acre 11 Guntas in Sy.No.116/12 (Portion of Old Sy.No.116/2B);
4. Conversion Order bearing No.295563 dated 28/02/2022 issued by The Deputy Commissioner, Bangalore Urban District converted from agricultural purpose to non-agricultural Personal Housing – Residential Purposes in respect of the Property measuring 00 Acre 11 Guntas in Sy.No.116/13 (Portion of Old Sy.No.116/2B);
5. Conversion Order bearing No.238332 dated 26/08/2021 issued by The Deputy Commissioner, Bangalore Urban District converted from agricultural purpose to non-agricultural Residential – Layout Purposes in respect of the Property measuring 00 Acre 20 Guntas in Sy.No.116/6 (Portion of Old Sy.No.116/3A); and

6. Conversion Order bearing No.238331 dated 26/08/2021 issued by The Deputy Commissioner, Bangalore Urban District converted from agricultural purpose to non-agricultural Residential – Layout Purposes in respect of the Property measuring 00 Acre 12 Guntas in Sy.No.116/5 (Portion of Old Sy.No.116/3B);

and thereby the Schedule Property ceased to be an agricultural land and became for non-agricultural residential purposes and the said conversion of the Properties were also recorded in the revenue records vide Mutation Register Extract bearing M.R.Nos.T7/2021-22, T63/2021-22, T64/2021-22, T65/201-22, T8/2021-22 and T6/2021-22 issued by the Revenue Authorities.

Thereafter, (1) Sri.L.Anantharamaiah, (2) Sri.A.Lakshminarayana, (2a) Sri.Varun.L, (2b) Sri.Tharun Bharadwaj.L., (3) Sri.A.Madhusudhan, (3a) Ms.Anuradha.M, (3b) Ms.Bharani.M.Bharadwaj, (4) Sri.A.Srikantha also known as Sreekantha.A, (4A) Sri.Prasanth Shanbhog.S, (5) Sri.A.Srinatha also known as Sreenath.A, (5a) Ms.Amoolya Sreenath, (5b) Master.Anoop Sreenath, (6) Sri.Jagadisha.A also known as Jagadish.A, (6a) Ms.Anvitha.J and (7) Smt.A.Vanajakshi being desirous of developing the Schedule Property into 'Residential Apartment Buildings' entrusted the Schedule Property to M/s.Definer Properties Private Limited in terms of a Joint Development Agreement dated 26/09/2022, registered as Document No.8114/2022-23 in Book-I and stored in C.D.No.YAND 1618, in the Office of the Sub-Registrar, Yelahanka, Bengaluru and simultaneously empowered them to develop and also to sell their share of land and buildings in the Schedule Property in terms of General Power of Attorney of even date registered as Document No.YAN-4-00327/2022-23 in Book-IV and stored in C.D.No.YAND 1618, in the Office of the Sub-Registrar, Yelahanka, Bengaluru and the parties to the aforesaid Joint Development Agreement agreed to share the land and built up area in the ratios stipulated therein.

Regarding Revenue Documents with respect to land bearing Sy.No.56/9 (Old Sy.No.56/2), Index of Lands and Record of Right bearing R.R.No.165 issued by the Revenue Authorities reveals the names of Shanbhog Hanumantharayappa, Sri.Lakshmana Rao and Sri.L.Anantharamaiah as owners in respect of Property bearing Sy.No.56/2 during the relevant period of time. Record of Rights bearing No.1069 issued by the Revenue Authorities reveals that Sri.L.Anantharamaiah mortgaged the Larger Property in Item No.I in favour of S.C.S, Avalahalli. No documents evidencing the proof of discharge of the said mortgage is produced, however the Pahanies for the period between 1988-89 and 2020-21 do not reveal the existence of said mortgage and hence there is no other alternative to believe that the said mortgage is duly discharged. Pahanies for the period between 1988-89 and 2020-21 issued by Revenue Authorities reveals the names of Sri.L.Anantha Ramaiah, Sri.G.Nanjunadaiah, Sri.Seenappa, Sri.A.P.Gangadaraiah, Smt.J.R.Padmavathi, B.M.S. Educational Trust as owners and khatedars in respect of their respective portions in Property measuring 02 Acres 30 Guntas and 04 Guntas of Kharab land in Sy.No.56/2 and the same does not reveals any tenancy or other claims in respect of the said property. Pahani for the period 2021-22 issued by the Revenue Authorities reveals the name of Sri.L.Anantha Ramaiah in respect of the Property in Item No.I during the relevant period of time and the same does not reveals any tenancy or other claims in respect of the said property. Mula Tippani issued by Revenue Authorities shows the shape of the Property bearing Sy.No.56.

Regarding Revenue Documents with respect to land bearing Sy.No.116/2A, 116/2B, 116/2, 116/3A, 116/3B, 116/11, 12, 13, 5 and 6, Pahanies for the period from 1988-89 to 2001-02, 2003-04, 2015-16, 2019-20, 2020-21 issued by Revenue Authorities reveals the names of Smt.Doddakka, Sri.Ashwathamma, Sri.K.Mare Gowda, Smt.Puttathayamma, B.M.S. Educational Trust, Sri.L.Anantharamaiah as owners and khatedars in respect of their respective portions in Sy.No.116/2B measuring 00 Acre 33 Guntas and

03 Guntas of Kharab Land during the relevant period of time and the same do not reveals any tenancy or other claims in respect of the said property.

Pahanies for the period 2021-22 issued by the Revenue Authorities reveals the names of Sri.A.Gopala Gowda, Sri.B.Chennappa, Sri.Govindaswamy, Sri.Cheluvaraja, Smt.A.Ramya, B.M.S. Educational Trust, Sri.L.Anantharamaiah, Sri.A.Thimme Gowda, Smt.Jayalakshamma, Smt.Gowramma, Smt.Lakshmiddevamma, Sri.A.Ramachandre Gowda, Sri.R.Chethana as owners and khatedars in respect of their respective portions in the Property measuring 02 Acre 15 Guntas and 09 Guntas of Kharab Land in Sy.No.116/2 during the relevant period of time. Pahani for the period 2021-22 issued by the Revenue Authorities reveals the name of Sri.L.Anantharamaiah as owner/ khatedar in respect of the Property measuring 00 Acre 08 Guntas in Sy.No.116/11 during the relevant period of time. Pahani for the period 2021-22 issued by the Revenue Authorities reveals the name of Sri.L.Anantharamaiah as owner/ khatedar in respect of the Property measuring 00 Acre 11 Guntas in Sy.No.116/12 during the relevant period of time. Pahani for the period 2021-22 issued by the Revenue Authorities reveals the name of Sri.L.Anantharamaiah as owner/ khatedar in respect of the Property measuring 00 Acre 11 Guntas in Sy.No.116/13 during the relevant period of time. Pahanies for the period from 1988-89 to 2002-03, from 2004-05, from 2020-21 issued by Revenue Authorities reveals the names of Sri.Chennappa, Sri.Nanjappa, Smt.Jayamma, Sri.Hanumantharaya, Sri.Channappa, Sri.Ayyanna,B.M.S. Educational Trust as owners and khatedars in respect of their respective portions in Sy.No.116/3A measuring 01 Acre 01 Guntas during the relevant period of time and the same does not reveals any tenancy or other claims in respect of the said property. Pahanies for the period from 1988-89 to 2002-03, from 2003-04, 2020-21 issued by Revenue Authorities reveals the names of Sri.Chikka Annaiah, Sri.Appe Gowda, Sri.Hanumanthappa, B.M.S. Educational Trust as owners and khatedars in respect of their respective portions in Sy.No.116/3B measuring 00 Acre 20 Guntas during the relevant

period of time and the same does not reveals any tenancy or other claims in respect of the said property. Pahani for the period 2021-22 issued by the Revenue Authorities reveals the name of Sri.L.Anantharamaiah as owner/ khatedar in respect of the Property measuring 00 Acre 12 Guntas in Sy.No.116/5 during the relevant period of time. Pahani for the period 2021-22 issued by the Revenue Authorities reveals the name of Sri.L.Anantharamaiah as owner/ khatedar in respect of the Property measuring 00 Acre 20 Guntas in Sy.No.116/6 during the relevant period of time. Tippani shows the shape of the Property bearing Sy.No.116/3. Hissa Survey Tippani issued by Revenue Authorities discloses that the Property bearing Sy.No.116/3 was subjected to phodi and was bifurcated into two portions viz., Sy.No.116/3A and 116/3B. Hissa Mojani and Hissa Survey Tippani issued by the Revenue Authorities discloses that Property bearing Sy.No.116/2 was subjected to phodi and was bifurcated into four portions and the Properties owned by Sri.L.Anantharamaiah were assigned with Sy.Nos.116/11, 116/12 and 116/13 of Avalahalli Village. Pakka Book and Hissa Survey Tippi nai issued by the Revenue Authorities shows the shape of the Properties bearing Sy.Nos,116/11 and others. Hissa Mojini issued by the Revenue Authorities discloses that the Property bearing Sy.No.116/3B was subjected to re-survey and on such re-survey, the Property measuring 00 Acre 12 Guntas owned by Sri.L.Anantharamaiah was assigned with Sy.No.116/5. Atlas issued by the Revenue Authorities shows the shape of the Property bearing Sy.No.116/5. Hissa Mojini issued by the Revenue Authorities discloses that the Property bearing Sy.No.116/3A was subjected to re-survey and on such re-survey, the Property measuring 00 Acre 20 Guntas owned by Sri.L.Anantharamaiah was assigned with Sy.No.116/6. Atlas issued by the Revenue Authorities shows the shape of the Property bearing Sy.No.116/6. Akarbandh shows the measurement of the Properties bearing Sy.No.56/2, 116/3A and 116/3B as per pahanies. Akarbandh shows the measurement of the Properties bearing Sy.Nos.116/11, 116/12 and 116/13 as per pahanies. Akarbandh shows the measurement of the Properties bearing

Sy.Nos.116/5 and 116/6 as per pahanies. Village Map of Avalahalli shows the location of the Properties in Item No.I to II in in the said village.

Encumbrance Certificates for the period from 01/06/1989 to 31/03/2004 issued by the Jurisdictional Sub-Registrar in respect of Property measuring 02 Acres 30 Guntas in Sy.No.56/2 is produced and the same discloses the above referred transaction and further discloses Mortgage Deed dated 11/02/1991 and Deed of Discharge dated 31/01/2002, which is produced for perusal.

Nil encumbrance Certificate for the period from 01/04/2004 to 11/11/2020 issued by Jurisdictional Sub-Registrar in respect of Property measuring 00 Acre 35 Guntas in Sy.No.56/2 is produced.

Encumbrance Certificates for the period from 01/04/1960 to 11/11/2020 issued by the Jurisdictional Sub-Registrar in respect of Properties bearing Sy.No.116/2B, 116/3A and 116/3B are produced and the same discloses the above referred transactions.

Nil encumbrance Certificate for the period from 01/04/2019 to 09/06/2022 issued by Jurisdictional Sub-Registrar in respect of Property measuring 00 Acre 35 Guntas in Sy.No.56/9 is produced

Nil encumbrance Certificates for the period from 01/04/2019 to 09/06/2022 issued by Jurisdictional Sub-Registrar in respect of Property measuring 00 Acre 35 Guntas in Sy.No.56/9 are produced.

However my opinion is subject to production of following documents:

1. Sale Deed dated 01/03/2002, registered as Document No.9171/2001-02 in Book-I, in the Office of the Sub-Registrar, Bangalore (U) Dist., executed by (1) Smt.Jayamma, (2) Sri.Hanumantharayappa, (3) Smt.Chikkamma and (4) Sri.Rajamma in respect of the Property measuring 00 Acre 14 Guntas in Sy.No.116/3A.

2. Documents evidencing the transfer of Property measuring 00 Acre 20 Guntas in Sy.No.116/3B from Sri.Hanumanthappa to B.M.S.Educational Trust.
3. Memorandum of Understanding dated 20/12/2013 entered into between Sri.Anantharamaiah and others with M/s.Fortuna Constructions India Pvt. Ltd., is not duly cancelled. Thus, M/s.Fortuna Constructions India Pvt. Ltd., should join as party to the subsequent transaction.
4. Sale Deed dated 22/03/2003, registered as Document No.13453/2002-03 executed by Sri.Hanumanthappa in favour of B.M.S Educational Trust.
5. Encumbrance Certificate for the period from 01/04/1960 to 31/03/1965 in respect of Property measuring 01 Acre 21 Guntas in Sy.No.116/3.
6. Encumbrance Certificate for the period from 01/04/1960 to 31/03/2004 in respect of the Property bearing Sy.Nos.116/3A and 116/3B reflecting the Sale Deeds purchased by B.M.S Educational Trust.
7. Encumbrance Certificate for the period from 11/11/2020 till date in respect of Properties bearing Sy.No.116/2B, 116/3A and 116/3B.
8. Encumbrance Certificate for the period from 01/01/2021 to 30/04/2022 in respect of the Property bearing Sy.No.116/2.
9. Encumbrance Certificate for the period from 09/06/2022 till date in respect of the Property bearing Sy.No.59/9.
10. Encumbrance Certificate for the period from 09/06/2022 till date in respect of the Properties bearing Sy.Nos.116/11, 12, 13, 116/5 and 116/6.