

Kusuma R. Muniraju • Kusuma Kaushik

B. S. Shankarnarayan • S. Venkateshwara Rao • J. Ravi Sunder • T.K. Thyagaraj • M.S. Sanjeeva Kumar • Geetha H. G. • B. N. Dileep Kumar
 Basavaraj. B.R. • N.L. Maheshwara Prasad • Nupur Kabra Mundhra • Rashmi. H • Amulya Sujit. B

Dt:15/07/2024

M/s.BREN CORPORATION PRIVATE LIMITED,

3rd Floor, Balavana,
 Plot No.61, 5th 'A' Block,
 Koramangala,
 BANGALORE - 560 095.

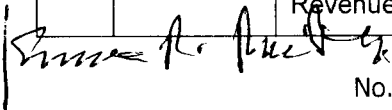
Sir/s,

Sub: Title opinion in respect of all that Converted lands in Sy.Nos.188/1, 188/2, 188/3, 189/2, 189/3, 189/4, 189/5, 189/6, 190/2, 190/3, 190/4, 190/5, 190/6, 190/7, 191/2, 191/3, 191/4 and 193, all situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.

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

SL. NO.	DATE	NATURE OF THE DOCUMENTS
1.	16/05/1958	Certified copy of the Statement filed by Sri. B.K. Govindaraj through his Power of Attorney Holder Sri.D. Sumpath Iengar before the Special Amildar for Abolition of Inams, Tumkur Taluk in charge of Kaggalipura Village, Bangalore.
2.	31/07/1958	Certified copy of the Report filed by the Special Tahsildar for Abolition of Inams, Tumkur District, Tumkur in Mis. Case No. 51.
3.	10/08/1959	Certified copy of an Endorsement issued by the Special Deputy Commissioner, Bangalore, Kolar and Tumkur District in respect of Property at Kaggalipura Village.
:List of documents in respect of Property in Sy.Nos. 188, 189, 190, 191 of Kaggalipura Village:		
4.		Applications filed by Sri.Munipapaiah, Sri. Ramakrishnappa, Sri. Muniraju and Sri. Ramaiah in Form No. 7 before the Land Tribunal, Bangalore South Taluk.
5.	12/06/1979	Certified copy of the Order passed by the Land Tribunal, Bangalore South Taluk in respect of Property in Sy.Nos. 188, 189, 190 and 191 of Kaggalipura Village.
6.	19/11/1986	Certified copy of Form No. 10 issued by the Tahsildar/Special Tahsildar, Bangalore South Taluk in LRF No.3208, 3212, 3400, 3213, 573, 559, 3395/1975-76.
7.		Certified copy of the Sketch issued by the Special Tahsildar, Land Tribunal, Bangalore North Taluk in respect of property at Kaggalipura Village.
8.		Mutation Register Extract bearing M.R. No. 175/1994-95 in respect of Property at Kaggalipura Village.
9.		Mutation Register Extract bearing M.R. No.57/1996-97 issued by the Revenue Authorities in respect of Property at Kaggalipura Village.
10.	19/04/2001	Certified copy of the Sale Deed executed by Sri.Ramaiah and others in favour of Sri.B.Krishna, registered as Document No.683/2001-02, in Book-I and stored in C.D. No. 59, in the Office of the Sub-Registrar, Kengeri, Bangalore.
11.		Mutation Register Extract bearing M.R.No.10/2001-02 issued by the Revenue Authorities.



No.101, "Eden Park",
 Opp. UB City
 20, Vittal Mallya Road
 Bangalore - 560 001
 (Off) 080-22217971
 080-42000249

First Floor,
 Mahaveer Complex
 Kempegowda Road
 Bangalore - 560 009
 (Off) 080-22266383

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e-mail: kusumamuniraju@gmail.com
 Website: www. kusumaadvocates.com

12.	09/04/2001	Certified copy of the Sale Deed executed by Sri.Muniraju and others in favour of Sri.B.Krishna, registered as Document No.245 in Book-I and stored in C.D. No. 58, in the Office of the Sub-Registrar, Kengeri, Bangalore.
13.		Mutation Register Extract bearing M.R. No.12/2001-02 issued by the Revenue Authorities.
14.	17/11/1997	Sale Deed executed by Sri.M.Ramakrishna and others in favour of Smt.A.Sumangala, registered as Document No.9940/1997-98, in Book-I, in the Photo Sub-Registrar, Kengeri, Bangalore (Urban) District.
15.		Mutation Register Extract bearing M.R. No.60/1997-98 issued by the Revenue Authorities.
16.	16/07/2001	Sale Deed executed by Smt.A.Sumangala in favour of Sri.B.Krishna, registered as Document No.4429/2001-02, in Book-I and stored in C.D. No. 66, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore.
17.		Mutation Register Extract bearing M.R. No.88/2002-03 issued by the Revenue Authorities.
18.	19/04/2001	Sale Deed executed by Sri.Venkatarajappa and others in favour of Sri.B.Krishna, registered as Document No.669/2001-02, in Book-I and stored in C.D. No.59, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore.
19.		Mutation Register Extract bearing M.R.13/2001-02 issued by the Revenue Authorities.
20.		Mutation Register Extract bearing M.R.No.35/2001-02 issued by the Revenue Authorities.
21.		Mutation Register Extract bearing M.R. No.20/2004-05 issued by the Revenue Authorities.
22.	15/05/1997	Sale Deed executed by Sri.Nagaraju in favour of Smt.Sumangala, registered as Document No.1626/1997-98, in Book-I, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore.
23.		Mutation Register Extract bearing M.R.No.100/1996-97 issued by the Revenue Authorities.
24.	30/10/2001	Sale Deed executed by Sri.Nagaraju in favour of Sri.B.Krishna, registered as Document No.9750/2001-02, in Book-I and stored in C.D. No. 73, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore.
25.		Mutation Register Extract bearing M.R. No. 87/2002-03 issued by the Revenue Authorities.
26.	15/05/1997	Sale Deed executed by Smt.Ramakka in favour of Smt.A.Sumangala, registered as Document No.1627/1997-98, in Book-I, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore.
27.		Mutation Register Extract bearing M.R. No. 101/1996-97 issued by the Revenue Authorities.
28.	16/12/1996	Will and Testament executed by Smt.Ramakka, registered as Document No.142/1996-97, in Book-III, Volume 14 at pages 191-193, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore.
29.	05/08/1997	Affidavit sworn to by Smt. Yashodamma, Smt. Gowramma and Sri. Gururaju.
30.		Mutation Register Extract bearing M.R. No.42/1997-98 issued by the Revenue Authorities.
31.	21/01/2002	Sale Deed executed by Sri. S.V. Gururaj and others in favour of Sri.B.Krishna, registered as Document No.13594/2001-02, in Book-I and stored in C.D. No. 78, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore.
32.		Mutation Register Extract bearing M.R. No. 17/2002-03 issued by the Revenue Authorities.

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33.	17/01/1994	Will and Testament executed by Sri.Munipapaiah alias Papaiah registered as Document No.234/1993-94, in Book-III Volume 48 at pages 33 – 36, in the Office of the Sub-Registrar, Bangalore City, Jayanagara, Bangalore.
34.		Mutation Register Extract bearing M.R. No. 140/1994-95 issued by the Revenue Authorities.
35.	18/03/1996	Sale Deed executed by Smt.Parvathamma in favour of Smt.Yashodamma, registered as Document No.118/1996-97, in Book-I Volume 1552, at pages 204 – 207, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore.
36.		Mutation Register Extract bearing M.R. No. 68/1996-97 issued by the Revenue Authorities.
37.	18/03/1996	Sale Deed executed by Smt.Parvathamma in favour of Smt.Yashodamma, registered as Document No.117/1996-97 in Book-I, Volume 1555 at pages 118 – 120, in the Office of the Sub-Registrar, Kengeri, Bangalore.
38.		Mutation Register Extract bearing M.R. No. 67/1996-97 issued by the Revenue Authorities.
39.	16/07/2001	Sale Deed executed by Smt.Yashodamma in favour of Sri.B.Krishna, registered as Document No.4432/2001-02, in Book-I and stored in C.D. No. 66, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore.
40.		Mutation Register Extract bearing M.R. No. 44/2001-02 issued by the Revenue Authorities.
41.	09/04/2001	Sale Deed executed by Smt.Yashodamma in favour of Sri.B.Krishna, registered as Document No.242/2001-02 in Book-I and stored in C.D. No.58, in the Office of the Senior Sub-Register, Kengeri, Bangalore.
42.		Mutation Register Extract bearing M.R. No.11/2001-02 issued by the Revenue Authorities.
43.	19/02/2001	Sale Deed executed by Smt.Sumangala in favour of Sri.B.Krishna, registered as Document No.11277/2000-01 in Book-I and stored in C.D. No.54, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore.
44.		Mutation Register Extract bearing M.R. No. 74/2000-01 issued by the Revenue Authorities.
45.	09/04/2001	Rectification Deed executed by Smt. A. Sumangala in favour of Sri.B.Krishna, registered as Document No.257/2001-02, in Book-I and stored in C.D. No. 58, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore.
46.		Mutation Register Extract bearing M.R. No. H60/2016-17 issued by the Revenue Authorities.
47.	10/07/2013	Notification bearing S.O. 2124 (E) issued by Department of Road Transport and Highways in respect of Properties in Sy.Nos., 188 and 191.
48.	11/02/2013	Intimation Letter issued by the Special Land Acquisition Officer and Competent Authority, National Highway – 209, Malavalli, Mandya District in respect of Property in Sy.No. 191.
49.	11/03/2016	Notice issued by the Special Land Acquisition Officer and Competent Authority, National Highway – 209, Malavalli, Mandya District in respect of Property in Sy.No. 188 and 191.
50.	11/03/2016	Final Award Notices issued by the Special Land Acquisition Officer and Competent Authority, National Highway – 209, Malavalli, Mandya District in respect of Property in Sy.No. 188 and 191.
51.	28/04/2017	Revised Final Award Notices issued by the Special Land Acquisition Officer and Competent Authority, National Highway – 209, Malavalli, Mandya District in respect of Property in Sy.No. 188 and 191.
52.		Mutation Register Extract bearing M.R. No.H74/2012-13 issued by the Revenue Authorities.
53.		Mutation Register Extract bearing M.R. No. T23/2016-17 issued by the Revenue Authorities.

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:Documents in respect of Property in Sy.No.193 of Kaggalipura:

54.	12/06/1979	Certified copy of the Order passed by The Land Tribunal, Bangalore South Taluk, Bangalore in Case No. 1128/1974-75 in favour Sri.Govindappa.
55.	16/12/1981	Form No.10 issued by the Special Tahsildar, Bangalore South Taluk, Bangalore in the name of Sri.Govindappa.
56.		Family Tree of Sri.Govindappa issued by the Village Accountant, Kaggalipura Village Panchayath, Bangalore South Taluk.
57.		Inheritance Certificate bearing IHC No. 06/1995-96 issued by the Revenue Authorities.
58.	24/01/1996	Sale Deed executed by Smt.Giriyamma in favour of Smt. Sumangala, registered as Document No.12195/1995-96, in Book-I Volume 1491 at Pages 154 – 157, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore.
59.		Mutation Register Extract bearing M.R. No. 01/1996-97 issued by the Revenue Authorities.

:Common documents:

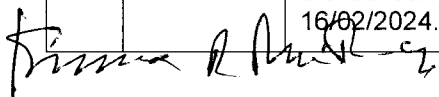
60.		Death Certificate of Sri.B.Krishna issued by the Chief Registrar of Birth and Death.
61.	26/02/2016	Certificate issued by The Deputy Tahsildar, City Circle Hobli, Bangalore South Taluk confirming the Family particulars of Sri. B. Krishna.
62.		Mutation Register Extract bearing M.R. No. H38/2017-18 issued by the Revenue Authorities.
63.		Mutation Register Extracts bearing M.R.No.T7/2019-20, M.R.No.T8/2019-20, M.R. No. H61/2019-20 and M.R.No.H66/2019-20 issued by the Revenue Authorities.
64.	05/08/2019	Joint Development Agreement executed by Smt. V. Revathi and others in favour of M/s.Bren Corporation Private Limited, registered as Document No.3307/2019-20 in Book-I and stored in C.D. No. CMPD372, in the Office of the Additional/Joint Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore.
65.	05/08/2019	General Power of Attorney executed by Smt. V. Revathi and others in favour of M/s.Bren Corporation Private Limited, registered as Document No.206/2019-20 in Book-IV and stored in C.D. No. CMPD372, in the Office of the Additional/Joint Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore.
66.		Mutation Register Extracts bearing M.R. No. T7/2020-21, M.R. No. T44/2020-21, M.R. No. T45/2020-21, M.R. No. T46/2020-21, M.R. No.T47/2020-21, M.R.No.T48/2020-21 and M.R.No.T49/2020-21 issued by the Revenue Authorities.
67.		Mutation Register Extract bearing M.R. No. H90/2021-22 issued by the Revenue Authorities.
68.	09/09/2022	Endorsement issued by The National Highways Authority of India.
69.	14/09/2023	Pahani Rectification Order bearing No. RRT (SU)CR: 117/2023-24 issued by The Assistant Commissioner, South Sub-Division, Bangalore.
70.	11/07/2023	Conversion Order bearing No.501291 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.188/1 of Kaggalipura Village.
71.	11/07/2023	Conversion Order bearing No.501290 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.188/2 of Kaggalipura Village.
72.	11/07/2023	Conversion Order bearing No.501289 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.188/3 of Kaggalipura Village.

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73.	11/07/2023	Conversion Order bearing No.502338 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.189/2 of Kaggalipura Village.
74.	31/12/2020	Conversion Order bearing No. 199869 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.189/3 of Kaggalipura Village.
75.	31/12/2020	Conversion Order bearing No.199870 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.189/4 of Kaggalipura Village.
76.	31/12/2020	Conversion Order bearing No.199868 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.189/5 of Kaggalipura Village.
77.	31/12/2020	Conversion Order bearing No.199871 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.189/6 of Kaggalipura Village.
78.	11/07/2023	Conversion Order bearing No.502337 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.190/2 of Kaggalipura Village.
79.	07/03/2020	Conversion Order bearing No.137286 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.190/3 of Kaggalipura Village.
80.	07/03/2020	Conversion Order bearing No.137280 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.190/4 of Kaggalipura Village.
81.	07/03/2020	Conversion Order bearing No.137281 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.190/5 of Kaggalipura Village.
82.	07/03/2020	Conversion Order bearing No.137185 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.190/6 of Kaggalipura Village.
83.	19/12/2020	Conversion Order bearing No.193418 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.190/7 of Kaggalipura Village.
84.	07/03/2020	Conversion Order bearing No.137298 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.191/2 of Kaggalipura Village.
85.	19/12/2020	Conversion Order bearing No.193417 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.191/3 of Kaggalipura Village.
86.	07/03/2020	Conversion Order bearing No.137299 for Non-agricultural Residential purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.191/4 of Kaggalipura Village.
87.	04/12/2019	Conversion Order bearing No.33210 for Non-agricultural Commercial purpose issued by The Deputy Commissioner, Bangalore Urban District in respect of Property in Sy.No.193 of Kaggalipura Village.
88.	09/10/2023	Release Deed executed by Sri. Shashi Kiran and others in favour of Smt. V. Revathi registered as Document No.ABL-1-08702-2023-24 in Book-I and stored in the centralized data cell in electronic form, in the Office of the Senior Sub-Registrar, Attibele.
89.	09/10/2023	Addendum Agreement executed by Smt. V. Revathi in favour of M/s. Bren Corporation Private Limited registered as Document No.ABL-1-08704-2023-24 in Book-I and stored in the centralized data cell in electronic form, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
90.	09/10/2023	Addendum executed by Smt. V. Revathi in favour of M/s. Bren Corporation Private Limited registered as Document No.ABL-4-00194-2023-24 in Book-IV and stored in the centralized data cell in electronic form, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.

Time & Date

91.		Joint Sketch issued by The Assistant Director of Land Records, Bangalore South Taluk, Bangalore.
:Regarding Revenue Documents:		
92.		Pahanies in respect of Property in Sy.No. 188 for the period between 1970-71 and 2019-20 issued by the Revenue Authorities.
93.		Pahanies in respect of Properties in Sy.Nos. 188/1, 188/2 and 188/3 for the period of 2023-24 issued by the Revenue Authorities.
94.		Mula Tippani in respect of Property in Sy.No. 188 issued by the Revenue Authorities.
95.	09/02/2024	Endorsement issued by Tahsildar, Bangalore South Taluk, Bangalore in respect of Properties in Sy.Nos.188/1, 188/2, 188/3, 188/4 of Kaggalipura Village.
96.		Akarabandh in respect of Property in Sy.No. 188 issued by the Revenue Authorities.
97.		Encumbrance Certificates in respect of Property in Sy.No. 188 issued by the Jurisdictional Sub-Registrar, for the period between 01/04/1979 and 28/06/2023.
98.		Encumbrance Certificates in respect of Properties in Sy.Nos. 188/1, 188/2 and 188/3 issued by the Jurisdictional Sub-Registrar, for the period from 28/01/2022 to 28/12/2023.
99.		Pahanies in respect of Property in Sy.No. 189 for the period between 1970-71 and 2019-20 issued by the Revenue Authorities.
100.		Pahani in respect of Property in Sy.No. 189/1 for the period of 2019-20 issued by the Revenue Authorities.
101.		Pahanies in respect of Properties in Sy.Nos. 189/2, 189/3, 189/4, 189/5 and 189/6 for the period of 2023-24 issued by the Revenue Authorities.
102.		Mula Tippani in respect of Property in Sy.No. 189 issued by the Revenue Authorities.
103.		Hissa Tippani and Pakka Book in respect of Property in Sy.No. 189 issued by the Revenue Authorities.
104.	01/12/2020	Endorsement issued by Tahsildar, Bangalore South Taluk, Bangalore in respect of Properties in Sy.No.189/3, 189/4, 189/5, 189/6 of Kaggalipura Village.
105.	09/02/2024	Endorsement issued by Tahsildar, Bangalore South Taluk, Bangalore in respect of Property in Sy.No.189/2 of Kaggalipura Village.
106.		Akarabandh in respect of Property in Sy.No. 189 issued by the Revenue Authorities.
107.		Encumbrance Certificates in respect of Property in Sy.No. 189 issued by the Jurisdictional Sub-Registrar, for the period between 01/04/1979 and 10/09/2019.
108.		Encumbrance Certificate in respect of Property in Sy.Nos. 189/1 and 189/2 issued by the Jurisdictional Sub-Registrar, for the period between 01/04/2004 and 04/07/2023.
109.		Encumbrance Certificate in respect of Property in Sy.No. 189/2 issued by the Jurisdictional Sub-Registrar, for the period between 09/07/2002 and 14/02/2024.
110.		Encumbrance Certificate in respect of Properties in Sy.Nos. 189/3 and 189/4 issued by the Jurisdictional Sub-Registrar, for the period between 02/10/2020 and 28/12/2023.
111.		Encumbrance Certificate in respect of Property in Sy.No. 189/5 issued by the Jurisdictional Sub-Registrar, for the period between 02/10/2020 and 16/02/2024.
112.		Encumbrance Certificate in respect of Property in Sy.No. 189/6 issued by the Jurisdictional Sub-Registrar, for the period between 20/10/2020 and 16/02/2024.



113.		Pahanies in respect of Property in Sy.No. 190 for the period between 1970-71 and 2019-20 issued by the Revenue Authorities.
114.		Pahanies in respect of Properties in Sy.Nos. 190/2, 190/3, 190/4, 190/5, 190/6 and 190/7 for the period of 2023-24 issued by the Revenue Authorities.
115.		Mula Tippani in respect of Property in Sy.No.190 issued by the Revenue Authorities.
116.		Hissa Tippani and Pakka Book in respect of Property in Sy.No.190 issued by the Revenue Authorities.
117.		Encumbrance Certificate in respect of Property in Sy.No. 190/2 issued by the Jurisdictional Sub-Registrar, for the period between 10/10/2002 and 16/02/2024.
118.		Encumbrance Certificate in respect of Property in Sy.No. 190/3 issued by the Jurisdictional Sub-Registrar, for the period between 03/11/2019 and 16/02/2024.
119.	09/02/2024	Endorsement issued by Tahsildar, Bangalore South Taluk, Bangalore in respect of Properties in Sy.Nos.190/1, 190/2, 190/3, 190/4, 190/5, 190/6 and 190/7 of Kaggalipura Village.
120.		Akarabandh in respect of Property in Sy.No. 190 issued by the Revenue Authorities.
121.		Encumbrance Certificates in respect of Property in Sy.No. 190 issued by the Jurisdictional Sub-Registrar, for the period between 01/04/1979 and 10/09/2019.
122.		Nil Encumbrance Certificates in respect of Properties in Sy.Nos. 190/1 and 190/2 issued by the Jurisdictional Sub-Registrar, for the period between 01/04/2008 and 04/07/2023.
123.		Nil Encumbrance Certificates in respect of Properties in Sy.Nos. 190/2, 190/3 issued by the Jurisdictional Sub-Registrar, for the period between 01/04/2004 and 16/02/2024.
124.		Nil Encumbrance Certificates in respect of Properties in Sy.Nos. 190/4, 190/5 and 190/6 issued by the Jurisdictional Sub-Registrar, for the period between 03/11/2019 and 29/12/2024.
125.		Pahanies in respect of Property in Sy.No. 191 for the period between 1970-71 and 2019-20 issued by the Revenue Authorities.
126.		Pahanies in respect of Properties in Sy.Nos. 191/2, 191/3 and 191/4 for the period of 2023-24 issued by the Revenue Authorities.
127.		Mula Tippani in respect of Property in Sy.No. 191 issued by the Revenue Authorities.
128.	09/02/2024	Endorsement issued by Tahsildar, Bangalore South Taluk, Bangalore in respect of Properties in Sy.Nos.191/1, 191/2, 191/3, 191/4 of Kaggalipura Village.
129.		Akarabandh in respect of Property in Sy.No. 191 issued by the Revenue Authorities.
130.		Encumbrance Certificates in respect of Property in Sy.No. 191 issued by the Jurisdictional Sub-Registrar, for the period between 01/04/1979 and 27/06/2023.
131.		Encumbrance Certificates in respect of Properties in Sy.Nos. 191/2, 191/3 and 191/4 issued by the Jurisdictional Sub-Registrar, for the period between 03/11/2019 and 28/12/2023.
132.		Pahanies in respect of the Property in Sy.No.193 for the period between 1998-99 and 2023-24 issued by the Revenue Authorities.
133.		Mula Tippani in respect of Property in Sy.No. 193 issued by the Revenue Authorities.
134.	09/02/2024	Endorsement issued by Tahsildar, Bangalore South Taluk, Bangalore in respect of Property in Sy.No.193 of Kaggalipura Village.

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135.		Akarabandh in respect of Property in Sy.No.193 issued by the Revenue Authorities.
136.		Encumbrance Certificate in respect of Property in Sy.No. 193 issued by the Jurisdictional Sub-Registrar for the period from 01/04/1979 and 29/12/2023.
137.	07/01/2016	Nil Tenancy Certificate issued by the Tahsildar, Bangalore South Taluk, Bangalore District in respect of Properties in Sy.No. 188 and 191.
138.		Village Map of Kaggalipura Village issued by The Revenue Authorities.
139.	10/07/2019	Endorsement regarding non-availability of Akarabandh in respect of Properties in Sy.Nos. 189/1, 189/2 and 190/1, 190/2 issued by the Revenue Authorities.

DESCRIPTION OF THE PROPERTY:-

ITEM No.1

All that Property measuring 00 Acre 37 $\frac{3}{4}$ Guntas in Sy.No.188 [presently on acquisition and on phodi (re-survey) the extent of the said property measuring (i) 00 Acres 6 $\frac{1}{2}$ Guntas in Sy.No.188/1, (ii) 00 Acres 7 $\frac{3}{4}$ Guntas in Sy.No.188/2 and (iii) 00 Acres 13 $\frac{3}{4}$ Guntas in Sy.No.188/3, in all measuring 00 Acres 28 Guntas, duly converted for Non-agricultural Residential use vide Conversion Orders bearing Nos.501291, 501290 and 501289, all dated 11/07/2023 issued by The Deputy Commissioner, Bangalore Urban District] situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District and bounded by:

East : Properties in Sy.Nos.189/6 and 189/2;
West : Road;
North : Property in Sy.No.187; and
South : Properties in Sy.Nos.191/2, 191/3 and 191/4.

ITEM No.2

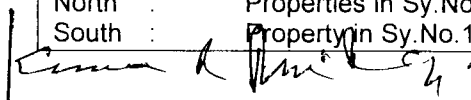
All that Properties measuring (i) 00 Acre 39 Guntas in Sy.No.189/1 and (ii) 00 Acre 08 Guntas in Sy.No.189/2, totally measuring 01 Acre 07 Guntas (01 Acre 09 Guntas as per Sale Deed), [presently on phodi the said property bifurcated into (i) 00 Acre 08 Guntas in Sy.No.189/2 duly converted for Non-agricultural Residential use vide Conversion Order bearing No.502338 dated 11/07/2023 issued by The Deputy Commissioner, Bangalore Urban District, (ii) 00 Acres 10 Guntas in Sy.No.189/3 (Old Sy.No.189/1), (iii) 00 Acres 10 Guntas in Sy.No.189/4 (Old Sy.No.189/1), (iv) 00 Acre 10 Guntas in Sy.No.189/5 (Old Sy.No.189/1) and (v) 00 Acres 11 Guntas in Sy.No.189/6 (Old Sy.No.189/1), in all measuring 01 Acre 09 Guntas, duly converted for Non-agricultural Residential use vide Conversion Orders bearing Nos. 199869, 199870, 199868, 199871, all dated 31/12/2020, issued by the Deputy Commissioner, Bangalore Urban District] situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District and bounded by:

East : Property in Sy.No.189/1;
West : Properties in Sy.Nos.188/1, 188/2 and 188/3;
North : Property in Sy.No.187; and
South : Properties in Sy.Nos.190/2, 190/7, 190/6, 190/5, 190/4 and 190/3.

ITEM No.3

All that Properties measuring (i) 01 Acre 05 Guntas in Sy.No.190/1 and (ii) 00 Acre 08 Guntas in Sy.No.190/2, totally measuring 01 Acre 13 Guntas (1 Acre 18 Guntas as per Sale Deed), [presently on acquisition and on phodi (re-survey) the extent of the said property measuring (i) 00 Acre 09 Guntas in Sy.No.190/2, duly converted for Non-agricultural Residential use vide Conversion Order bearing No.502337 dated 11/07/2023 issued by The Deputy Commissioner, Bangalore Urban District, (ii) 00 Acres 12 Guntas in Sy.No.190/3 (Old Sy.No.190/1), (iii) 00 Acres 12 Guntas in Sy.No.190/4 (Old Sy.No.190/1), (iv) 00 Acre 13 Guntas in Sy.No.190/5 (Old Sy.No.190/1), (v) 00 Acres 08 Guntas in Sy.No. 190/6 (Old Sy.No.190/1) and (vi) 00 Acres 06 Guntas in Sy.No. 190/7 (Old Sy.No.190/1), in all measuring 01 Acre 20 Guntas, duly converted for Non-agricultural Residential use vide Conversion Orders bearing Nos.137286, 137280, 137281, 137185 and 193418, all dated 07/03/2020 and 19/12/2020 issued by The Deputy Commissioner, Bangalore Urban District] situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District and bounded by:

East : Property in Sy.No.190/1;
West : Property in Sy.No.191/4;
North : Properties in Sy.Nos.189/2, 189/3, 189/4, 189/5 and 189/6; and
South : Property in Sy.No.195.



ITEM No.4

All that Property measuring 01 Acre 12 ½ Guntas in Sy.No.191, [presently on acquisition and on phodi (re-survey) the extent of the said property measuring (i) 00 Acres 15 Guntas in Sy.No.191/2, (ii) 00 Acres 06 Guntas in Sy.No.191/3 and (iii) 00 Acres 24 Guntas in Sy.No.191/4, in all measuring 01 Acre 05 Guntas, duly converted for Non-agricultural Residential use vide Conversion Orders bearing Nos.137298, 193417 and 137299, dated 07/03/2020 and 19/12/2020 issued by The Deputy Commissioner, Bangalore Urban District], situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District and bounded by:

East : Property in Sy.No.190/2;
 West : Road;
 North : Property in Sy.No.188/3; and
 South : Halla and Property in Sy.No.193.

ITEM No.5

All that Property measuring 00 Acre 22 Guntas in Sy.No.193 [presently on acquisition and on phodi (re-survey) the extent of the said property measuring 00 Acre 09 Guntas in Sy.No.193, duly converted for Non-agricultural Commercial use vide Conversion Order bearing No.33210 dated 04/12/2019 issued by The Deputy Commissioner, Bangalore Urban District] situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District and bounded by:

East : Property in Sy.No.195;
 West : Kanakapura Main Road;
 North : Halla and Properties in Sy. Nos.191/2, 191/3 and 191/4; and
 South : Property in Sy.No.194.

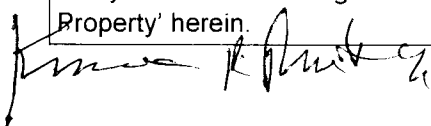
SOURCE OF TITLE:

The above properties will be hereinafter referred to as '**Schedule Property**' for convenience.

After the enactment of Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 (hereinafter referred to as 'Act') Kaggalipura Village was notified as an Inam Village. Subsequently, one Sri. B.K. Govindaraj, then minor represented by his mother Smt. B.V. Kamala Krishna Iengar (represented through her Special Power of Attorney Holder Sri. D. Sumpath Iengar), filed an application before The Special Amildar for Abolition of Inams, Tumkur Taluk in charge of Kaggalipura Village, Bangalore South Taluk seeking occupancy rights in respect of the Properties measuring (i) 01 Acre 08 Guntas in Sy.No.188, (ii) 01 Acre 18 Guntas in Sy.No.189, (iii) 01 Acre 32 Guntas in Sy.No.190, (iv) 01 Acre 16 Guntas in Sy.No.191 and (v) 00 Acre 22 Guntas in Sy.No.193 of Kaggalipura Village, which are together referred to as 'Larger Property' for convenience.

On receiving the Report dated 31/07/1958 issued by The Special Tahsildar for Abolition of Inams, Tumkur District, Tumkur, The Special Deputy Commissioner for Abolition of Inams, Bangalore re-granted the Larger Property along with other properties in favour of Sri. B.K. Govindaraj vide Order passed in Case No.51 and registered his name as an occupant under Section 9 of the said Act and occupancy rights were conferred upon him vide Endorsement dated 10/08/1959 and land revenue on the said land was assessed in the name of Sri. B.K. Govindaraj as seen from the Pahanies and thus from the date of re-grant, Sri. B.K. Govindaraj started enjoying the Schedule Property as owner and his name came to be mutated in the revenue records as owner as evident from the Pahanies issued by the Revenue Authorities.

The Property in Item No.1 formed portion of Property measuring 01 Acre 08 Guntas and 01 Gunta of Kharab land in Sy.No.188. The Property in Item No. 2 formed portion of Property measuring 01 Acre 18 Guntas in Sy.No.189. The Property in Item No.3 formed portion of Property measuring 01 Acre 32 Guntas, later ascertained as 01 Acre 23 Guntas in Sy.No.190. The Property in Item No.4 formed portion of Property measuring 01 Acre 16 Guntas in Sy.No.191. The Property in Item No.5 forming portion of Property measuring 00 Acre 22 Guntas in Sy.No.193. The Larger Extents in Sy.Nos.188, 189, 190, 191 and 193 are the 'Larger Property' herein.



Properties in Item Nos. 1 to 4 in Sy.Nos. 188, 189, 190 and 191:

The children of one Sri.Munivenkatappa, namely (1) Sri.Muniraju, (2) Sri. Ramaiah, (3) Sri. M. Ramakrishnappa, (4) Sri. Venkatarajappa and (5) Sri. Munipapaiah (son of Sri. Nagappa) who were in possession of the Larger Property in Item Nos. 1 to 4 viz., Sy.Nos. 188, 189, 190 and 191 of Kaggalipura Village were cultivating the lands as tenants by paying the Geni/Rent to the landlord Sri. B.K. Govindaraju. They filed applications in Form No.7 before The Land Tribunal, Bangalore South Taluk, Bangalore under Karnataka Land Reforms Act, 1961 seeking occupancy rights in their favour in respect of the Larger Property.

On receipt of the aforesaid applications, The Land Tribunal, Bangalore South Taluk initiated the proceedings in respect of the same in Case bearing LRF Nos. 3208/1975-76 (573/1974-75), 3212/1975-76 (559/1974-75), 3400/1975-76, 3213/1975-76 and 3395/1975-76 respectively. The respondent/landlord namely Sri. B.K. Govindaraju had not appeared before the Tribunal even after service of notice issued by the said Tribunal. After enquiry, the said Land Tribunal on 12/06/1979 registered the names of (1) Sri.M. Ramakrishnappa, (2) Sri.Venkatarajappa, (3) Sri.Ramaiah, (4) Sri.Muniraju, (5) Sri. Munipapaiah, (6) Sri. Nagaraju and (7) Sri.Venkatappa

as occupants of the said Larger Property in Sy.Nos. 188, 189, 190 and 191 under Sections 61 and 45 of Karnataka Land Reforms Act, 1961. The Tribunal further held that (1) Sri.M. Ramakrishnappa, (2) Sri.Venkatarajappa, (3) Sri.Ramaiah, (4) Sri.Muniraju are together entitled for half share in the said Properties and other occupants namely (1) Sri.Munipapaiah, (2) Sri. Nagaraja and (3) Sri.Venkatappa are together entitled for remaining half share in the said Properties as per their possession and cultivation and accordingly each of the occupants started enjoying the Larger Property in Sy.Nos. 188, 189, 190 and 191 as owners thereof. It is to be noted that in Certificate of Registration of Tenants in Form - 10 dated 19/11/1986 issued by The Tahsildar/Special Tahsildar, the name of the village is shown as Talagattapura instead of Kaggalipura. It is presumed that the same is an error crept therein, taking into account the order of the aforesaid Land Tribunal and the mutation in the revenue records.

A Sketch in the aforesaid matter issued by The Special Tahsildar, Land Tribunal, Bangalore North Taluk in respect of Larger Property in Sy.Nos. 188, 189, 190 and 191 is given, confirming the allotment/distribution of lands between the occupants in each survey numbers as per the aforesaid Tribunal order is as detailed in the table herein below:

Sl. No.	Name	Sy.Nos.	Block Nos.	Extent (A-G)
1.	Sri.Ramaiah	188	1	00-09
			6	00-05
		189	1	00-08
		190	1	00-08
		191	5	00-05
			Total	00-35
2.	Sri.Munirajappa	188	2	00-07
			5	00-08
		189	-	-
		190	-	-
		191	4	00-11
			Total	00-26
3.	Sri.Ramakrishnappa	188	3	00-10
		189	5	00-10
		190	-	-
		191	-	-
			Total	00-20
4.	Sri.Venkatarajappa	188	4	00-10
		189	6	00-09
		190	6	00-12
		191	-	-
			Total	00-31
5.	Sri.Nagaraju	188	-	-
		189	2	00-10
		190	2	00-13
		191	3	00-12
			Total	00-35

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6.	Smt.Ramakka	188	-	-
		189	3	00-10
		190	3	00-13
		191	2	00-12
			Total	00-35
7.	Sri.Munipapaiah	188	-	-
		189	4	00-11
		190	5	00-12
		191	1	00-16
			Total	00-39

Since the date of the aforesaid order and allotments, Sri. M. Ramakrishnappa, Sri. Venkatarajappa, Sri. Ramaiah, Sri. Muniraju, Sri. Munipapaiah, Sri. Nagaraja alias Nagaraju and Smt. Ramakka (since her husband Sri. Venkatappa had died, she inherited the property held by her husband) started enjoying their respective portions in the Larger Property in Sy.Nos. 188, 189, 190 and 191 as shown in the aforesaid sketch. The name of Sri.Muniraju came to be mutated in the revenue records in respect of his portion in Larger Property vide Mutation Register Extract bearing M.R.No.175/1994-95 and the names of Sri. Ramaiah and Sri.Nagaraju came to be mutated in the revenue records in respect of their respective portions in Larger Property vide Mutation Register Extract bearing M.R. No. 57/1996-97. I am not made available with the Mutation Register Extract in the names of other owners.

It is to be noted that the extent of the Property in Sy.No.190 is shown as 01 Acre 32 Guntas as per the handwritten pahanies and Form No. 7 filed before the Tribunal and also in the Order passed by the Land Tribunal. Subsequently the pahanies disclose the extent of the said Property as 01 Acre 23 Guntas. Further, the property allotted in favour of the aforesaid occupants in total measures 01 Acre 18 Guntas and there is no clarity in the said sketch as to whom the another portion of property measuring 14 Guntas (Block – 4) in the same survey number was allotted. It is further relevant to note that Sri. M. Ramakrishnappa was not allotted any portion in Sy.No.190 as evident from the aforesaid sketch and in the same sketch, in the column of Property measuring 14 Guntas in Sy.No.190, no name is mentioned and there is no clarity on the same as discussed above. After considering the fact that on later date the entire Property in Sy.No.190 came to be owned by Sri. B. Krishnappa as discussed herein below, there is no option than to presume that the said portion of Property measuring 14 Guntas in Sy.No.190 deemed to have been allotted to Sri. Ramakrishanappa and he sold the same in favour of Smt. A. Sumangala which is discussed herein below.

As discussed above, Sri.Ramaiah became the owner in respect of Properties measuring (i) 14 Guntas in Sy.No.188 (Block-1 and 6), (ii) 08 Guntas in Sy.No.189 (Block-1), (iii) 08 Guntas in Sy.No.190 (Block-1) and (vi) 05 Guntas in Sy.No. 191 (Block-5), in all measuring 00 Acres 35 Guntas. The said Sri. Munirajappa became the owner in respect of Properties measuring (i) 15 Guntas in Sy.No.188 (Block-2 and 5), (ii) 11 Guntas in Sy.No.191 (Block-4), in all measuring 00 Acres 26 Guntas. The said Sri. Ramakrishnappa became the owner in respect of Properties measuring (i) 10 Guntas in Sy.No.188 (Block-3) and (ii) 10 Guntas in Sy.No.189 (Block-5), in all measuring 00 Acres 20 Guntas. The said Sri.Venkatarajappa became the owner in respect of Properties measuring (i) 10 Guntas in Sy.No.188 (Block-4), (ii) 09 Guntas in Sy.No. 189 (Block-6) and (iii) 12 Guntas in Sy.No.190 (Block-6), in all measuring 00 Acres 31 Guntas. The said Sri.Nagaraju became the owner in respect of Properties measuring (i) 10 Guntas in Sy.No.189 (Block-2), (ii) 13 Guntas in Sy.No. 190 (Block-2) and (iii) 12 Guntas in Sy.No.191 (Block-3), in all measuring 00 Acres 35 Guntas. The said Smt.Ramakka became the owner in respect of Properties measuring (i) 10 Guntas in Sy.No.189 (Block-3), (ii) 13 Guntas in Sy.No. 190 (Block-3) and (iii) 12 Guntas in Sy.No.191 (Block-2), in all measuring 00 Acres 35 Guntas. The said Sri. Munipapaiah became the owner in respect of Properties measuring (i) 11 Guntas in Sy.No.189 (Block-4), (ii) 12 Guntas in Sy.No.190 (Block-5) and (iii) 16 Guntas in Sy.No.191 (Block-1), in all measuring 00 Acres 39 Guntas. It is not made known what happened to the remaining portion of Property measuring 00 Acre 05 Guntas (on considering the land measuring 01 Acre 23 Guntas) in Sy.No.190.

Properties owned by Sri.Ramaiah:

The aforesaid Sri.Ramaiah along with his wife (1) Smt. Muniyamma and his children namely (2) Smt. R. Premamma, (3) Smt. R. Sharadamma, (4) Smt. R. Pushpa, (5) Smt. R. Nagarathna, (6) Sri. R. Srinivas, (7) Sri. R. Balakrishna and (8) Smt. R. Manjula sold their respective portion of

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Larger Property measuring 35 Guntas in Sy.Nos. 188, 189, 190 and 191 in favour of Sri.B.Krishna in terms of a Sale Deed dated 19/04/2001, registered as Document No.683/2001-02 in Book-I and stored in C.D. No.59, in the Office of the Sub-Registrar, Kengeri, Bangalore and since then Sri.B.Krishna started enjoying the said portion of land as owner and the revenue records came to be mutated in his name vide Mutation Register Extract bearing M.R.No.10/2001-02. The said Mutation Register Extract bearing M.R. No.10/2001-02 discloses the entry of property measuring 00 Acre 22 Guntas in Sy.No.193, even though the said property was not transferred under the Sale Deed dated 19/04/2001. The same is an error crept therein and the Property in Sy.No.193 was never owned by Sri. Ramaiah and the same is discussed separately herein below.

Properties owned by Sri.Muniraju also known as Munirajappa:

The aforesaid Sri.Muniraju also known as Munirajappa along with his wife (1) Smt. Premamma and his children namely (2) Smt. Shanthamma, (3) Sri. S.M. Jagannath, (4) Sri. S.M. Suresh Kumar, (5) Sri. S.M. Dharmaveer and (6) Smt. S.M. Lepakshi sold their respective portions of Larger Property measuring 26 Guntas in Sy.Nos. 188 and 191 in favour of Sri.B.Krishna in terms of a Sale Deed dated 09/04/2001, registered as Document No.245/2001-02 in Book-I and stored in C.D. No. 58, in the Office of the Sub-Registrar, Kengeri, Bangalore and since then Sri. B. Krishna started enjoying the said portion of land as owner and the revenue records came to be mutated in his name vide Mutation Register Extract bearing M.R.No.12/2001-02. I am not made available with Family Tree of Sri.Muniraju.

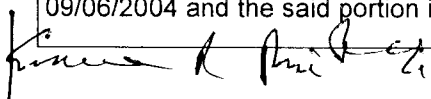
Properties owned by Sri. M. Ramakrishnappa:

The aforesaid Sri. M. Ramakrishnappa along with his children namely (1) Sri. R. Nagaraju, (2) Sri. R. Narayanappa, (3) Sri. R. Gopalakrishna and (4) Sri. R. Lakshminarayana sold his portion of Larger Property measuring 20 Guntas and also the Property measuring 12 Guntas in Sy.No.190, in all measuring 32 Guntas in favour of Smt.A.Sumangala in terms of a Sale Deed dated 17/11/1997, registered as Document No.9940/1997-98 in Book-I, in the Office of the Photo Sub-Registrar, Kengeri, Bangalore (Urban) District and since then Smt. A. Sumangala started enjoying the said portion of land as owner and the revenue records came to be mutated in her name vide Mutation Register Extract bearing M.R.No.60/1997-98. I am not made available with Family Tree of Sri. M. Ramakrishnappa. Out of the total extent purchased by Smt. A. Sumangala, she sold the Property measuring 10 Guntas in Sy.No.189 and 12 Guntas in Sy.No.190, in all measuring 22 Guntas in favour of Sri. B. Krishna in terms of a Sale Deed dated 16/07/2001, registered as Document No. 4429/2001-02 in Book-I and stored in C.D. No. 66, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore and since then Sri. B. Krishna started enjoying the said portion of properties measuring 22 Guntas as owner and the revenue records came to be mutated in his name vide Mutation Register Extract bearing M.R. No. 88/2002-03. The said Smt. A. Sumangala retained the remaining portion of property measuring 10 Guntas in Sy.No.188.

Properties owned by Sri. Venkatarajappa:

The aforesaid Sri. Venkatarajappa along with his wife by name (1) Smt. Puttamma and his children namely (2) Smt. V. Chandramma, (3) Sri. V. Devaraja, (4) Smt. V. Vijayamma, (5) Smt. V. Indramma, (6) Sri. V. Muniraju and (7) Smt. V. Dhanalakshmi sold Property measuring 10 Guntas in Sy.No.188 out of his portion of Larger Property in favour of Sri. B. Krishna in terms of a Sale Deed dated 19/04/2001, registered as Document No.669/2001-02 in Book-I and stored in C.D. No.59, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore and since then Sri. B. Krishna started enjoying the said portion of land as owner and the revenue records came to be mutated in his name vide Mutation Register Extracts bearing M.R.Nos.13/2001-02 and 35/2001-02. I am not made available with Family Tree of Sri. Venkatarajappa.

As evident from the Mutation Register Extract bearing M.R. No. 20/2004-05 issued by the Revenue Authorities, the said Sri.Venkatarajappa sold his remaining portion of Larger Property measuring (i) 09 Guntas in Sy.No.189/1 and (ii) 12 Guntas in Sy.No.190/1 sold in favour of one Sri. S.P. Mallesh and Smt.Vani in terms of a Sale Deed dated 09/06/2004 registered as Document No. 8505/2004-05. I am not made available with the said Sale Deed dated 09/06/2004 and the said portion is not subject property in this opinion.



Properties owned by Sri.Nagaraju:

The aforesaid Sri.Nagaraju sold property measuring 12 Guntas in Sy.No. 191 in favour of Smt.A.Sumangala in terms of a Sale Deed dated 15/05/1997, registered as Document No.1626/1997-98 in Book-I, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore and since from the date of sale made in her favour, Smt. A.Sumangala started enjoying the said portion of property in Sy.No.191 as owner and the revenue records came to be mutated in her name vide Mutation Register Extract bearing M.R. No.100/1996-97.

Later the said Sri. Nagaraju also sold his remaining properties measuring 10 Guntas in Sy.No.189 and 13 Guntas in Sy.No.190, in all measuring 23 Guntas in favour of Sri. B. Krishna, in terms of a Sale Deed dated 30/10/2001, registered as Document No.9750/2001-02, in Book-I and stored in C.D. No. 73, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore. It is seen that the wife and children of Sri. Nagaraju namely Smt. Padmavathi, Smt. Anjinamma, Smt. Lakshamma and Smt. Rathamma have affixed their signatures as Consenting Witnesses to the said Sale Deed and since then Sri. B. Krishna started enjoying the said portion of land as owner and the revenue records came to be mutated in his name vide Mutation Register Extract bearing M.R.No.87/2002-03.

Properties owned by Smt. Ramakka:

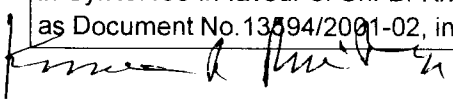
The aforesaid Smt.Ramakka sold property measuring 12 Guntas in Sy.No.191 in favour of Smt. A. Sumangala, in terms of a Sale Deed dated 15/05/1997 registered as Document No.1627/1997-98 in Book-I in the Office of the Senior Sub-Registrar, Kengeri, Bangalore and since then Smt. A. Sumangala started enjoying the said property as owner and her name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.101/1996-97.

The aforesaid Smt.Ramakka later died testate leaving behind her Will and Testament dated 16/12/1996, registered on 18/12/1996 as Document No. 142/1996-97 in Book-III Volume 14 at pages 191-193, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore, wherein she bequeathed her remaining properties measuring 10 Guntas in Sy.No.189 and 13 Guntas in Sy.No.190 in favour of her sons namely Sri.Suresh and Sri.Lokesh. As evident from the recitals in Will dated 16/12/1996, Smt.Ramakka had five sons namely (1) Sri. Munivenkatappa, (2) Sri. Murthy alias Ramachandrappa, (3) Sri. Gururaju, (4) Sri. Suresh and (5) Sri. Lokesh and three daughters namely (6) Smt. Muttamma, (7) Smt. Venkatamma and (8) Smt. Nagamma alias Rathamma.

Amongst the sons of Smt.Ramakka, two sons namely Sri. Munivenkatappa, Sri. Ramachandrappa alias Murthy died intestate leaving behind them, their respective wives namely Smt. Yashodamma and Smt. Gowramma as their heirs. The said (1) Smt. Yashodamma and (2) Smt. Gowramma and one of the son of Smt. Ramakka by name (3) Sri. Gururaj have confirmed the Will dated 16/12/1996 executed by Smt. Ramakka, by way of an Affidavit dated 05/08/1997 and also state that they have no objection to mutate the revenue records in respect of Property measuring 10 Guntas in Sy.No.189 and 13 Guntas in Sy.No.190 in the names of two of her sons namely the aforesaid Sri.Suresh and Sri.Lokesh as per the aforesaid Will.

Upon demise of Smt. Ramakka, her aforesaid Will came into effect and the legatees namely Sri.Suresh and Sri.Lokesh succeeded the properties measuring 10 Guntas in Sy.No.189 and 13 Guntas in Sy.No.190 as owners thereof and their names came to be mutated in the revenue records vide Mutation Register Extract bearing M.R. No. 42/1997-98. The other legal heirs of Sri.Venkatappa and Smt. Ramakka have recognised impliedly the aforesaid bequest to Sri. Suresh and Sri. Lokesh and the same is also evidenced by the said Mutation Register Extract. I am made known by your executives that as on date, no claim was ever made by the remaining legal heirs of Sri. Venkatappa and Smt. Ramakka. Any claim as on date is time barred in view of the transactions that are taken place in respect of the aforesaid lands.

Subsequently, (1) Sri. S.V. Gururaj, (2) Sri. S.V. Suresh, (3) Sri. S.V. Lokesh, (4) Smt. Yashodamma (wife of Sri. S.V. Munivenkatappa) and (5) Smt. Gowramma (wife of Sri.Ramachandra Murthy) sold the properties measuring 10 Guntas in Sy.No.189 and 13 Guntas in Sy.No.190 in favour of Sri. B. Krishna in terms of a Sale Deed dated 21/01/2002, registered as Document No.13594/2001-02, in Book-I and stored in C.D. No. 78, in the Office of the Senior



Sub-Registrar, Kengeri, Bangalore and since then Sri.B.Krishna started enjoying the said portion of property as owner and the revenue records came to be mutated in his name vide Mutation Register Extract bearing M.R. No. 17/2002-03.

Property owned by Sri.Munipapaiah:

The aforesaid Sri.Munipapaiah died testate on 07/06/1995 leaving behind him, his Will and Testament dated 17/01/1994, registered as Document No.234/1993-94 in Book-III Volume 48 at Pages 33 to 36 in the Office of the Sub-Registrar, Bangalore City, Jayanagara, wherein he bequeathed the properties measuring (i) 11 Guntas in Sy.No.189, (ii) 12 Guntas in Sy.No.190 and (iii) 16 Guntas in Sy.No.191 in favour of his daughter by name Smt.Parvathamma alias Prema. It is recited in the said Will that he had no other legal heirs to succeed to his estate. Upon demise of Sri. Munipapaiah his Will came into effect and the legatee Smt.Parvathamma alias Prema succeeded to the said properties as owner thereof and her name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No. 140/1994-95.

Thereafter, Smt.Parvathamma sold the properties measuring (i) 11 Guntas in Sy.No.189, (ii) 12 Guntas in Sy.No.190 and (iii) 16 Guntas in Sy.No.191 in favour of Smt.Yashodamma in terms of two Sale Deeds detailed below:

1. Sale Deed dated 18/03/1996, registered as Document No.118/1996-97, in Book-I Volume 1552, at Pages 204 to 207, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore in respect of properties measuring 11 Guntas in Sy.No. 189 and 12 Guntas in Sy.No. 190; and
2. Sale Deed dated 18/03/1996, registered as Document No.117/1996-97, in Book-I Volume 1555, at pages 118 – 120, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore in respect of property measuring 16 Guntas in Sy.No. 191.

since from the date of purchase, Smt.Yashodamma started enjoying the said portion of land in Sy.Nos.189, 190 and 191 as owner and the revenue records came to be mutated in her name vide Mutation Register Extracts bearing M.R. No. 68/1996-97 and M.R.No.67/1996-97. The children of Smt.Parvathamma namely Sri.Srinivas and Smt.K.Kumari have affixed their signatures as Consenting Witnesses to the aforesaid Sale Deeds dated 18/03/1996.

Subsequently, the said Smt.Yashodamma also sold the properties measuring (i) 11 Guntas in Sy.No.189, (ii)12 Guntas in Sy.No.190 and (iii) 16 Guntas in Sy.No.191 in favour of Sri.B.Krishna in terms of two Sale Deeds detailed below:

1. Sale Deed dated 16/07/2001, registered as Document No.4432/2001-02 in Book- I and stored in C.D. No. 66, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore in respect of properties measuring 11 Guntas in Sy.No. 189 and 12 Guntas in Sy.No. 190; and
2. Sale Deed dated 09/04/2001, registered as Document No.242/2001-02, in Book-I and stored in C.D. No.58, in the Office of the Senior Sub-Registrar, Jayanagara (Kengeri), Bangalore, in respect of property measuring 16 Guntas in Sy.No.191.

since from the date of purchase, Sri. B. Krishna started enjoying the said portion of land in Sy.No.189, 190 and 191 as owner and the revenue records came to be mutated in his name vide Mutation Register Extracts bearing M.R.Nos. 44/2001-02 and M.R.No.11/2001-02.

Thus in the manner stated above, **Sri. B. Krishna** became the owner in respect of Properties measuring (i) 14 Guntas, 15 Guntas and 10 Guntas, in all measuring 39 Guntas in Sy.No.188, (ii) 08 Guntas, 10 Guntas, 10 Guntas, 10 Guntas and 11 Guntas, in all measuring 01 Acre 09 Guntas in Sy.No.189, (iii) 08 Guntas, 12 Guntas, 13 Guntas, 13 Guntas and 12 Guntas, in all measuring 01 Acre 18 Guntas in Sy.No.190 and (vi) 05 Guntas, 11 Guntas and 16 Guntas, in all measuring 32 Guntas in Sy.No. 191. **Smt. A. Sumangala** became the owner in respect of Properties measuring (i) 10 Guntas in Sy.No.188, (ii) 12 Guntas and 12 Guntas, in all measuring 24 Guntas in Sy.No.191. **Sri. Mallesh and Smt. Vani** became the owners in respect of Properties measuring (i) 09 Guntas in Sy.No. 189 and (ii) 12 Guntas in Sy.No.190 of Kaggalipura Village.

Property in Item No.5 measuring 00 Acre 22 Guntas in Sy.No. 193:

Sri.Govindappa (son of Sri.Muniyappa) who was in possession of the Larger Property in Sy.No. 191 of Kaggalipura Village and was cultivating the same as tenant by paying the Geni to the landlord Sri. B.K. Govindaraju, has filed an application in Form No. 7 under the Provisions of the Karnataka Land Reforms Act 1961 before the Land Tribunal, Bangalore South Taluk, Bangalore seeking occupancy rights in respect of the said Property.

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On receipt of the aforesaid application, The Land Tribunal, Bangalore South Taluk had initiated the proceedings in respect of the same in Case bearing No.1128/1974-75. The respondent/landlord namely Sri. B.K. Govindaraju did not appear before the Tribunal even after service of notice issued by the said Tribunal. After enquiry, the said Land Tribunal on 12/06/1979 registered the name of Sri.Govindappa as the occupant of the said Larger Property in Sy.No.193. A Certificate of Registration of Tenants in Form -10 dated 16/12/1981 issued by The Special Tahsildar, Bangalore South Taluk in favour of Sri.Govindappa as occupant in respect of Property in Item No.5 herein, subject to the condition of non-alienation for fifteen years from the date of such registration. Thus, from the date of said order, Sri.Govindappa started enjoying the Larger Property in Item No. 5 as owner. I am not made available with Mutation Register Extract in the name of Sri.Govindappa in respect of Property in Sy.No.193.

Later, the said Sri.Govindappa died intestate leaving behind him, his wife Smt. Giriamma and his children namely (1) Sri. Muniyappa, (married Smt. Bhagyamma and begot children namely Smt.Sumalatha and Sri.Govindaraju), (2) Smt. Anjinamma, (3) Sri. Kumar, (5) Sri. Nanjappa and (6) Sri. Rajashekar to succeed to his estates including the Larger Property in Item No. 5 herein. Family Tree of Sri. Govindappa issued by the Village Accountant, Kaggalipura Village Panchayath is produced.

After the demise of Sri.Govindappa, the Property in Sy.No.193 was succeeded by his abovenamed wife and children and the name of Smt.Giriamma came to be mutated in the revenue records vide Inheritance Certificate bearing IHC No. 06/1995-96. However, I am not made available with Death Certificate of Sri. Govindappa.

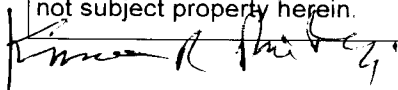
Subsequently, Smt.Giriamma sold the Lager Property in Item No 5 in favour of Smt.Sumangala in terms of a Sale Deed dated 24/01/1996, registered as Document No.12195/1995-96 in Book-I Volume 1491 at Pages 154 to 157, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore and the sons of Smt.Giriamma namely Sri.Muniyappa, Sri.Kumar, Sri.Nanjappa and Sri.Rajashekar have executed the aforesaid sale deed as Consenting Witnesses consenting for the sale in favour of the Purchaser therein. From the date of sale, Smt.Sumangala started enjoying the Larger Property in Item No. 5 as owner and her name came to be mutated in the revenue records as owner vide Mutation Register Extract bearing M.R.No.1/1996-97. Admittedly no claim has been made from said children even after lapse of 28 years as informed by your executives. Taking into consideration of the aforesaid facts there is no alternative than to accept the title of the said buyer. In spite of the above, any claim from the children of Smt. Giriamma on title is time barred and can be effectively defended.

The said Smt. A. Sumangala being the owner of Properties measuring (i) 10 Guntas in Sy.No.188, (ii) 12 Guntas and 12 Guntas, in all measuring 24 Guntas in Sy.No.191 and (iii) 22 Guntas in Sy.No.193, in all measuring 01 Acre 16 Guntas, sold the same in favour of the aforesaid Sri.B.Krishna in terms of a Sale Deed dated 19/02/2001, registered as Document No.11277/2000-01 in Book-I and stored in C.D. No.54, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore and since then Sri.B. Krishna started enjoying the same as owner thereof and his name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No. 74/2000-01.

Since there was an error in mentioning the name of the Seller as Smt.Sumangali instead of Smt.A.Sumangala, she executed a Rectification Deed dated 09/04/2001 in favour of Sri. B. Krishna, registered as Document No. 257/2001-02, in Book-I and stored in C.D. No. 58, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore.

Thus in the manner stated above, Sri. B. Krishna became the owner in respect of Properties measuring (i) 01 Acre 09 Guntas in Sy.No. 188, (ii) 01 Acre 09 Guntas in Sy.No. 189, (iii) 01 Acre 18 Guntas in Sy.No. 190, (iv) 01 Acre 16 Guntas in Sy.No.191 and (v) 00 Acre 22 Guntas in Sy.No. 193 of Kaggalipura Village.

The aforesaid Sri. Mallesh and Smt. Vani became the owners in respect of Properties measuring (i) 09 Guntas in Sy.No. 189 and (ii) 12 Guntas in Sy.No.190 of Kaggalipura Village which are not subject property herein.



The Property in Sy.No.189 was subjected to phodi and was bifurcated into two portions i.e., (i) Property measuring 01 Acre 10 Guntas was assigned new Sy.No. 189/1 (out of which Sri. B. Krishna owned property measuring 00 Acre 39 Guntas and Sri.Mallesha and Smt. Vani owned property measuring 00 Acre 09 Guntas) and (ii) Property measuring 08 Guntas owned by Sri. B. Krishna was assigned with new Sy.No.189/2. It is to be noted that Sri. B. Krishna purchased the property measuring 01 Acre 09 Guntas in Sy.No. 188 and later the said extent reduced to 01 Acre 07 Guntas on survey.

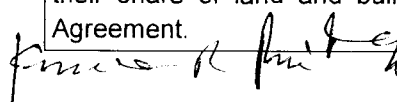
The Property in Sy.No.190 was subjected to phodi and was bifurcated into two portions i.e. (i) Property measuring 01 Acre 23 Guntas was assigned with new Sy.No. 190/1 (out of which Sri. B. Krishna owned Property measuring 01 Acre 05 Guntas and Sri.Mallesha and Smt. Vani owned Property measuring 00 Acre 12 Guntas and (ii) Property measuring 00 Acre 09 Guntas owned by Sri. B. Krishna was assigned with new Sy.No. 190/2. It is to be noted that Sri. B. Krishna purchased the property measuring 01 Acre 18 Guntas in Sy.No. 190 and later the said extent reduced to 01 Acre 14 Guntas on survey.

Later, the aforesaid Sri. B.Krishna died intestate on 16/01/2016 leaving behind him, his wife Smt. Revathi and his children namely (1) Sri. Shashi Kiran, (2) Smt.Ashwini Krishna, (4) Smt.Pushpa Krishna as his legal heirs to succeed to his estate including his portions in Larger Property in Sy.Nos.188, 189, 190, 191 and 193. After his demise, all his legal heirs succeeded to his properties and the name of Smt. Revathi came to be mutated in the revenue records vide Mutation Register Extract bearing M.R. No.H60/2016-17. Death Certificate of Sri. B.Krishna issued by the Chief Registrar of Birth and Death confirms his death. Certificate dated 26/02/2016 issued by The Deputy Tahsildar, City Circle Hobli, Bangalore South Taluk confirms the Family particulars of Sri. B. Krishna as above. I am not made available with Inheritance Certificate in the name of Smt.Revathi in respect of Properties in Sy.Nos., 188, 189, 190 and 191.

Out of the total extent of Property in Sy.No. 188, property measuring 1125 Sq.Mtrs and out of total extent of Property in Sy.No.191, Property measuring 350 Sq. Mtrs were subjected to acquisition for widening of road/formation of National Highway - 209 vide Notification dated 10/07/2013 bearing No: S.O. 2124 (E) issued by the Central Government. The Final Award Notice dated 11/03/2016 bearing No. NHAI/SLAO/BNG/KAG/AWD/70/12-13 and the Final Award Notice dated 11/03/2016 bearing No. NHAI/SLAO/ BNG/KAG/AWD/69/12-13 were issued by The Land Acquisition Officer to Smt.Revathi in respect of Property in Sy.Nos.188 and 191 respectively. Subsequently, the Revised Final Award notices dated 28/04/2017 were issued. Thus the portion of Property measuring 11 ¼ Guntas in Sy.No. 188 and the Property measuring 3 ½ Guntas in Sy.No. 191 were acquired for aforesaid purpose and the same was mutated in the revenue records vide Mutation Register Extract bearing M.R. No.T23/2016-17. I am not made available with Notification dated 03/10/2013 issued by the Government as referred to in Notice dated 11/03/2016 and Letter dated 22/01/2016 bearing No.NH-11011/8/2016-LA as referred to in Revised Final Award Notice dated 28/04/2017.

Thus after the aforesaid acquisition, the Property in Sy.No.188 was measuring 00 Acres 37 ¾ Guntas and the Property in Sy.No.191 was measuring 01 Acre 11 ½ Guntas (as per Pahanies 01 Acre 12 ½ Guntas).

Subsequently, (1) Smt. V. Revathi, (2) Sri. Shashi Kiran, (3) Smt. Ashwini Krishna and (4) Smt.Pushpa Krishna had entrusted the Properties measuring (i) 00 Acre 37 ¾ Guntas in Sy.No.188, (ii) 00 Acre 39 Guntas in Sy.No.189/1, (iii) 00 Acre 08 Guntas in Sy.No.189/2, (iv) 01 Acre 05 Guntas in Sy.No.190/1, (v) 00 Acre 08 Guntas in Sy.No. 190/2, (vi) 01 Acre 12 ½ Guntas in Sy.No.191 and (vii) 00 Acre 22 Guntas in Sy.No.193, in all measuring 05 Acres 12 ¼ Guntas (05 Acres 19 ¼ Guntas as per Sale Deed) to M/s. Bren Corporation Private Limited to develop the same in terms of a Joint Development Agreement dated 05/08/2019, registered as Document No.3307/2019-20 in Book-I and stored in C.D.No.CMPD372, in the Office of the Addl/Joint Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore, to develop the said property into Residential Apartment Buildings and simultaneously executed a General Power of Attorney dated 05/08/2019 registered as Document No.206/2019-20 in Book-IV and stored in C.D. No.CMPD372, in the Office of the Additional/Joint Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore by empowering the Developers to develop the property and to sell their share of land and buildings thereon. In continuation of aforesaid Joint Development Agreement.



The Property in Sy.No.188 was subjected to phodi and was bifurcated into three portions i.e. the Properties measuring (i) 09 Guntas and 01 Gunta of kharab, in all measuring 10 Guntas was assigned with new Sy.No.188/1, (ii) 10 Guntas was assigned with new Sy.No.188/2 and (iii) 17 ¼ Guntas was assigned with new Sy.No.188/3 of Kaggalipura Village and accordingly the name of Smt. V.Revathi came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.H90/2021-22. The said Sri. B.Krishna purchased the property measuring 01 Acre 09 Guntas in Sy.No. 188, which on survey is reduced to 00 Acre 36 ¾ Guntas and 01 Gunta of kharab land. I am not made available details of phodi in respect of Property in Sy.No.188.

The Property in Sy.No.189/1 was subjected to phodi and was bifurcated into five portions i.e. the Properties measuring (i) 10 Guntas was assigned with new Sy.No.189/3, (ii) 10 Guntas was assigned with new Sy.No.189/4, (iii) 10 Guntas was assigned with new Sy.No.189/5, (iv) 11 Guntas was assigned with new Sy.No.189/6 and (v) remaining portion measuring 09 Guntas continued with old Sy.No.189/1 of Kaggalipura Village and accordingly the name of Smt. V.Revathi came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.T7/2020-21. The said Sri. B. Krishna purchased the land measuring 01 Acre 09 Guntas in Sy.No.189 and later on phodi his name was mutated in respect of land measuring 01 Acre 07 Guntas in Sy.No.189/1 and 189/2. Again on re-phodi the said extent reduced to 01 Acre 09 Guntas in Sy.Nos. 189/2, 189/3, 189/4, 189/5 and 189/6 of Kaggalipura Village. I am not made available with details of phodi in respect of Property in Sy.No.189/1.

The Property in Sy.No.190/1 was subjected to phodi and was bifurcated into six portions i.e. the Properties measuring (i) 12 Guntas was assigned with new Sy.No.190/3, (ii) 12 Guntas was assigned with new Sy.No.190/4, (iii) 13 Guntas was assigned with new Sy.No.190/5, (iv) 08 Guntas was assigned with new Sy.No.190/6, (v) 06 Guntas was assigned with new Sy.No.190/7 and (v) remaining portion measuring 12 Guntas continued with old Sy.No.190/1 of Kaggalipura Village. It is to be noted that Sri. B. Krishna purchased the land measuring 01 Acre 18 Guntas in Sy.No.190 and later on phodi his name was mutated in respect of land measuring 01 Acre 14 Guntas in Sy.No.190/1 and 190/2. Again on phodi the said extent increased to 01 Acre 20 Guntas in Sy.Nos. 190/2, 190/3, 190/4, 190/5, 190/6 and 190/7 of Kaggalipura Village. I am not made available with details of phodi in respect of Property in Sy.No.190/1.

The Property in Sy.No.191 was subjected to phodi and was bifurcated into four portions i.e. the Properties measuring (i) 3 ½ Guntas was assigned with new Sy.No.191/1 (acquired for road) (ii) 22 ½ Guntas was assigned with new Sy.No.191/2, (iii) 06 Guntas was assigned with new Sy.No.191/3 and (iv) 24 Guntas was assigned with new Sy.No.191/4 of Kaggalipura Village. It is to be noted that Sri. B. Krishna purchased the land measuring 01 Acre 15 Guntas in Sy.No.191 and later on phodi the extent is reduced to 01 Acre 12 ½ Guntas in Sy.Nos. 191/2, 191/3 and 190/4 of Kaggalipura Village. I am not made available with details of phodi in respect of Property in Sy.No.191.

The said Smt. V. Revathi secured conversion of the Schedule Property from agricultural purposes to non-agricultural Residential purposes in terms of eighteen Conversion Orders all issued by The Deputy Commissioner, Bangalore Urban District as detailed herein below:

1. Conversion Order dated 11/07/2023 bearing No.501291 in respect of Property measuring 09 Guntas in Sy.No.188/1;
2. Conversion Order dated 11/07/2023 bearing No.501290 in respect of Property measuring 10 Guntas in Sy.No.188/2;
3. Conversion Order dated 11/07/2023 bearing No.501289 in respect of Property measuring 17 ¾ Guntas in Sy.No.188/3;
4. Conversion Order dated 11/07/2023 bearing No.502338 in respect of Property measuring 08 Guntas in Sy.No.189/2;
5. Conversion Order dated 31/12/2020 bearing No.199869 in respect of Property measuring 10 Guntas in Sy.No.189/3;
6. Conversion Order dated 31/12/2020 bearing No.199870 in respect of Property measuring 10 Guntas in Sy.No.189/4;
7. Conversion Order dated 31/12/2020 bearing No.199868 in respect of Property measuring 10 Guntas in Sy.No.189/5;
8. Conversion Order dated 31/12/2020 bearing No.199871 in respect of Property measuring 11 Guntas in Sy.No.189/6;

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9. Conversion Order dated 11/07/2023 bearing No.502337 in respect of Property measuring 09 Guntas in Sy.No.190/2;
10. Conversion Order dated 07/03/2020 bearing No.137286 in respect of Property measuring 12 Guntas in Sy.No.190/3;
11. Conversion Order dated 07/03/2020 bearing No.137280 in respect of Property measuring 12 Guntas in Sy.No.190/4;
12. Conversion Order dated 07/03/2020 bearing No.137281 in respect of Property measuring 13 Guntas in Sy.No.190/5;
13. Conversion Order dated 07/03/2020 bearing No.137185 in respect of Property measuring 08 Guntas in Sy.No.190/6;
14. Conversion Order dated 19/12/2020 bearing No.193418 in respect of Property measuring 06 Guntas in Sy.No.190/7;
15. Conversion Order dated 07/03/2020 bearing No.137298 in respect of Property measuring 22 ½ Guntas in Sy.No.191/2;
16. Conversion Order dated 19/12/2020 bearing No.193417 in respect of Property measuring 06 Guntas in Sy.No.191/3;
17. Conversion Order dated 07/03/2020 bearing No.137299 in respect of Property measuring 24 Guntas in Sy.No.191/4; and
18. Conversion Order dated 04/12/2019 bearing No.33210 in respect of Property measuring 22 Guntas in Sy.No.193.

and since then the Properties in Sy.Nos. 188/1, 188/2, 188/3, 189/2, 189/3, 189/4, 189/5, 189/6, 190/2, 190/3, 190/4, 190/5, 190/6, 190/7, 191/2, 191/3, 191/4 became fit for Residential use and the Property in Sy.No. 193 became fit for Commercial use and accordingly the revenue records mutated vide Mutation Register Extracts bearing M.R.Nos. T47/2020-21, T48/2020-21, T46/2020-21, T49/2020-21, T45/2020-21, T44/2020-21.

Subsequently, on acquisition of further extents of lands in Sy.Nos. 188, 191/2 and 193 viz., (i) 897 Sq.Mtr. (9547.668 Sq.Ft. or 8 ¾ Guntas) in Sy.No.188, (ii) 754 Sq.Mtr. (8116.056 Sq.Ft. or 7 ½ Guntas) in Sy.No.191/2 and (iii) 1315 Sq.Ft. (14154.66 Sq.Ft. or 13 Guntas) in Sy.No.193, The National Highways Authority of India had issued an Endorsement dated 09/09/2022 confirming the said acquisitions as aforesaid and issued no-objection for the remaining extent of lands in the said survey numbers.

On receipt of application filed by Smt. V. Revathi, The Assistant Commissioner, South Sub-Division, Bangalore vide Order dated 14/09/2023 directed The Special Tahsildar, Bangalore South Taluk to rectify the Column No.9 of the pahanies disclosing the extent acquired for National Highway-209 as under:

- (i) Property measuring 6 ½ Guntas in the name of Smt. V. Revathi and 02 ½ Guntas acquired for National Highway-209 in Sy.No.188/1;
- (ii) Property measuring 7 ¾ Guntas in the name of Smt. V. Revathi and 02 ¼ Guntas acquired for National Highway-209 in Sy.No.188/2;
- (iii) Property measuring 13 ¾ Guntas in the name of Smt. V. Revathi and 04 Guntas acquired for National Highway-209 in Sy.No.188/3;
- (iv) Property measuring 15 Guntas in the name of Smt. V. Revathi and 07½ Guntas acquired for National Highway-209 in Sy.No.191/2; and
- (v) Property measuring 9 Guntas in the name of Smt. V. Revathi and 13 Guntas acquired for National Highway-209 in Sy.No.193.

Later the revenue records mutated according to the said order as evident from the pahanies.

After acquisition the lands available for development are (1) 6 ½ Guntas in Sy.No.188/1, (2) 7 ¾ Guntas in Sy.No.188/2, (3) 13 ¾ Guntas in Sy.No.188/3, (4) 08 Guntas in Sy.No.189/2, (5) 10 Guntas in Sy.No.189/3, (6) 10 Guntas in Sy.No.189/4, (7) 10 Guntas in Sy.No.189/5, (8) 11 Guntas in Sy.No.189/6, (9) 09 Guntas in Sy.No.190/2, (10) 12 Guntas in Sy.No.190/3, (11) 12 Guntas in Sy.No.190/4, (12) 13 Guntas in Sy.No.190/5, (13) 08 Guntas in Sy.No.190/6, (14) 6 Guntas in Sy.No.190/7, (15) 15 Guntas in Sy.No.191/2, (16) 6 Guntas in Sy.No.191/3, (17) 24 Guntas in Sy.No.191/4 and (18) 09 Guntas in Sy.No.193 of Kaggalipura Village, in all measuring 04 Acres 31 Guntas which are the Schedule Property herein.

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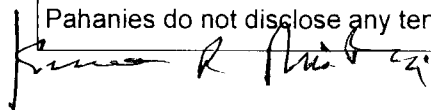
The children of Smt. V. Revathi namely (1) Sri. Shashikiran, (2) Smt.Ashwini Krishna and (3) Smt.Pushpa Krishna released and relinquished their respective right, title, interest and ownership over the Schedule Property in favour of their mother Smt. V. Revathi in terms of a Release Deed dated 09/10/2023, registered as Document No.ABL-1-08702/2023-24 in Book-I and stored in the centralized data cell in electronic form, in the Office of the Senior Sub-Registrar, Attibele and since then Smt. V. Revathi became the absolute owner in respect of the Schedule Property.

In view of the acquisition of additional lands and also the change in ownership, Smt. V. Revathi executed an Addendum Agreement dated 09/10/2023 in favour of M/s.Bren Corporation Private Limited, registered as Document No.ABL-1-08704-2023-24 in Book-I and stored in the centralized data cell in electronic form, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk and also executed an Addendum to General Power of Attorney dated 09/10/2023, registered as Document No.ABL-4-00194-2023-24 in Book-IV and stored in the centralized data cell in electronic form, in the Office of the Senior Sub-Registrar, Attibele.

Regarding Revenue Documents:

Property in Sy.No.188: Pahanies in respect of property in Sy.No.188 issued by the Revenue Authorities for the period between 1970-71 and 2018-19, disclose the names of one Sri. B.K. Govindaraju, Sri. Muniraju, Sri. Ramaiah, Sri. Ramakrishnappa, Sri. Nagaraju, Sri. Munivenkatappa, Sri. Venkatarajappa, Smt. Ramakka, Smt. Sumangala, Sri .B. Krishna, Smt.V.Revathi and the entry of Acquisition for NHAINH209 in respect of Property measuring 11 ¼ Guntas in Sy.No.188. The Pahanies in respect of properties in Sy.Nos.188/1, 188/2 and 188/3 issued by the Revenue Authorities for the period of 2023-24 discloses the name of Smt. V.Revathi as owner. The Pahanies do not disclose any tenancy claims during the said period. Mula Tippani in respect of Property in Sy.No.188 issued by the Revenue Authority confirms that the total extent of the property measuring 01 Acre 09 Guntas which includes 01 Gunta kharab land. Survey sketch in respect of Property in Sy.No.188 issued by National Highway Authority of India discloses that out of the total extent of 01 Acre 09 Guntas, property measuring 11 ¼ Guntas was acquired for NH-209. Endorsement dated 07/01/2016 issued by the Tahsildar, Bangalore South Taluk, Bangalore District states there are no tenancy claims in respect of Property in Sy.No. 188. Endorsement dated 09/02/2024 issued by Tahsildar, Bangalore South Taluk, Bangalore states there are no tenancy claims in respect of Properties in Sy.Nos.188/1, 188/2, 188/3, 188/4 of Kaggalipura Village. Akarabandh in respect of Property in Sy.No.188 issued by the Revenue Authorities confirms the extent of the said property. Village Map of Kaggalipura Village issued by The Revenue Authorities discloses the location of the Property in Sy.No.188 in the said village. Encumbrance Certificate in respect of Property measuring 10 Guntas in Sy.No.188 issued by the Jurisdictional Sub-Registrar, for the period between 01/06/1979 and 10/09/2019 discloses the transactions referred to above. Nil Encumbrance Certificates in respect of Properties in Sy.Nos. 188/1, 188/2 and 188/3 issued by the Jurisdictional Sub-Registrar, for the period from 28/01/2022 to 28/12/2023 are produced. The aforesaid Encumbrance Certificates do not disclose any encumbrance or charges over the Property in Item No.1 herein.

Property in Sy.No.189: Pahanies in respect of property in Sy.No.189 issued by the Revenue Authorities for the period between 1970-71 and 2011-12 disclose the names of one Sri. B.K. Govindaraju, Sri. Muniraju, Sri. Munipapaiah, Smt. Parvathamma, Sri. Venkatarajappa, Smt. Ramakka, Sri. Ramaiah, Sri. Nagaraju, Sri. Ramakrishnappa, Smt. Yashodamma, Sri. Suresh and Sri. Lokesh, Sri. B. Krishna, Smt. V. Revathi as owners and the entry of Acquisition for NHAINH209. The Pahanies do not disclose any tenancy claims during the said period. Pahanies in respect of Property in Sy.No. 189/1 measuring 01 Acre 10 Guntas issued by the Revenue Authorities for period between 2012-13 and 2018-19 discloses the name of Smt.Revathi in respect of Property measuring 39 Guntas as owner and Sri.N.P. Mallesh in respect of Property measuring 08 Guntas. Pahanies in respect of properties in Sy.Nos.189/2, 189/3, 189/4, 189/5 and 189/6 issued by the Revenue Authorities for the period of 2023-24 discloses the name of Smt. V. Revathi as owner. The Pahanies do not disclose any tenancy claims during the said period. Pahanies in respect of Property in Sy.No. 189/2 measuring 08 Guntas issued by the Revenue Authorities for the year 2017-18 discloses the name of Smt.Revathi as owner. The Pahanies do not disclose any tenancy claims during the said period.



Mula Tippani in respect of Property in Sy.No.189 and 188 issued by the Revenue Authorities disclose the shape of the said property. The property in Sy.No.188 lies towards western side of the Property in Sy.No. 189. It further confirms the total extent of the property measuring 01 Acre 18 Guntas which includes 01 Gunta kharab land. Hissa Survey Tippani in respect of Property in Sy.No.189 issued by the Revenue Authorities discloses the shape of the said property and the property measuring 01 Acre 18 Guntas was divided into two portions. The western portion of property measuring 08 Guntas was assigned with new Sy.No. 189/2 and the remaining eastern portion of property measuring 01 Acre 11 Guntas was assigned with new Sy.No.189/1. Pakka Book in respect of Property in Sy.No.189 issued by the Revenue Authorities is produced. Endorsement dated 01/12/2020 issued by Tahsildar, Bangalore South Taluk, Bangalore states there are no tenancy claims in respect of Properties in Sy.No.189/3, 189/4, 189/5, 189/6 of Kaggalipura Village. Endorsement dated 09/02/2024 issued by Tahsildar, Bangalore South Taluk, Bangalore states that there are no tenancy claims in respect of Property in Sy.No.189/2 of Kaggalipura Village. Akarabandh in respect of Property in Sy.No.189 confirms the extent measuring 51 Guntas issued by the Revenue Authorities is perused. Village Map of Kaggalipura Village issued by The Revenue Authorities discloses the location of the Property in Sy.No.189 in the said village. Encumbrance Certificate in respect of Property in Sy.No.189 issued by the Jurisdictional Sub-Registrar, for the period between 01/04/1979 and 10/09/2019 discloses the transactions referred to above. Nil Encumbrance Certificate in respect of Property in Sy.No.189/2 issued by the Jurisdictional Sub-Registrar, for the period between 09/07/2002 and 14/02/2024 are produced. Nil Encumbrance Certificate in respect of Property in Sy.No. 189/5 issued by the Jurisdictional Sub-Registrar, for the period between 02/10/2020 and 28/12/2023 is produced. Nil Encumbrance Certificates in respect of Properties in Sy.Nos. 189/3, 189/4 and 189/5 issued by the Jurisdictional Sub-Registrar, for the period between 02/10/2020 and 28/12/2023 are produced. Nil Encumbrance Certificate in respect of Property in Sy.No. 189/6 issued by the Jurisdictional Sub-Registrar, for the period between 20/10/2020 and 16/02/2024 is produced. The aforesaid Encumbrance Certificates do not disclose any encumbrance or charges over the Property in Item No.2 herein.

Property in Sy.No.190: Pahanies in respect of property measuring 01 Acre 32 Guntas in Sy.No.190 issued by the Revenue Authorities for the period between 1970-71 and 2001-02 disclose the names of one Sri. B.K. Govindaraju, Sri.Munipapaiah. Smt.Parvathamma, Sri.Venkatarajappa, Smt.Ramakka, Sri.Ramaiah, Sri.Nagaraju, Sri.Ramakrishnappa, Smt.Yashodamma, Sri.Suresh and Sri. Lokesh, Sri. B. Krishna, Smt.Sumangala as owners in respect of their respective share in the said property. Pahanies in respect of Property in Sy.No. 190/1 measuring 01 Acre 23 Guntas issued by the Revenue Authorities for the period between 2002-04 and 2019-20 discloses the name of Sri.B.Krishna in respect of Property measuring 37 Guntas as owner and Sri. N.P. Maliesh in respect of Property measuring 12 Guntas. Pahanies in respect of Property in Sy.No. 190/2 measuring 09 Guntas issued by the Revenue Authorities for the year 2017-18 discloses the name of Sri.B.Krishna as owner. Pahanies in respect of properties in Sy.Nos.190/2, 190/3, 190/4, 190/5, 190/6 and 190/7 issued by the Revenue Authorities for the period of 2023-24 discloses the name of Smt. V.Revathi as owner. The Pahanies do not disclose any tenancy claims during the said period.

Mula Tippani in respect of Property in Sy.No.190 issued by the Revenue Authorities discloses the shape of the said property. It further confirms the total extent of the property measuring 01 Acre 32 Guntas and shape of the said property. Hissa Survey Tippani in respect of Property in Sy.No.190 issued by the Revenue Authorities discloses the shape of the said property and the property measuring 01 Acre 32 Guntas was divided into two portions. The western portion of property measuring 09 Guntas was assigned with new Sy.No. 190/2 and the remaining eastern portion of property measuring 01 Acre 24 Guntas was assigned with new Sy.No.190/1. Pakka Book in respect of Property in Sy.No. 190 issued by the Revenue Authorities is produced. Endorsement dated 09/02/2024 issued by Tahsildar, Bangalore South Taluk, Bangalore states there are no tenancy claims in respect of Properties in Sy.Nos.190/1, 190/2, 190/3, 190/4, 190/5, 190/6 and 190/7 of Kaggalipura Village. Akarabandh in respect of Property in Sy.No.190 confirms the extent measuring 64 Guntas issued by the Revenue Authorities is perused. Village

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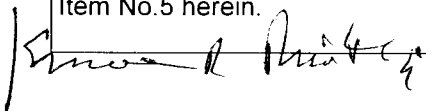
Map of Kaggalipura Village issued by The Revenue Authorities discloses the location of the Property in Sy.No.190 in the said village. Encumbrance Certificate in respect of Property in Sy.No.190 issued by the Jurisdictional Sub-Registrar, for the period between 01/04/1979 and 10/09/2019 discloses the transactions referred to above. Nil Encumbrance Certificate in respect of Property in Sy.No. 190/2 issued by the Jurisdictional Sub-Registrar, for the period between 10/10/2002 and 16/02/2024 are produced. Nil Encumbrance Certificate in respect of Property in Sy.No. 190/3 issued by the Jurisdictional Sub-Registrar, for the period between 03/11/2019 and 16/02/2024 is produced. Nil Encumbrance Certificates in respect of Properties in Sy.Nos. 190/1 and 190/2 issued by the Jurisdictional Sub-Registrar, for the period between 01/04/2008 and 04/07/2023 are produced. Nil Encumbrance Certificates in respect of Properties in Sy.Nos. 190/4, 190/5 and 190/6 issued by the Jurisdictional Sub-Registrar, for the period between 03/11/2019 and 29/12/2024 are produced. The aforesaid Encumbrance Certificates do not disclose any encumbrance or charges over the Property in Item No.3 herein.

Property in Sy.No. 191: Pahanies in respect of property in Sy.No.191 issued by the Revenue Authorities for the period between 1970-71 and 2019-20 discloses the names of one Sri. B.K. Govindaraju, Sri.Munipapaiah, Smt.Parvathamma, Sri.Muniraju, Smt.Ramakka, Sri.Nagaraju, Sri.Ramaiah, Smt.Yashodamma, Smt.Sumangala, Sri.B.Krishna, Smt.V.Revathi and the entry of Acquisition for NHAINH209 in respect of Property measuring 03 ½ Guntas in Sy.No.191. Pahanies in respect of properties in Sy.Nos.191/2, 191/3 and 191/4 issued by the Revenue Authorities for the period of 2023-24 discloses the name of Smt. V.Revathi as owner. The Pahanies do not disclose any tenancy claims during the said period. Mula Tippani in respect of Property in Sy.No.191 issued by the Revenue Authority confirms shape of the said property. Nil Tenancy Certificate dated 07/01/2016 issued by the Tahildar, Bangalore South Taluk, Bangalore District states there are no tenancy claims in respect of Property in Sy.No. 191. Endorsement dated 09/02/2024 issued by Tahsildar, Bangalore South Taluk, Bangalore states there are no tenancy claims in respect of Properties in Sy.Nos.191/1, 191/2, 191/3, 191/4 of Kaggalipura Village. Akarabandh in respect of Property in Sy.No.191 confirms the extent measuring 01 Acre 16 Guntas issued by the Revenue Authorities is perused. Village Map of Kaggalipura Village issued by The Revenue Authorities discloses the location of the Property in Sy.No.191 in the said village.

Encumbrance Certificate in respect of Property measuring 12 Guntas in Sy.No.191 issued by the Jurisdictional Sub-Registrar, for the period between 01/04/1979 and 28/10/2009 discloses the transactions referred to above. Nil Encumbrance Certificates in respect of Properties in Sy.Nos. 191/2, 191/3 and 191/4 issued by the Jurisdictional Sub-Registrar, for the period between 03/11/2019 and 28/12/2023 are produced. The aforesaid Encumbrance Certificates do not disclose any encumbrance or charges over the Property in Item No.4 herein.

Property in Sy.No. 193: Pahanies in respect of property in Sy.No.193 issued by the Revenue Authorities for the period between 1994-95 and 2023-24 discloses the names of one Sri. B.K. Govindaraju, Smt.sumangala, Smt.Giriyamma, Sri.B.Krishna, Smt.V.Revathi as owners. The Pahanies do not disclose any tenancy claims during the said period. Mula Tippani in respect of Property in Sy.No.193 issued by the Revenue Authorities confirms the shape of the said land. Akarabandh in respect of Property in Sy.No.193 issued by the Revenue Authorities confirms the extent of the said property measuring 00 Acre 22 Guntas. Endorsement dated 09/02/2024 issued by Tahsildar, Bangalore South Taluk, Bangalore states there are no tenancy claims in respect of Property in Sy.No.193 of Kaggalipura Village. Village Map of Kaggalipura Village issued by The Revenue Authorities discloses the location of the Property in Sy.No.193 in the said village.

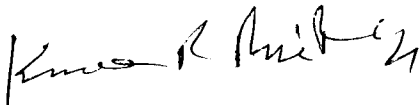
Encumbrance Certificate in respect of Property measuring 22 Guntas in Sy.No.193 issued by the Jurisdictional Sub-Registrar, for the period between 01/06/1979 and 29/12/2023 discloses the entry of the transactions referred to above during the said period of time. The aforesaid Encumbrance Certificates do not disclose any encumbrance or charges over the Property in Item No.5 herein.



Thus on the basis of the documents referred to above, representations made and subject to my aforesaid observations, I am of the opinion that **Smt. V. REVATHI** is the owner of Schedule Property and her title to the same is clear and marketable and free from all encumbrances during the periods referred to in the Encumbrance Certificates however, subject to the rights of **M/s. BREN CORPORATION PRIVATE LIMITED**, under the aforesaid Joint Development Agreement and General Power of Attorney both dated 05/08/2019, Addendum Agreement and Addendum to General Power of Attorney both dated 09/10/2023. While conducting the scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and the conformity of photo-copies or extracts with that of the original documents. I have also assumed that copies of the documents made available to me were/are properly authorized and executed. In the event of facts in this opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my opinion, it may or may not have an impact on my opinion. Further during discussion, I have also relied upon various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not inspected the Schedule Property or verified physically, possession or boundaries and not independently validated the information provided to me with any external sources and not independently validated with the records of the Jurisdictional Sub-Registrar, Revenue Authorities. I have not conducted any independent searches at the Courts or Forums or Government Offices in relation to the Schedule Property in respect of any litigations. This opinion is provided to you on the basis of the documents referred to above and representations and observations made etc., as aforesaid and no responsibility will be accepted by me to you or to any third party with regard to this opinion and further this opinion shall not be used as evidence in any courts or other forums or Government/authorities.

All the documents sent to me are returned herewith.

Yours faithfully,



(KUSUMA R. MUNIRAJU),
ADVOCATE.