



S.M LAW PARTNERS

LAND DUE DILIGENCE REPORT

IN RELATION TO:

Survey Numbers: 159/1, 159/2, 161, 162, 178/1, 178/3, 178/4, 163/1 and 163/2 measuring an extent of 10 Acres 24 Guntas excluding Kharab situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District.

MAY 05, 2025

TO:

M/s. BREN CORPORATION PVT. LTD.,
A Company incorporated under
the Companies Act, 1956,
Having its Registered Office at:
3rd Floor, 'Balavana',
Plot No.61, 5th 'A' Block,
Koramangala,
BENGALURU - 560 095.
Represented by its Director:
Mr. J. BOOPESH REDDY.

FROM:

Subramani. M
S.M LAW PARTNERS

PRIVILEGED & CONFIDENTIAL



S.M LAW PARTNERS

LAND DUE DILIGENCE REPORT

- ❖ Title Opinion in respect of Property measuring 04 Acres 27 Guntas and 01 Gunta Kharab land in Sy.No.159/1 (Old Sy.No.159) and situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, Bangalore and duly converted from agricultural to non-agricultural residential purposes vide Conversion Order bearing No.ALN/AJ/SR/23/2022-23/No.337084 dated 06/06/2022 issued by The Deputy Commissioner, Bangalore Urban District, Bangalore.

* * * *

We are furnished with photocopies of the following documents and our opinion is as follows:

S.L No	DATE	DESCRIPTION OF THE DOCUMENTS
1.	28/05/1958	Photocopy of the Certified copy of the Sale Deed registered as Document No. 1347/1958-59 in Book-I, Volume 819 at pages 121 to 124 in the Office of the Sub-Registrar, Anekal executed by Sri. Papaiah in favour of Sri. Thimmaiah.
2.		Records of Rights bearing No. 969 issued by the Revenue Authorities.
3.	19/09/2024	Endorsement issued by The Special Tahsildar, Anekal Taluk.
4.	22/01/1965	Photocopy of the Certified copy of the Sale Deed registered as Document No. 2951/1965-66 in Book-I, Volume 1004 at pages 84 to 85 in the Office of the Sub-Registrar, Anekal Taluk executed by Sri. H.T. Narayana Reddy and Sri. Nanjunda Reddy in favour of Sri. Muni Reddy and Sri. Narayana Reddy
5.	25/10/1967	Photocopy of the Certified copy of the Sale Deed registered as Document No. 2756/1967-68 in Book-I, Volume 1068 at



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		pages 74 to 77 in the Office of the Sub- Registrar, Anekal executed by Sri. Muni Reddy and Sri. Narayana Reddy in favour of Sri.I. N Krishna Madyastha
6.	09/12/2004	Sale Deed registered as Document No.18955/2004-05, in Book-I and stored in C.D.No.ANKD42 in the Office of the Sub-Registrar Anekal executed by Sri.I.N Krishna Madyastha in favour of Sri.Sathish Reddy.M also known as Sathish Reddy
7.		Mutation Register Extract bearing No.129/2004-05 in the name of Sri.Sathish Reddy.M issued by the Revenue Authorities.
8.		Mutation Register Extract bearing M.R.No. T:108/2021-22 in the name of Sri.Sathish Reddy.M issued by the Revenue Authorities.
9.		Mutation Register Extract bearing M.R.No. 179 /2021-22 in the name of Sri.Sathish Reddy.M issued by the Revenue Authorities.
10.	14/09/2021	Order bearing No.UPA/TPA/ CLU-131/2020-21/975/2021-22 issued by the Bangalore Development Authority.
11.	06/06/2022	Conversion Order bearing No.ALN/AJ/SR/23/2022-23/ No.337084 issued by The Deputy Commissioner, Bangalore Urban District.
12.		Mutation Register Extract bearing M.R.No. T1/2022-23 in the name of Sri.Sathish Reddy.M issued by the Revenue Authorities.
13.	31/08/2023	Order passed by The Deputy Commissioner, Bangalore Urban District.



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14.	03/04/2024	Gift Deed registered as Document No. ABL-1-01445/2024-25 in Book-I and stored in the Centralized Data Cell in the Electronic form in the Office of the Sub-Registrar, Attibele executed by Sri. Sathish Reddy.M in favour of Smt. Asha Sathish and Ms. Rishika.
15.	04/09/2024	Confirmation Deed registered as Document No.ANK-1-05904/2024-25 in Book-I and stored in the Centralized Data Cell in the Electronic form executed by Smt. Papamma and two others in favour of Sri Sathish Reddy.M and two others.
16.	05/04/2024	Joint Development Agreement registered as Document No. ABL-1-01451/2024-25 in Book-I and stored in the Centralized Data Cell in the Electronic form in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele) , Anekal Taluk executed by Sri. Sathish Reddy.M and others in favour of M/s. Bren Corporation Private Limited.
17.	05/04/2024	General Power of Attorney registered as Document No. ABL-4-00048/2024-25 in Book-IV and stored in the Centralized Data Cell in the Electronic form in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk executed by Sri. Sathish Reddy.M and others in favour of M/s. Bren Corporation Private Limited.
		Pahanies for the period between 1969-70 and 2024-25 issued by the Revenue Authorities.
18.	16/05/2024	The Endorsement issued by The Tahsildar, Anekal Taluk
19.	16/10/2024	The Endorsement issued by The Tahsildar, Anekal Taluk
20.		Tippani issued by the Revenue Authorities



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21.		Gramada Booku issued by the Revenue Authorities
22.		Hissa Mojini issued by the Revenue Authorities
23.		Akarbandh issued by the Revenue Authorities
24.	27/09/2021	Endorsement issued by The Tahsildar, Anekal Taluk, Bangalore District.
25.	08/02/2021	Endorsement issued by The Assistant Commissioner, Bangalore South Division, Bangalore.
26.	11/09/2024	Endorsement issued by The Special Land Acquisition Officer and competent authority, N.H.A.I, Hebbal, Bangalore.
27.	18/09/2024	Endorsement issued by The Assistant Commissioner (Land Acquisition), National Highway Authority.
28.		Certificate of Encumbrance for the period between 01/04/1950 and 28/02/2025 issued by the Jurisdictional Sub-Registrar, Bangalore.
29.	30/02/1962	Mortgage Deed registered as Document No. 2925/1963-64 in Book-I, Volume 957 at pages 174 in the Office of the Sub-Registrar, Anekal Taluk by Sri. H.T. Narayana Reddy in favour of Mysore Government
30.	25/11/2024	Sanctioned Building License issued by Bangalore Development Authority bearing No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25.
31.	25/11/2024	Sanctioned Building Plan issued by Bangalore Development Authority bearing No. NM/ASA/AA-3/TS-2/D/12/2024-25.



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DESCRIPTION OF THE PROPERTY:

All that Property measuring 04 Acres 27 Guntas and 01 Gunta Kharab land in Sy.No.159/1 (Old Sy.No.159) and situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, Bangalore and duly converted from agricultural to non-agricultural residential purposes vide Conversion Order bearing No.ALN/AJ/SR/23/2022-23/No.337084 dated 06/06/2022 issued by The Deputy Commissioner, Bangalore Urban District, Bangalore and bounded by:

East : Property in Sy.Nos.294 and 178;
West : Properties in Sy.Nos.160, 161, 162 and 163;
North : Property in Sy.No.158; and
South : Property in Sy.No.159/2.

SOURCE OF TITLE: -

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

The Schedule Property formed portion of a Larger Property measuring 05 Acres 27 Guntas and 04 Guntas of kharab land in Sy.No.159 of Hulimangala Village and the same was originally owned by one Sri. Chikka Thayappa and after his demise and of his wife (name not known), their only son Sri. Ramaiah (minor) succeeded to their estate including the Larger Property as owner as evident from the recitals in the Sale Deed dated 28/05/1958, which is referred to below in this opinion.

Later, for the benefit of aforesaid Sri. Ramaiah, his maternal uncle namely Sri. Papaiah as a guardian sold the Larger Property in favour of one Sri. Thimmaiah also known as Nadu Beedhi Thimmaiah in terms of a Sale Deed dated 28/05/1958, registered as Document No. 1347/1958-59 in Book-I, Volume 819 at pages 121 to 124 in the Office of the Sub-Registrar, Anekal and since then the said Sri. Thimmaiah started enjoying Larger Property as owner and his name came to be mutated in the revenue records as owner and khatedar vide Mutation Register Extract bearing M.R.No. 67/1957-58 and Records of Rights bearing No. 969. The Endorsement dated 19/09/2024 issued by The Special Tahsildar, Anekal Taluk discloses that Mutation Register Extract bearing M.R.No. 67/1957-58 is not available in the Office.

Later as seen from the recitals in the Sale Deed referred to below, the Schedule Property came to be owned by Sri. H.T. Narayana Reddy and Sri. Nanjunda Reddy. I



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am not made available with any title deeds evidencing the transfer of title to them. Taking into account, the passage of time over fifty years and there not being any rival claims on the title, the title of the said Sri. H.T. Narayana Reddy and Sri. Nanjunda Reddy does not such affected. The said Sri. H.T. Narayana Reddy and Sri. Nanjunda Reddy sold the Larger Property along with other properties in favour of Sri. Muni Reddy and Sri. Narayana Reddy in terms of a Sale Deed dated 22/01/1965, registered as Document No. 2951/1965-66 in Book-I, Volume 1004 at pages 84 to 85 in the Office of the Sub-Registrar, Anekal Taluk and since then Sri. Muni Reddy and Sri. Narayana Reddy started enjoying the Larger Property as owners. In the aforesaid Sale Deed, brothers of Sri. H.T. Narayana Reddy viz., Sri. Pilla Reddy, Sri. Sidda Reddy and Sri. Ramaiah Reddy signed as Consenting Witnessess.

The said Sri. Muni Reddy and Sri. Narayana Reddy sold the Larger Property along with other property in favour of Sri.I. N Krishna Madyastha in terms of a Sale Deed dated 25/10/1967, registered as Document No. 2756/1967-68 in Book-I, Volume 1068 at pages 74 to 77 in the Office of the Sub- Registrar, Anekal and since then the said Sri.I. N Krishna Madyastha started enjoying the Larger Property as owner. In the aforesaid recitals of the Sale Deed dated 25/10/1967, the document number of the earlier Sale Deed dated 22/01/1965 inadvertently mentioned as 51 instead of 2951/1965-66 and the same is typo error and it will not affect the title of present owners.

Sri.I.N. Krishna Madyastha sold portion of the Larger Property measuring 04 Acres 27 Guntas, hereinafter referred to as " Schedule Property" in favour of one Sri.Sathish Reddy. M also known as Sathish Reddy in terms of a Sale Deed dated 09/12/2004 registered as Document No.18955/2004-05, in Book-I and stored in C.D.No.ANKD42 in the Office of the Sub-Registrar Anekal and since then Sri.Sathish Reddy.M started enjoying the Schedule Property as owner and his name came to be mutated in the revenue records as owner and khatedar vide Mutation Register Extract bearing No.129/2004-05 and thereby the said Sri.I.N Krishna Madyastha retained remaining 01 Acre 00 Guntas in the Larger Property.

The Larger Property was resurveyed by the revenue authorities and was subjected to phodi and bifurcated into two portions i.e Sy.Nos.159/1 and 159/2, wherein (i) Schedule Property measuring 04 Acres 27 Guntas and 01 Gunta Kharab land was assigned with Sy.No. 159/1 and (ii) remaining portion measuring 01 Acre 00 Guntas and 03 Gunta of kharab land was assigned with Sy.No. 159/2 of Hulimangala



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Village and the name of Sri.Sathish Reddy.M was registered as owner and khatedar vide Mutation Register Extract bearing M.R.Nos.T:108/2021-22 and 179/2021-22 in respect of the Schedule Property.

The said Sri.Sathish Reddy.M secured an order for change of land use from agricultural zone to non- agricultural residential zone from Bangalore Development Authority vide its Order bearing No.UPA/TPA/CLU-131/2020-21/975/2021-22 dated 14/09/2021 and subsequently he secured conversion of the Schedule Property from agricultural to non-agricultural residential-layout purpose vide Conversion Order bearing No.ALN/AJ/SR/23/2022-23/No.337084 dated 06/06/2022 issued by The Deputy Commissioner, Bangalore Urban District and thereby the Schedule Property ceased to be agricultural land and became fit for non-agricultural residential layout purposes and his name was registered as owner and khatedar vide Mutation Register Extract bearing M.R.No. T1/2022-23. It is relevant to note that there is certain error in the western boundary mentioned in the said Conversion Order however it does not affect the title held by the present owners.

Sri.Sathish Reddy.M filed an application before The Deputy Commissioner, Bangalore District for change in course (shift) of the Halla in the Properties in Sy.Nos.159/1 (which is the Schedule Property herein), 159/2, 161, 163/1 and 163/2 of Hulimangala Village. On the said application, The Deputy Commissioner, Bangalore Urban District vide his Order dated 31/08/2023 permitted the said change in course.

The said Sri.Sathish Reddy.M gifted 50% undivided share, right, title, interest and ownership in the Schedule Property i.e 25% undivided share to his wife Smt. Asha Sathish and 25% undivided share to his daughter Ms. Rishika in terms of a Gift Deed dated 03/04/2024, registered as Document No. ABL-1-01445/2024-25 in Book-I in the Centralized Data Cell in the Electronic form in the Office of the Sub-Registrar, Attibele and thereby the said Sri. Sathish Reddy.M retained remaining 50% undivided, right, title, interest and ownership share in the Schedule Property. Thus in the manner stated above Sri.Sathish Reddy.M, Smt. Asha Sathish and Ms. Rishika became the co-owners of the Schedule Property.

In the meantime, (1) Smt. Papamma, (2) Smt.Ramakka and (3) Smt. Gowramma (daughters of earlier co-owner Sri. H.T. Narayana Reddy) confirmed the title of the



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above owners and relinquished for consideration whatever their rights, title and interest in the Schedule Property they had in favour of Sri.Sathish Reddy.M, Smt. Asha Sathish and Ms. Rishika in terms of a Confirmation Deed dated 04/09/2024, registered as Document No. ANK-1-05904/2024-25 in Book-I and stored in the Centralized Data Cell in the Electronic form in the Office of the Senior Sub-Registrar, Anekal and thereby the title of present owners is further perfected. In the recitals of the aforesaid Confirmation Deed, Smt. Papamma and others inadvertently confirmed that their father late Sri. H.T. Narayana Reddy executed a registered Sale Deed dated 25/10/1967 instead of Sale Deed dated 22/01/1965 and the same is typo error and it will not affect the title of the present owners.

The said Sri.Sathish Reddy.M along with his wife Smt. Asha Sathish and his daughter Ms. Rishika along with adjacent land owners desirous of developing the Schedule Property along with other properties into residential development of apartments and entrusted the same to M/s. Bren Corporation Private Limited in terms of a Joint Development Agreement dated 05/04/2024, registered as Document No. ABL-1-01451/2024-25 in Book-I and stored in the Centralized Data Cell in the Electronic form in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk and simultaneously executed a General Power of Attorney dated 05/04/2024, registered as Document No. ABL-4-00048/2024-25 in Book-IV and stored in the Centralized Data Cell in the Electronic form in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk empowering the Developer to secure license and sanctioned plan and other approvals for developing the Schedule Property along with other properties and sell their share in the Schedule Property and other properties.

Regarding revenue documents, Pahanies for the period between 1969-70 and 2024-25 issued by the Revenue Authorities discloses the names of Sri.I.N Krishna Madhyastha and Sri. Sathish Reddy.M as the owners and khatedars in respect of the Schedule Property during the relevant period of time. The Endorsement dated 16/05/2024 issued by The Tahsildar, Anekal Taluk discloses that Pahanies for the period between 1991 and 2000 is not available in the Office. The Endorsement dated 16/10/2024 issued by the Tahsildar, Anekal Taluk discloses that Index of Lands is not available in the Office. Tippani issued by the Revenue Authorities shows the shape of the Larger Property in Sy.No. 159. Gramada Book and Hissa Mojini issued



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by the Revenue Authorities confirms the phodi of the Larger Property and disclose the name of Sri. Sathish Reddy.M as the earlier owner of the Schedule Property. Akarbandh issued by the Revenue Authorities confirms the extent as per Pahanies. Nil Tenancy Certificate dated 27/09/2021 issued by Tahsildar, Anekal Taluk confirms that there are no tenancy claims in respect of the Larger Property. Endorsement 08/02/2021 issued by The Assistant Commissioner, Bangalore South Division confirms that no proceedings are pending under the Provisions of The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the Schedule Property. Endorsement dated 11/09/2024 issued by The Special Land Acquisition Officer and competent authority, N.H.A.I, Hebbal, Bangalore reveals that the Schedule Property was not notified for formation of National Highway or its schemes. Endorsement dated 18/09/2024 issued by The Assistant Commissioner (Land Acquisition), National Highway Authority discloses that the Schedule Property along with other properties are not acquired for KSHIP-2 scheme. The Bangalore Development Authority on 25/11/2024 issued Sanctioned Building License and Building Plan bearing document No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25 in respect of Survey Nos.159/1, 159/2, 161, 162, 163/1, 163/2, 178/1, 178/3 and 178/4 of Hulimangala Village.

Encumbrance Certificates for the period between 01/04/1950 and 28/02/2025 issued by jurisdictional Sub-Registrar are produced and do not reveal any charge or encumbrance over the said Property during the said period. The aforesaid Encumbrance Certificate discloses that Sri. H.T. Narayana Reddy mortgaged the Larger Property in favour of Mysore Government in terms of a Mortgage Deed dated 30/02/1962 registered as Document No. 2925/1963-64 in Book-I, Volume 957 at pages 174 in the Office of the Sub- Registrar, Anekal Taluk. I am not made available the copy of the said mortgage and it is informed that the said mortgage was discharged. Further, the Pahanies do not reveal the existence of the said mortgage. However, considering the possession of the original title deeds in the custody of present owners and also passage of time of more than 63 years, it can be presumed that the said mortgage is discharged , hence it will not affect the title of the present owners.



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- ❖ Title Opinion in respect of Property measuring 01 Acre 00 Guntas and 03 Guntas Kharab land in Sy.No.159/2 (Old Sy.No.159) situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, Bangalore and duly converted for non-agricultural residential purposes vide Conversion Order bearing No.ALN/AJ/SR/22/2022-23/No.337083 dated 02/06/2022 issued by The Deputy Commissioner, Bangalore District, Bangalore.

* * * *

We are furnished with photocopies of the following documents and our opinion is as follows:

S.L No	DATE	DESCRIPTION OF THE DOCUMENTS
1.	28/05/1958	Photocopy of the Certified copy of the Sale Deed registered as Document No. 1347/1958-59 in Book-I, Volume 819 at pages 121 to 124 in the Office of the Sub-Registrar, Anekal executed by Sri. Papaiah in favour of Sri. Thimmaiah.
2.		Records of Rights bearing No. 969 issued by the Revenue Authorities.
3.	19/09/2024	Endorsement issued by The Special Tahsildar, Anekal Taluk.
4.	22/01/1965	Photocopy of the Certified copy of the Sale Deed registered as Document No. 2951/1965-66 in Book-I, Volume 1004 at pages 84 to 85 in the Office of the Sub-Registrar, Anekal Taluk executed by Sri. H.T. Narayana Reddy and Sri. Nanjunda Reddy in favour of Sri. Muni Reddy and Sri. Narayana Reddy .
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		executed by Sri. Muni Reddy and Sri. Narayana Reddy in favour of Sri.I. N Krishna Madyastha
6.	10/06/2005	Sale Deed registered as Document No.4082/2005-06 in Book-I and stored in C.D.No.ANKD65 in the Office of the Sub-Registrar Anekal executed by Sri.I.N Krishna Madyastha in favour of Sri.Sathish Reddy.M also known as Sathish Reddy
7.		Mutation Register Extract bearing No.129/2004-05 in the name of Sri.Sathish Reddy.M issued by the Revenue Authorities.
8.		Mutation Register Extract bearing No.59/2005-06 in the name of Sri.Sathish Reddy.M issued by the Revenue Authorities.
9.		Mutation Register Extract bearing M.R.No. T:108/2021-22 in the name of Sri.Sathish Reddy issued by the Revenue Authorities.
10.		Mutation Register Extract bearing M.R.No. 179 /2021-22 in the name of Sri.Sathish Reddy.M issued by the Revenue Authorities.
11.	14/09/2021	Order bearing No.UPA/TPA/ CLU-131/2020-21/975/2021-22 issued by the Bangalore Development Authority.
12.	02/06/2022	Conversion Order bearing No.ALN/AJ/SR/22/2022-23/No.337083 issued by The Deputy Commissioner, Bangalore Urban District.
13.		Mutation Register Extract bearing M.R.No. T1/2022-23 in the name of Sri.Sathish Reddy issued by the Revenue Authorities.
14.	31/08/2023	Order passed by The Deputy Commissioner, Bangalore Urban District.
15.	03/04/2024	Gift Deed registered as Document No. ABL-1-01445/2024-25 in Book-I and stored in the Centralized Data Cell in the Electronic form in the Office of the Sub-Registrar, Attibele executed by Sri. Sathish Reddy.M in favour of Smt. Asha Sathish and Ms. Rishika.



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16.	04/09/2024	Confirmation Deed registered as Document No.ANK-1-05904/2024-25 in Book-I and stored in the Centralized Data Cell in the Electronic form executed by Smt. Papamma and two others in favour of Sri Sathish Reddy.M and two others.
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24.		Akarbandh issued by the Revenue Authorities
25.		Hissa Mojini issued by the Revenue Authorities
26.		Akarbandh issued by the Revenue Authorities



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27.	27/09/2021	Endorsement issued by The Tahsildar, Anekal Taluk, Bangalore District.
28.	08/02/2021	Endorsement issued by The Assistant Commissioner, Bangalore South Division, Bangalore.
29.	11/09/2024	Endorsement issued by The Special Land Acquisition Officer and competent authority, N.H.A.I, Hebbal, Bangalore.
30.	18/09/2024	Endorsement issued by The Assistant Commissioner (Land Acquisition), National Highway Authority.
31.		Certificate of Encumbrance for the period between 01/04/1950 and 28/02/2025 issued by the Jurisdictional Sub-Registrar, Bangalore.
32.	25/11/2024	Sanctioned Building License issued by Bangalore Development Authority bearing No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25.
33.	25/11/2024	Sanctioned Building Plan issued by Bangalore Development Authority bearing No. NM/ASA/AA-3/TS-2/D/12/2024-25.

DESCRIPTION OF THE PROPERTY:

All that Property measuring 01 Acres 00 Guntas 00 Guntas and 03 Guntas Kharab land in Sy.No.159/2 (Old Sy.No.159) situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, Bangalore and duly converted for non-agricultural residential purposes vide Conversion Order bearing No.ALN/AJ/SR/22/2022-23/No.337083 dated 02/06/2022 issued by The Deputy Commissioner, Bangalore District, Bangalore and bounded by:

East : Property in Sy.No.178;
West : Property in Sy.Nos.162;
North : Property in Sy.No.159/1; and
South : Property in Sy.Nos.177 and 178.



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SOURCE OF TITLE: -

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

The Schedule Property formed portion of a Larger Property measuring 05 Acres 27 Guntas and 04 Guntas of kharab land in Sy.No.159 of Hulimangala Village and the same was originally owned by one Sri. Chikka Thayappa and after his demise and of his wife (name not known), their only son Sri. Ramaiah (minor) succeeded to their estate including the Larger Property as owner as evident from the recitals in the Sale Deed dated 28/05/1958, which is referred to below in this opinion.

Later, for the benefit of aforesaid Sri. Ramaiah, his maternal uncle namely Sri. Papaiah as a guardian sold the Larger Property in favour of one Sri. Thimmaiah also known as Nadu Beedhi Thimmaiah in terms of a Sale Deed dated 28/05/1958, registered as Document No. 1347/1958-59 in Book-I, Volume 819 at pages 121 to 124 in the Office of the Sub-Registrar, Anekal and since then the said Sri. Thimmaiah started enjoying Larger Property as owner and his name came to be mutated in the revenue records as owner and khatedar vide Mutation Register Extract bearing M.R.No. 67/1957-58 and Records of Rights bearing No. 969. The Endorsement dated 19/09/2024 issued by The Special Tahsildar, Anekal Taluk discloses that Mutation Register Extract bearing M.R.No. 67/1957-58 is not available in the Office.

Later as seen from the recitals in the Sale Deed referred to below, the Schedule Property came to be owned by Sri. H.T. Narayana Reddy and Sri. Nanjunda Reddy. I am not made available with any title deeds evidencing the transfer of title to them. Taking into account, the passage of time over fifty years and there not being any rival claims on the title, the title of the said Sri. H.T. Narayana Reddy and Sri. Nanjunda Reddy does not such affected. The said Sri. H.T. Narayana Reddy and Sri. Nanjunda Reddy sold the Larger Property along with other properties in favour of Sri. Muni Reddy and Sri. Narayana Reddy in terms of a Sale Deed dated 22/01/1965, registered as Document No. 2951/1965-66 in Book-I, Volume 1004 at pages 84 to 85 in the Office of the Sub-Registrar, Anekal Taluk and since then Sri. Muni Reddy and Sri. Narayana Reddy started enjoying the Larger Property as owners. In the aforesaid Sale Deed, brothers of Sri. H.T. Narayana Reddy viz., Sri. Pilla Reddy, Sri. Sidda Reddy and Sri. Ramaiah Reddy signed as Consenting Witnessess.



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The said Sri. Muni Reddy and Sri. Narayana Reddy sold the Larger Property along with other property in favour of Sri.I. N Krishna Madyastha in terms of a Sale Deed dated 25/10/1967, registered as Document No. 2756/1967-68 in Book-I, Volume 1068 at pages 74 to 77 in the Office of the Sub- Registrar, Anekal and since then the said Sri.I. N Krishna Madyastha started enjoying the Larger Property as owner. In the aforesaid recitals of the Sale Deed dated 25/10/1967, the document number of the earlier Sale Deed dated 22/01/1965 inadvertently mentioned as 51 instead of 2951/1965-66 and the same is typo error and it will not affect the title of present owners.

Sri.I.N Krishna Madyastha sold portion of the Larger Property measuring 01 Acres 00 Guntas, hereinafter referred to as " Schedule Property" in favour of one Sri.Sathish Reddy.M also known as Sathish Reddy in terms of Sale Deed dated 10/06/2005 registered as Document No. 4082/2005-06, in Book-I and stored in C.D.No.ANKD65 in the Office of the Sub-Registrar Anekal since then Sri.Sathish Reddy.M started enjoying the Schedule Property as owner and his name came to be mutated in the revenue records as owner and khatedar vide Mutation Register Extract bearing No.129/2004-05 and 59/2005-06.

The Larger Property was resurveyed by the revenue authorities and was subjected to phodi and bifurcated into two portions i.e Sy.Nos.159/1 and 159/2, wherein (i) Property measuring 04 Acres 27 Guntas and 01 Gunta of kharab land was assigned with Sy.No. 159/1 and (ii) remaining portion measuring 01 Acre 00 Guntas and 03 Guntas of kharab land was assigned with Sy.No. 159/2 of Hulimangala Village, which is the Schedule Property herein and the name of Sri.Sathish Reddy.M was registered as owner and khatedar vide Mutation Register Extract bearing M.R.Nos.T:108/2021-22 and 179/2021-22 in respect of the Schedule Property.

The said Sri.Sathish Reddy.M secured an order for change of land use from agricultural zone to non- agricultural residential zone from Bangalore Development Authority vide its Order bearing No.UPA/TPA/CLU-131/2020-21/975/2021-22 dated 14/09/2021 and subsequently he secured conversion of the Schedule Property from agricultural to non-agricultural residential-layout purpose vide Conversion Order bearing No.ALN/AJ/SR/23/2022-23/No.337084 dated 06/06/2022 issued by The Deputy Commissioner, Bangalore Urban District and thereby the Schedule Property ceased to be agricultural land and became fit for non-agricultural



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residential layout purposes and his name was registered as owner and khatedar vide Mutation Register Extract bearing M.R.No. T1/2022-23.

Sri.Sathish Reddy filed an application before The Deputy Commissioner, Bangalore District for change in course (shift) of the Halla in the Properties in Sy.Nos.159/1, 159/2 (which is the Schedule Property herein), 161 163/1 and 163/2 of Hulimangala Village. On the said application, The Deputy Commissioner, Bangalore Urban District vide his Order dated 31/08/2023 permitted the said change in course.

The said Sri.Sathish Reddy.M gifted 50% undivided share, right, title, interest and ownership in the Schedule Property i.e 25% undivided share to his wife Smt. Asha Sathish and 25% undivided share to his daughter Ms. Rishika in terms of a Gift Deed dated 03/04/2024, registered as Document No. ABL-1-01445/2024-25 in Book-I in the Centralized Data Cell in the Electronic form in the Office of the Sub-Registrar, Attibele and thereby the said Sri. Sathish Reddy.M retained remaining 50% undivided, right, title, interest and ownership share in the Schedule Property. Thus in the manner stated above Sri.Sathish Reddy.M, Smt. Asha Sathish and Ms. Rishika became the co-owners of the Schedule Property.

In the meantime, (1) Smt. Papamma, (2) Smt.Ramakka and (3) Smt. Gowramma (daughters of earlier co-owner Sri. H.T. Narayana Reddy) confirmed the title of the above owners and relinquished for consideration whatever their rights, title and interest in the Schedule Property they had in favour of Sri.Sathish Reddy.M, Smt. Asha Sathish and Ms. Rishika in terms of a Confirmation Deed dated 04/09/2024, registered as Document No. ANK-1-05904/2024-25 in Book-I and stored in the Centralized Data Cell in the Electronic form in the Office of the Senior Sub-Registrar, Anekal and thereby the title of present owners is further perfected. In the recitals of the aforesaid Confirmation Deed, Smt. Papamma and others inadvertently confirmed that their father late Sri. H.T. Narayana Reddy executed a registered Sale Deed dated 25/10/1967 instead of Sale Deed dated 22/01/1965 and the same is typo error and it will not affect the title of the present owners.

The said Sri.Sathish Reddy.M along with his wife Smt. Asha Sathish and his daughter Ms. Rishika along with adjacent land owners desirous of developing the Schedule Property along with other properties into residential development of apartments and



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entrusted the same to M/s. Bren Corporation Private Limited in terms of a Joint Development Agreement dated 05/04/2024, registered as Document No. ABL-1-01451/2024-25 in Book-I and stored in the Centralized Data Cell in the Electronic form in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk and simultaneously executed a General Power of Attorney dated 05/04/2024, registered as Document No. ABL-4-00048/2024-25 in Book-IV and stored in the Centralized Data Cell in the Electronic form in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk empowering the Developer to secure license and sanctioned plan and other approvals for developing the Schedule Property along with other properties and sell their share in the Schedule Property and other properties.

Regarding revenue documents, Pahanies for the period between 1969-70 and 2024-25 issued by the Revenue Authorities discloses the names of Sri. H. T. Narayana Reddy, Sri.I.N Krishna Madhyastha and Sri. M. Sathish Reddy.M as the owners and khatedars in respect of the Schedule Property during the relevant period of time. The Endorsement dated 16/05/2024 issued by The Tahsildar, Anekal Taluk discloses that Pahanies for the period between 1991 and 2000 is not available in the Office . The Endorsement dated 16/10/2024 issued by The Tahsildar, Anekal Taluk discloses that Index of Lands is not available in the Office. Tippani issued by the Revenue Authorities shows the shape of the Larger Property in Sy.No. 159. Gramada Book and Hissa Mojini issued by the Revenue Authorities confirms the phodi of the Larger Property and disclose the name of Sri. Sathish Reddy.M as the earlier owner of the Schedule Property. Akarbandh issued by the Revenue Authorities confirms the extent as per Pahanies. Nil Tenancy Certificate dated 27/09/2021 issued by Tahsildar, Anekal Taluk confirms that there are no tenancy claims in respect of the Larger Property. Endorsement 08/02/2021 issued by The Assistant Commissioner, Bangalore South Division confirms that no proceedings are pending under the Provisions of The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the Schedule Property. Endorsement dated 11/09/2024 issued by The Special Land Acquisition Officer and competent authority, N.H.A.I, Hebbal, Bangalore reveals that the Schedule Property was not notified for formation of National Highway or its schemes. Endorsement dated 11/09/2024 issued by The Special Land Acquisition Officer and competent authority, N.H.A.I, Hebbal, Bangalore reveals that the Schedule Property was not notified for formation of National Highway or its schemes. Endorsement dated



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18/09/2024 issued by The Assistant Commissioner (Land Acquisition), National Highway Authority discloses that the Schedule Property along with other properties are not acquired for KSHIP-2 scheme. The Bangalore Development Authority on 25/11/2024 issued Sanctioned Building License and Building Plan bearing document No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25 in respect of Survey Nos.159/1, 159/2, 161, 162, 163/1, 163/2, 178/1, 178/3 and 178/4 of Hulimangala Village.

Encumbrance Certificates for the period between 01/04/1950 and 28/02/2025 issued by jurisdictional Sub-Registrar are produced and do not reveal any charge or encumbrance over the said Property during the said period. Encumbrance Certificate discloses that Sri. H.T. Narayana Reddy mortgaged the Larger Property in favour of Mysore Government in terms of a Mortgage Deed dated 30/02/1962 registered as Document No. 2925/1963-64 in Book-I, Volume 957 at pages 174 in the Office of the Sub- Registrar, Anekal Taluk. I am not made available the copy of the said mortgage and it is informed that the said mortgage was discharged. Further, the Pahanies do not reveal the existence of the said mortgage. However, considering the possession of the original title deeds in the custody of present owners and also passage of time of more than 63 years, it can be presumed that the said mortgage is discharged, hence it will not affect the title of the present owners.



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- ❖ Title Opinion in respect of Property measuring 00 Acres 17 Guntas in Sy.No.161 and situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, Bangalore and duly converted from agricultural to non-agricultural residential purposes vide Conversion Order bearing No.394326 dated 26/08/2022 issued by The Deputy Commissioner, Bangalore Urban District, Bangalore

* * * *

We are furnished with photocopies of the following documents and our opinion is as follows:

S.L No	DATE	DESCRIPTION OF THE DOCUMENTS
1.	20/11/1969	Certified copy of the Sale Deed registered as Document No. 2220/1969-70 in Book-I, Volume 1115 at pages 216 to 218 in the Office of the Sub- Registrar, Anekal executed by Sri. Arasappa and others in favour of Sri.I. N Krishna Madhyastha.
2.	19/09/2024	Endorsement issued by The Special Tahsildar, Anekal Taluk.
3.	09/12/2004	Sale Deed registered as Document No.18955/2004-05 in Book-I and stored in C.D.No.ANKD42 in the Office of the Sub-Registrar Anekal executed by Sri.I.N Krishna Madhyastha in favour of Sri.Sathish Reddy. M also known as Sathish Reddy .
4.		Mutation Register Extract bearing No.82/2004-05 in the name of Sri.Sathish Reddy.M issued by the Revenue Authorities.
5.	14/09/2021	Order bearing No.UPA/TPA/ CLU-131/2020-21/975/2021-22 issued by The Bangalore Development Authority
6.	26/08/2022	Conversion Order bearing No.394326 issued by The Deputy Commissioner, Bangalore Urban District



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7.		Mutation Register Extract bearing M.R.No.T53/2022-23 in the name of Sri. Sathish Reddy.M.
8.	31/08/2023	Order passed by The Deputy Commissioner, Bangalore Urban District.
9.	03/04/2024	Gift Deed registered as Document No. ABL-1-01445/2024-25 in Book-I and stored in the Centralized Data Cell in the Electronic form in the Office of the Sub-Registrar, Attibele executed by Sri. Sathish Reddy.M in favour of Smt. Asha Sathish and Ms. Rishika.
10.	05/04/2024	Joint Development Agreement registered as Document No. ABL-1-01451/2024-25 in Book-I and stored in the Centralized Data Cell in the Electronic form in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele) , Anekal Taluk executed by Sri. Sathish Reddy.M and others in favour of M/s. Bren Corporation Private Limited.
11.	05/04/2024	General Power of Attorney registered as Document No. ABL-4-00048/2024-25 in Book-IV and stored in the Centralized Data Cell in the Electronic form in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk executed by Sri. Sathish Reddy .M and others in favour of M/s. Bren Corporation Private Limited.
12.		Pahanies for the period between 1989-90 and 2024-25 issued by the Revenue Authorities.
13.	16/05/2024	The Endorsement issued by The Tahsildar, Anekal Taluk
14.	16/10/2024	The Endorsement issued by The Tahsildar, Anekal Taluk
15.		Akarbandh issued by the Revenue Authorities



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16.	27/09/2021	Endorsement issued by The Tahsildar, Anekal Taluk, Bangalore District.
17.	08/02/2021	Endorsement issued by The Assistant Commissioner, Bangalore South Division, Bangalore.
18.	11/09/2024	Endorsement issued by The Special Land Acquisition Officer and competent Authority, N.H.A.I, Hebbal, Bangalore.
19.	18/09/2024	Endorsement issued by The Assistant Commissioner (Land Acquisition), National Highway Authority.
20.		Certificate of Encumbrance for the period between 01/04/1960 and 28/02/2025 issued by the Jurisdictional Sub-Registrar, Bangalore.
21.	25/11/2024	Sanctioned Building License issued by Bangalore Development Authority bearing No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25.
22.	25/11/2024	Sanctioned Building Plan issued by Bangalore Development Authority bearing No. NM/ASA/AA-3/TS-2/D/12/2024-25.

DESCRIPTION OF THE PROPERTY:

All that Property measuring 00 Acres 17 Guntas in Sy.No.161 and situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, Bangalore and duly converted from agricultural to non-agricultural residential purposes vide Conversion Order bearing No.394326 dated 26/08/2022 issued by The Deputy Commissioner, Bangalore Urban District, Bangalore and bounded by:

East : Property in Sy.No.159;
West : Property in Sy.No.163/2;
North : Property in Sy.No.160; and
South : Property in Sy.No.162.

SOURCE OF TITLE: -



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

The Schedule Property was originally owned by (1) Sri. Arasappa (2) Sri. Gullappa also known as Kenchappa (3) Sri. Beerappa and (4) Sri. Eragallappa , who subsequently sold the Schedule Property in favour of one Sri.I.N Krishna Madhyastha in terms of a Sale Deed dated 20/11/1969, registered as Document No. 2220/1969-70 in Book-I, Volume 1115 at pages 216 to 218 in the Office of the Sub-Registrar, Anekal and since then the said Sri.I.N Krishna Madhyastha started enjoying the Schedule Property as owner and his name came to be mutated in the revenue records as owner and khatedar vide Mutation Register Extract bearing No.20/1989-90. The Endorsement dated 19/09/2024 issued by The Special Tahsildar, Anekal Taluk discloses that Mutation Register Extract bearing No.20/1989-90 is not available in the Office.

The said Sri.I. N Krishna Madhyastha sold the Schedule Property along with other properties in favour of Sri.Sathish Reddy.M also known as Sathish Reddy in terms of a Sale Deed dated 09/12/2004 registered as Document No.18955/2004-05 in Book-I and stored in C.D.No. ANKD42 in the Office of the Sub-Registrar Anekal and since then Sri.Sathish Reddy.M started enjoying the Schedule Property as owner and his name came to be mutated in the revenue records as owner and khatedar vide Mutation Register Extract bearing No.82/2004-05.

The said Sri.Sathish Reddy.M secured change of land use from agricultural zone to non-agricultural residential zone from Bangalore Development Authority vide its Order bearing No.UPA/TPA/CLU-131/2020-21/975/2021-22 dated 14/09/2021 and subsequently he secured conversion of the Schedule Property from agricultural to non-agricultural residential-layout purpose vide Conversion Order bearing No.394326 dated 26/08/2022 issued by The Deputy Commissioner, Bangalore Urban District and thereby the Schedule Property ceased to be agricultural land and became fit for non-agricultural residential layout purposes and his name was registered as owner and khatedar vide Mutation Register Extract bearing M.R.No. T53/2022-23.

Sri.Sathish Reddy.M filed an application before The Deputy Commissioner, Bangalore District for change in course (shift) of the Halla in the Properties in Sy.Nos.159/1, 159/2, 161 (which is the Schedule Property herein), 163/1 and 163/2 of Hulimangala Village. On the said application, The Deputy Commissioner, Bangalore Urban District vide his Order dated 31/08/2023 permitted the said change in course.



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The said Sri.Sathish Reddy.M gifted 50% undivided share, right, title, interest and ownership in the Schedule Property along with other properties i.e 25% undivided share to his wife Smt. Asha Sathish and 25% undivided share to his daughter Ms. Rishika in terms of a Gift Deed dated 03/04/2024, registered as Document No. ABL-1-01445/2024-25 in Book-I in the Centralized Data Cell in the Electronic form in the Office of the Sub-Registrar, Attibele and thereby the said Sri. Sathish Reddy.M retained remaining 50% undivided, right, title, interest and ownership share in the Schedule Property. Thus in the manner stated above Sri.Sathish Reddy.M, Smt. Asha Sathish and Ms. Rishika became the co-owners of the Schedule Property.

The said Sri.Sathish Reddy.M along with his wife Smt. Asha Sathish and his daughter Ms. Rishika along with adjacent land owners desirous of developing the Schedule Property along with other properties into residential development of apartments and entrusted the same to M/s. Bren Corporation Private Limited in terms of a Joint Development Agreement dated 05/04/2024, registered as Document No. ABL-1-01451/2024-25 in Book-I and stored in the Centralized Data Cell in the Electronic form in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk and simultaneously executed a General Power of Attorney dated 05/04/2024, registered as Document No. ABL-4-00048/2024-25 in Book-IV and stored in the Centralized Data Cell in the Electronic form in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk empowering the Developer to secure license and sanctioned plan and other approvals for developing the Schedule Property along with other properties and sell their share in the Schedule Property and other properties.

Regarding revenue documents, Pahanies for the period between 1989-90 and 2024-25 issued by the Revenue Authorities discloses the names of Sri.I.N Krishna Madhyastha and Sri. Sathish Reddy.M as the owners and khatedars in respect of the Schedule Property during the relevant period of time. The Endorsement dated 16/05/2024 issued by The Tahsildar, Anekal Taluk discloses that Pahanies for the period between 1992-94 are not available in the Office. The Endorsement dated 16/10/2024 issued by The Tahsildar, Anekal Taluk discloses that Index of Lands is not available in the Office.



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Akarbandh issued by the Revenue Authorities confirms the extent as per Pahanies. There are no tenancy claims in respect of Schedule Property as seen from the Endorsement dated 27/09/2021 issued by The Tahsildar, Anekal Taluk, Bangalore District. Endorsement dated 08/02/2021 issued by The Assistant Commissioner, Bangalore South Division, Bangalore confirms that no proceedings are pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978. Endorsement dated 11/09/2024 issued by The Special Land Acquisition Officer and competent authority, N.H.A.I, Hebbal, Bangalore reveals that the Schedule Property was not notified for formation of National Highway or its schemes. Endorsement dated 18/09/2024 issued by The Assistant Commissioner (Land Acquisition), National Highway Authority discloses that the Schedule Property along with other properties are not acquired for KSHIP-2 scheme. The Bangalore Development Authority on 25/11/2024 issued Sanctioned Building License and Building Plan bearing document No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25 in respect of Survey Nos.159/1, 159/2, 161, 162, 163/1, 163/2, 178/1, 178/3 and 178/4 of Hulimangala Village.

Encumbrance Certificates for the period between 01/04/1960 and 28/02/2025 issued by jurisdictional Sub-Registrar, Bangalore are produced and do not reveal any charge or encumbrance over the said Property during the said period. There is a reflection of entry of Confirmation Deed dated 17/08/2024, registered as Document No. ANK-1-05904/2024-25 in Book-I and stored in the centralized data cell in the electronic form in the Office of the Senior Sub-Registrar, Anekal in the aforesaid Encumbrance Certificates. However, the document is not related to the Schedule Property.



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- ❖ Title Opinion in respect of Property measuring 00 Acre 31 Guntas (including 01 Gunta converted 'A' Kharab Land) in Sy.No.162 situated at Hulimangala Village, Jigani Hobli, Anekal Taluk duly converted for non-agricultural Layout-Residential Purposes vide Conversion Order bearing No.303056 and bearing No.ALN/AJ/SR/103/2022-23 dated 09/05/2022 issued by The Deputy Commissioner, Bangalore Urban District.

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We are furnished with photocopies of the following documents and our opinion is as follows:

SL. NO.	DATE	NATURE OF THE DOCUMENTS
1.	04/07/2005	Certified copy of Partition Deed, executed between (1)Sri.T.Nanjappa Reddy, (2) Sri.T.Muni Reddy, (3)Smt.Ananthamma (wife of Sri.H.T.Jayarama Reddy), (4) Smt.H.T.Vijaya Lakshmi, (5) Sri.H.T.Chandrashekar Reddy and (6) Sri.H.T.Ravishankar Reddy, registered as Document No.5022/2005-06 in Book-I and stored in C.D.No.ANKD68, in the Office of the Sub-Registrar, Anekal.
2.	28/05/2007	Certified copy of Sale Deed, executed by Sri.T.Nanjappa Reddy and others in favour of Sri.Sathish Reddy registered as Document No.952/2007-08 in Book-I and stored in C.D.No.JGND3, in the Office of the Sub-Registrar, Bannerghatta, Anekal.
3.		Mutation Register Extract bearing M.R.No.H107/2011-12 issued by the Village Accountant, Jigani, Anekal Taluk.
4.	25/02/2022	Letter bearing No.BDA/TPM/MBC-1454/1906/2021-22 issued by Assistant Director, Town Planning, Bangalore Development Authority.
5.	09/05/2022	Conversion Order bearing No.303056 and bearing No. ALN/AJ/SR/103/2022-23 issued by The Deputy Commissioner, Bangalore Urban District.



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6.	03/04/2024	Certified copy of Gift Deed,executed by Sathish Reddy M in favor of Smt. Asha Sathish and Ms. Rishika, registered as Document No.1445/2024-25 in Book-I and stored in centralized data cell in electronic form in the Office of the Sub-Registrar, Attibele.
7.	05/04/2024	Joint Development Agreement executed by Sri.Sathish Reddy M and others in favour of M/s. Bren Corporation Pvt Ltd., registered as Document.No. ABL-1-01451-2024-25 and stored in Centralised Data Cell in Electronic Form in the Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
8.	05/04/2024	General Power of Attorney executed by Sri.Sathish Reddy M and others in favour of M/s. Bren Corporation Pvt Ltd., registered as Document.No. ABL-4-00048-2024-25 and stored in Centralised Data Cell in Electronic Form in the Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
9.		Pahanies for the period from 1974-75 to 1978-79, 1989-90 to 1992-93 and from 1994-95 to 2024-25 issued by the Revenue Authorities.
10.	16/05/2024	Endorsement issued by The Tahsildar, Anekal Taluk regarding non-availability of Pahanies for the period from 1992-1994.
11.		Akarbandh issued by the Revenue Authorities.
12.	27/09/2021	Nil Tenancy Certificate issued by The Tahsildar, Anekal Taluk.
13.	08/02/2021	Endorsement issued by The Assistant Commissioner, Bangalore South Sub-Division.



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14.	11/09/2024	Endorsement issued by The Special Land Acquisition Officer and Competent Authority, National Highways Authority of India (NHAI), Bangalore.
15.	18/09/2024	Endorsement issued by The Assistant Commissioner (Land Acquisition), Karnataka State Highway Development Project.
16.	16/10/2024	Endorsement issued by The Tahsildar, Anekal Taluk regarding non-availability of Index of Lands.
17.		Certificates of Encumbrances for the period from 01/04/1960 to 17/09/2024 issued by the Jurisdictional Sub-registrar.
18.	25/11/2024	Sanctioned Building License issued by Bangalore Development Authority bearing No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25.
19.	25/11/2024	Sanctioned Building Plan issued by Bangalore Development Authority bearing No. NM/ASA/AA-3/TS-2/D/12/2024-25.

DESCRIPTION OF THE PROPERTY:-

All that land measuring 00 Acre 31 Guntas in Sy.No.162 situated at Hulimangala Village, Jigani -2 Hobli, Anekal Taluk duly converted for non-agricultural Layout-Residential Purposes vide Conversion Order bearing No.303056 and bearing No.ALN/AJ/SR/103/2021-22 dated 09/05/2022 issued by The Deputy Commissioner, Bangalore Urban District and bounded by:

East : Land bearing Sy.No.159;

West : Land bearing Sy.No. 163;

North : Land bearing Sy.No.161; and

South : Land bearing Sy.No.172/1 and Sy.No.177.

(Boundaries as per Dishaank and Conversion Order)



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SOURCE OF TITLE:

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

The Schedule Property was originally owned by Sri.Mugi Thimmaiah also known as Mugi Thimmaiah Reddy (Son of Sri.Nanjaiah), who acquired the same from his ancestors and his name came to be mutated in the revenue records as holder and occupant as evidenced by entries in Pahanies for the period between 1969-70 to 1978-79, between 1989-90 to 1992-93 and between 2005-06 to 2010-11 issued by the Revenue Authorities. I'm not made available with any documents evidencing the source of title of Sri. Mugi Thimmaiah. It is represented to me that the same is not available. However, in the absence of title deeds, I have relied upon the revenue records viz., the Pahanies for the period between 1969-70 to 1978-79, between 1989-90 to 1992-93 and between 2005-06 to 2010-11 which discloses the name of Sri. Mugi Thimmaiah as owner and khatedar of the Schedule Property as his ancestral property.

The general law relating to entries in the Revenue Records is that they are not the proof of title and they neither confer nor extinguish title to any property, but they are incidents of ownership. Section.133 of the Karnataka Land Revenue Act makes it clear that "An entry in the Record of Rights and a certified entry in the Register of Mutations or in a Patta Book shall be presumed to true until the contrary is proved or a new entry is lawfully substituted therefore" and the Hon'ble Supreme Court of India in GURBAKSH SINGH VS. NIKKA SING reported in AIR 1963 SC 1917 held that the general presumption with respect to entries in the Revenue Records is presumed to be correct unless the said presumption is rebutted by producing cogent and reliable evidence. In the present case, the name of Sri.Mugi Thimmaiah has consistently appeared in the Pahanies during the said period as owner and khatedar of the Schedule Property. The Hon'ble High Court of Karnataka in MUNIYAPPA VS. G. HANUMANTHAPPA (Deceased) by LR and others reported in 2003 (2) KLJ 294 held that "Entries in the Record of Rights raise a presumption that what is stated therein is correct". The Hon'ble High Court of Karnataka further held that Court cannot disbelieve entries in the Record of Rights in the absence of evidence to rebut presumption arising there from. In view of the law laid down by the Apex Court and Hon'ble High Court in the aforesaid judgments, there is no other alternative than to



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believe that Sri. Mugi Thimmaiah was the rightful owner of the Schedule Property and this presumption is further strengthened by the entries in the Pahanies.

The said Sri.Mugi Thimmaiah died intestate leaving behind him, his children namely (1) Sri.T.Nanjappa Reddy, (2) Sri.T.Muni Reddy, (3) Sri.H.T.Jayarama Reddy, (4) Smt.H.T.Vijaya Lakshmi, (5) Sri.H.T.Chandrashekar Reddy and (6) Sri.H.T.Ravishankar Reddy to succeed to his estate including the Schedule Property. Though I'm not made available with the family tree of Sri. Mugi Thimmaiah to ascertain the details of his family members, the names of his family members are available in the Partition Deed dated 04/07/2025 discussed infra.

Subsequently (1) Sri.T.Nanjappa Reddy, (2) Sri.T.Muni Reddy, (3)Smt.Ananthamma (wife of late Sri.H.T.Jayarama Reddy), (4) Smt.H.T.Vijaya Lakshmi, (5) Sri.H.T.Chandrashekar Reddy and (6) Sri.H.T.Ravishankar Reddy partitioned the properties belonging to the joint family including the Schedule Property in terms of a Partition Deed dated 04/07/2005, registered as Document No.5022/2005-06 in Book-I and stored in C.D.No.ANKD68, in the Office of the Sub-Registrar, Anekal, wherein the Schedule Property along with two other properties were allotted to the share of Sri.T.Nanjappa Reddy under Schedule – A to the said Partition Deed and since then he started enjoying the same as owner thereof. However, Mutation Register Extract in the name of Sri. T. Nanjappa Reddy is not furnished to me.

The said (1) Sri.T.Nanjappa Reddy along with his children namely (2) Smt.N.Geethanjali, (3) Smt.N.Vishwa Bharathi, (4) Sri.N.Ravindra Chandra, (5) Sri.N.Deepu Reddy and (6) Sri.N.Yashas Reddy sold the Schedule Property in favour of Sri.Sathish Reddy in terms of Sale Deed dated 28/05/2007, registered as Document No.952/2007-08 in Book-I and stored in C.D.No.JGND3, in the Office of the Sub-Registrar, Bannerghatta, Anekal and since then he started enjoying the same as owner thereof and his name came to be mutated in the revenue records as khatedar vide Mutation Register Extract bearing M.R.No.H107/2011-12.

The said Sri. Sathish Reddy secured order for change of land use from agricultural zone to non-agricultural residential zone from The Bangalore Development Authority vide its Order bearing No. BDA/TPM/CLU-131/2020-21/975/2021-22 dated 14/09/2021 and subsequently he secured conversion of the Schedule Property from



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agricultural purpose to non-agricultural Layout-Residential Purposes vide Official Memorandum bearing No.303056 and bearing No.ALN/AJ/SR/103/2021-22 dated 09/05/2022 issued by The Deputy Commissioner, Bangalore Urban District and thereby the Schedule Property ceased to be an agricultural land and became fit for non-agricultural purposes.

The said Sri.M.Sathish Reddy executed a Gift Deed dated 03/04/2024 registered as Document No.1445/2024-25 in Book-I and stored in Centralized Data Cell in Electronic Form in the Office of the Sub-Registrar, Attibele gifting 25% un-divided share, right, interest and ownership each in the Schedule Property in favor of his wife Smt. Asha Sathish and daughter Ms. Rishika. Thus Sri.M.Sathish Reddy, Smt. Asha Sathish and Ms. Rishika became the joint owners of the Schedule Property in the ratio 50%, 25% and 25% respectively.

The said Sri.M.Sathish Reddy along with his wife Smt.Asha Sathish and his daughter Ms.Rishika along with adjacent land owners desirous of developing the Schedule Property into residential apartments entrusted the same to M/s. Bren Corporation Private Limited in terms of a Joint Development Agreement dated 05/04/2024 registered as Document.No. ABL-1-01451-2024-25 and stored in Centralised Data Cell in Electronic Form in the Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk and simultaneously executed a General Power of Attorney dated 05/04/2024 registered as Document.No. ABL-4-00048-2024-25 and stored in Centralised Data Cell in Electronic Form in the Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.

Regarding Revenue Documents: Pahanies issued by the Revenue Authorities in respect of the Schedule Property for the period between from 1974-75 to 1978-79, between 1989-90 to 1992-93 and between 1994-95 to 2004-05 discloses the names of Sri.Mugi Thimmaiah and subsequently that of Sri.Muni Kempaiah (son of Sri.Gullappa). However, pursuant to order dated 21/07/2002 in proceedings bearing RRT CR 91/2001-02, the name of Sri.Mugi Thimmaiah came to be restored in the Pahanies between 2005-06 to 2010-11. I'm not made available with the copy of order dated 21/07/2002 passed in RRT CR 91/2001-02. Pahanies for the period between 2011-12 to 2024-25 discloses the name of Sri. Sathish Reddy as owner during the relevant period of time. Column No.12 of the Pahanies for the period between 1974-



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75 and 2024-25 reflects the name of Smt.Sarojamma (wife of late Sri. Mugi Thimmaiah) as the cultivator of the Schedule Property. However, Nil Tenancy Certificate dated 27/09/2021 issued by the Tahsildar, Anekal Taluk confirms that there are no tenancy claims raised in respect of the Schedule Property. Endorsement dated 16/05/2024 issued by The Tahsildar, Anekal Taluk bears out that Pahanies for the period between 1992-1994 are not available in his office records. Akarbandh in respect of the Schedule Property in Sy.No. 162 issued by the Revenue Authorities confirms the extent of the Property as per Pahanies and there exists 01 Gunta of Kharab land. Endorsement dated 08/02/2021 issued by The Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru states that there are no proceedings initiated under The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Schedule Property in Sy.No.162. Endorsement dated 11/09/2024 issued by The Special Land Acquisition Officer and Competent Authority, National Highways Authority of India (NHAI), Bangalore confirms that the Schedule Property has not been notified for acquisition. Endorsement dated 18/09/2024 issued by The Assistant Commissioner (Land Acquisition), Bangalore Sub-Division, Karnataka State Highway Development Project, Bangalore states that the Schedule Property is not subject to any acquisition by the said Authority. The Bangalore Development Authority on 25/11/2024 issued Sanctioned Building License and Building Plan bearing document No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25 in respect of Survey Nos.159/1, 159/2, 161, 162, 163/1, 163/2, 178/1, 178/3 and 178/4 of Hulimangala Village.

Encumbrance Certificates in respect of the Schedule Property issued by the Jurisdictional Sub Registrar for the period between 01/04/1960 to 20/03/2025 discloses the entries of transactions referred to above and do not reveal any charge or encumbrance over the Schedule Property during the said period.



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- ❖ Title Opinion in respect of Property measuring 00 Acres 11 Guntas in Sy.No.178/1 situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District and duly converted for non-agricultural Residential use vide Conversion Order bearing No.ALN (SJ) SR:77/2021-22 and No. 297316, dated 05/03/2022 issued by The Deputy Commissioner, Bangalore.

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We are furnished with photocopies of the following documents and our opinion is as follows:

SL. NO.	DATE	NATURE OF THE DOCUMENTS
1.	19/09/2024	Endorsement issued by The Special Tahsildar, Anekal Taluk.
2.	20/06/2014	Declaratory Affidavit sworn by Sri. Rajashekar Reddy confirming the Family Tree of Sri. Thimma Reddy.
3.		Certified copy of Order Sheet of O.S. No. 918/2017 on the file of the Senior Civil Judge and JMFC, Anekal.
4.		Certified copy of Complaint filed in O.S. No. 918/2017 on the file of the Senior Civil Judge and JMFC, Anekal.
5.	16/01/2018	Certified copy of Joint Compromise Petition filed in O.S. No. 918/2017 on the file of the Senior Civil Judge and JMFC, Anekal.
6.	16/04/2018	Certified copy of the Decree passed in O.S. No. 918/2017 on the file of the Senior Civil Judge and JMFC, Anekal, registered on as Document No.250/2018-19 in Book-I and stored in C.D. No.ANKD 437, in the Office of the Sub-Registrar, Anekal.
7.		Mutation Register Extract bearing M.R. No.H69/2017-18 issued by the Revenue Authorities.



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8.		Mutation Register Extract bearing M.R. No.T24/2019-20 issued by the Revenue Authorities.
9.	27/12/2019	Sale Deed executed by Smt. Nagamma alias Nagaveni and others in favour of Sri. Ananda Kumar registered as Document No.6791/2019-20 in Book-I and stored in C.D. No.ANKD707, in the Office of the Sub-Registrar, Anekal.
10.		Mutation Register Extract bearing M. R. No.H52/2019-20. issued by the Revenue Authorities.
11.	04/02/2022	Endorsement issued by the Bangalore Development Authority.
12.	05/03/2022	Conversion Order bearing No. ALN (SJ) SR:77/2021-22 and No. 297316 issued by The Deputy Commissioner, Bangalore Urban District.
13.	03/04/2024	Gift Deed executed by Sri. Ananda Kumar in favour of Smt. Chitra N. Kumari and Smt. Ms.Yuktha also known as Yuktha Anand Kumar registered as Document No.1446/2024-25 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.
14.	05/04/2024	Joint Development Agreement executed by Sri. Sathish Reddy M. and others in favour of M/s. Bren Corporation Private Limited registered as Document No.ABL-1-01451-2024-25 in Book-I and stored in Centralized Data Cell in Electronic Form, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.



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15.	05/04/2024	General Power of Attorney executed by Sri. Sathish Reddy M. and others in favour of M/s. Bren Corporation Private Limited registered as Document No.ABL-4-00048-2024-25 in Book-IV and stored in Centralized Data Cell in Electronic Form, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
16.		Record of Rights bearing R.R. No. 373 issued by the Revenue Authorities.
17.		Saguvali Register Extract for the period between 1961-62 and 1968-69 issued by the Revenue Authorities.
18.		Pahanies in respect of Property measuring 02 Acres 11 Guntas in Sy.No.178/1 issued by the Revenue Authorities for the period between 1969-70 and 2018-19.
19.		Pahanies in respect of Property measuring 11 Guntas in Sy.No.178/1 issued by the Revenue Authorities for the period between 2019-20 and 2024-25.
20.	22/06/1939	Tippani in respect of Property in Sy.No. 178 issued by the Revenue Authorities.
21.		Hissa Tippani in respect of Property in Sy.No.178/1 issued by the Revenue Authorities.
22.		Sketch in respect of Property in Sy.No.178/1 prepared by the Surveyor, Anekal Taluk.
23.		Alienation Sketch in respect of Property in Sy.No.178/1 prepared by the Surveyor, Anekal Taluk.
24.	08/02/2021	Endorsement issued by The Assistant Commissioner Bangalore South Sub-Division, Bangalore.
25.	27/09/2021	Endorsement issued by The Tahsildar, Anekal Taluk, Bangalore.
26.	16/10/2024	Endorsement issued by The Tahsildar, Anekal Taluk, Bangalore.



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27.	11/09/2024	Endorsement issued by The Special Land Acquisition Officer and Competent Authority, Indian National Highways Authority.
28.	18/09/2024	Endorsement issued by The Assistant Commissioner (Land Acquisition), Bangalore Sub-Division, Karnataka State Highways Development Project, Bangalore.
29.		Akarabandh in respect of Property in Sy.No.178/1 issued by the Revenue Authorities.
30.		Encumbrance Certificate in respect of Property measuring 02 Acres 11 Guntas in Sy.No. 178/1 issued by the Jurisdictional Sub-Registrar for the period between 01/04/1960 and 15/12/2019.
31.		Encumbrance Certificate in respect of the Property measuring 11 Guntas in Sy.No.178/1 issued by the Jurisdictional Sub-Registrar for the period between 01/04/2017 and 18/02/2025.
32.	25/11/2024	Sanctioned Building License issued by Bangalore Development Authority bearing No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25.
33.	25/11/2024	Sanctioned Building Plan issued by Bangalore Development Authority bearing No. NM/ASA/AA-3/TS-2/D/12/2024-25.

DESCRIPTION OF THE PROPERTY: -

All that Property measuring 00 Acres 11 Guntas in Sy.No.178/1 situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District and duly converted for Non-agricultural Residential use vide Conversion Order bearing No.ALN (SJ) SR:77/2021-22 and No. 297316, dated 05/03/2022 issued by The Deputy Commissioner, Bangalore and bounded by:

East : Property in Sy.No.178/3 (Old Sy.No.178/1);
West : Property in Sy.No.177;
North : Property in Sy.No.159; and
South : Property in Sy.No.178/2.

:SOURCE OF TITLE:



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

The Schedule Property formed portion of Larger Property measuring 02 Acres 11 Guntas in Old Sy.No.178/1 of Hulimangala Village. The Larger Property in Sy.No.178/1 was owned and possessed by one Smt.Milli (wife of Sri. Chikka Muniga) who acquired the same from her ancestors as evident from the Record of Rights bearing R.R. No.373 and Tippani dated 22/04/1939 issued by the Revenue Authorities. Subsequently, the Larger Property came to be owned by Sri.Nagappa (son of Sri.Dodda Venkatappa). I am not furnished with any title deeds evidencing the source of title of Smt. Milli or Sri. Nagappa. However, in the absence of title deeds, I have relied upon the revenue records viz., Record of Rights bearing R.R. No.373 which discloses the name of Smt. Milli as owner of Larger Property and also relied upon Saguvalli Register Extract for the period from 1961-62 to 1968-68 and Pahanies issued by the Revenue Authorities for the period between 1968-69 and 1984-85 which disclose the name of the aforesaid Sri.Nagappa as owner and khatedar of the Larger Property as his ancestral property.

The general law relating to entries in the revenue records is that they are not the proof of title and they neither confer nor extinguish title to any property, but they are incidents of ownership. Section 133 of the Karnataka Land Revenue Act made it clear that "An entry in the Record of Rights and a certified entry in the Register of Mutations or in a Patta Book

shall be presumed to be true until the contrary is proved or a new entry is lawfully substituted therefor" and the Hon'ble Supreme Court of India in GURBAKSH SINGH vs. NIKKA SING reported in AIR 1963 SC 1917 held that the general presumption with respect to entries in the revenue records is presumed to be correct unless the said presumption is rebutted by producing cogent and reliable evidence. In the present case, the name of Sri. Nagappa has consistently appeared in the Pahanies during the period of 1961-62 to 1984-85 as owner and khatedar of the Larger Property. The Hon'ble High Court of Karnataka in MUNIYAMMA vs. G. HANUMANTHAPPA (Deceased) by LR and others reported in 2003 (2) KLJ 294 held that 'Entries in the Record of Rights raise a presumption that what is stated therein is correct'. The Hon'ble High Court of Karnataka further held that Court cannot disbelieve entries in the Record of Rights in the absence of evidence to rebut presumption arising there from. In view of the law laid down by the Apex Court and Hon'ble High Court in the



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aforesaid judgments, there is no other alternative than to believe that Sri. Nagappa was the owner of the Larger Property at that point of time and this presumption is further strengthened by the entries in the pahanies. It is further represented to me that the Larger Property was the ancestral property of Sri. Nagappa and the same was continuously inherited by his legal heirs.

On demise of the aforesaid Sri. Nagappa, his children namely Sri. Thimma Reddy and others whose names are not made known, have partitioned the Larger Property along with other family properties, wherein the Larger Property was allotted to the share of Sri. Thimma Reddy and his name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.1/1989-90 as owner thereof. These facts are evident from the recitals in Sale Deed dated 27/12/2019 which is discussed herein below. I am not made available with Mutation Register Extract bearing M.R. No.1/1989-90, however, an Endorsement dated 19/09/2024 issued by the Special Tahsildar, Anekal Taluk states that the aforesaid mutation extract is not available in his office records. I am not made available with Family Tree of Sri. Nagappa and Partition Deed executed between the children of Sri. Nagappa. But the name of Sri. Thimma Reddy has consistently appeared in the Pahanies during the period of 1984-85 to 2016-17 as owner and khatedar of the Larger Property and it is also informed that there is no claim from the brothers of Sri. Thimma Reddy as of today and the claim, if any, as of today will be barred by limitation.

The said Sri. Thimma Reddy died intestate on 24/03/2014 leaving behind him, his wife (1) Smt. Rathnamma and his four children namely (2) Sri. T. Rajashekara Reddy, (3) Sri. Venkatesha Reddy, (4) Smt. Nagamma also known as Nagamani and (5) Smt. Anusuya as his heirs to succeed to his estate including the Larger Property as owners thereof. Declaratory Affidavit dated 20/06/2014 sworn to by Sri. Rajashekara Reddy confirm the family details of Sri. Thimma Reddy.

Subsequently, the aforesaid Smt. Anusuya (daughter of Sri. Thimma Reddy) filed a suit for partition seeking her 1/5th share in the Larger Property herein against her mother, brothers and sister above named, in O.S. No. 918/2017 on the file of Senior Civil Judge and JMFC, Anekal. At the intervention of well-wishers of plaintiff and defendants, the disputes between the parties in the aforesaid suit were settled out of court and the parties to the said suit filed a Compromise Petition dated 16/01/2018 in O.S. No. 918/2017 on the file of Senior Civil Judge and JMFC, Anekal recording the settlement, wherein the suit properties were partitioned amongst them. The Hon'ble



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court decreed the suit on 16/01/2018 in terms of the said compromise petition, wherein Larger Property measuring (i) 00 Acre 11 Guntas was allotted to Smt. Nagamma (which is the Schedule Property herein), (ii) 01 Acre 00 Guntas was allotted to Sri. Rajashekara Reddy and (iii) 01 Acre 00 Guntas was allotted to the share of Sri. Venkatesha Reddy and since then the allottees started enjoying their respective portions in the Larger Property as owners thereof. The Plaintiff Smt. Anusuya was allotted with Rs. 5,00,000/- (Rupees Five Lakhs Only) to her share and the First Defendant Smt. Rathnamma was allotted with some other suit properties. The said Smt. Nagamma alias Nagamani started enjoying the Schedule Property as owner and the Final Decree with respect the Schedule Property was registered on 16/04/2018 as Document No.250/2018-19 in Book-I and stored in C.D. No.ANKD 437, in the Office of the Sub-Registrar, Anekal and her name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R. No.H69/2017-18.

Later the Larger Property in Sy.No.178/1 was subjected to phodi and was bifurcated into three portions i.e., the Property measuring (i) 00 Acres 11 Guntas owned by Smt. Nagamma was continued with Sy.No.178/1, *the Schedule Property herein*, (ii) 01 Acre 00 Guntas owned by Sri. Venkatesh Reddy was assigned with new Sy.No.178/3 and (iii) 01 Acre 00 Guntas owned by Sri. Rajashekara Reddy was assigned with new Sy.No.178/4 of Hulimangala Village and the revenue records were mutated accordingly vide Mutation Register Extract bearing M.R. No.T24/2019-20.

Later the said (1) Smt. Nagamma alias Nagaveni and her sons namely (2) Sri. Dhanush P. and (3) Sri. Bharath P. together sold the Schedule Property in favour of Sri. Ananda Kumar dated 27/12/2019, registered as Document No.6791/2019-20 in Book-I and stored in C.D. No.ANKD707, in the Office of the Sub-Registrar, Anekal and since then Sri. Ananda Kumar 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.H52/2019-20.

The Bangalore Development Authority vide Order dated 04/02/2022 permitted change of land use of the Schedule Property from agricultural use to residential use subject to the reservation of buffer zone with respect to the high tension wire passing through the said property.

The said Sri. Ananda Kumar secured conversion of the Schedule Property from Agricultural to Non-agricultural Residential use vide Conversion Order bearing No.



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ALN (SJ) SR:77/2021-22 and No.297316, dated 05/03/2022 issued by The Deputy Commissioner, Bangalore Urban District and since then the Schedule Property ceased to be agricultural land and became fit for residential use.

The said Sri. Ananda Kumar gifted the 50% undivided share, right, title and ownership in the Schedule Property to his wife Smt. Chithra N. Kumari and his daughter Ms. Ms.Yuktha also known as Yuktha Anand Kumar i.e., 25 % undivided share each, in terms of a Gift Deed dated 03/04/2024 registered as Document No.1446/2024-25 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 since then Sri. Ananda Kumar, Smt. Chithra N. Kumari and Ms. Ms.Yuktha started enjoying their respective ownership shares in the Schedule Property as owners thereof.

Later the said (1) Sri. Ananda Kumar, (2) Smt. Chithra N. Kumari and (3) Smt. Ms.Yuktha also known as Yuktha Anand Kumar entrusted the Schedule Property along with landowners of other adjacent properties in favour of M/s.Bren Corporation Private Limited in terms of a Joint Development Agreement dated 05/04/2024 registered as Document No.ABL-1-01451-2024-25 in Book-I and stored in Centralised Data Cell in Electronic Form, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk and also executed a General Power of Attorney of even date in favour of M/s.Bren Corporation Private Limited registered as Document No.ABL-4-00048-2024-25 in Book-IV and stored in Centralised Data Cell in Electronic Form, in the Senior Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.

Regarding Revenue Records: Record of Rights bearing R.R. No. 373 issued by the Revenue Authorities discloses the name of Smt. Milli as owner. Saguvali Register Extract issued by the Revenue Authorities for the period between 1961-62 and 1968-69 discloses the name of Sri. Nagappa as owner in respect of Larger Property. Pahanies in respect of Larger Property in Sy.No.178/1 issued by the Revenue Authorities for the period between 1969-70 and 2018-19 discloses the names of Sri. Nagappa, Sri.Thimma Reddy, Sri. Rajashekar Reddy, Sri. Venkatesh Reddy and Smt. Nagamma as owners during relevant period of time. Pahanies in respect of Schedule Property in Sy.No.178/1 issued by the Revenue Authorities for the period from 2019-20 to 2024-25 discloses the name of Sri.Ananda Kumar as owner during relevant period of time. The pahanies do not disclose any tenancy rights in respect of the Schedule Property.



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Tippani dated 22/06/1939 issued by the Revenue Authorities confirms that the Larger property bifurcated into two portions i.e. Sy.Nos.178/1 owned by Smt. Milli and Sy.No. 178/2 owned by Sri.Dobi Muniga. Hissa Tippani in respect of Property in Sy.No.178/1 issued by the Revenue Authorities confirms that the said property bifurcated into three portions as discussed above. Alienation Sketch issued by the Surveyor, Anekal Taluk discloses that the high-tension wire is passing at the eastern corner of the Schedule Property. Endorsement dated 08/02/2021 issued by The Assistant Commissioner Bangalore South Sub-Division, Bangalore states that there are no proceedings initiated under The Karnataka Scheduled Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the Schedule Property in Sy.No.178/1. Endorsement dated 27/09/2021 issued by The Tahsildar, Anekal Taluk, Bangalore states that there are no tenancy claims in respect of the Schedule Property in 178/1. Endorsement dated 16/10/2024 issued by The Tahsildar, Anekal Taluk, Bangalore states that the Index of Lands in respect of Property in Sy.No. 178/1 is not available in his office records. Endorsement dated 11/09/2024 issued by The Special Land Acquisition Officer and Competent Authority, Indian National Highways Authority states that the Larger Property is not notified for any acquisition. Endorsement dated 18/09/2024 issued by The Assistant Commissioner (Land Acquisition), Bangalore Sub-Division, Karnataka State Highways Development Project, Bangalore states that the Larger Property is not subject to any acquisition by the said authority. Akarabandh in respect of Schedule Property in Sy.No.178/1 issued by the Revenue Authorities confirming the extent of the property as shown in the pahanies and there is no kharab land in the said property. The Bangalore Development Authority on 25/11/2024 issued Sanctioned Building License and Building Plan bearing document No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25 in respect of Survey Nos.159/1, 159/2, 161, 162, 163/1, 163/2, 178/1, 178/3 and 178/4 of Hulimangala Village.

Encumbrance Certificates in respect of Larger Property measuring 02 Acres 11 Guntas in Sy.No. 178/1 issued by the Jurisdictional Sub-Registrar for the period between 01/04/1960 and 15/12/2019 discloses the entries of the transactions referred to above. Encumbrance Certificates in respect of the Schedule Property measuring 11 Guntas in Sy.No.178/1 issued by the Jurisdictional Sub-Registrar for the period between 01/04/2017 and 18/02/2025 discloses the transactions referred to above. The above Encumbrance Certificates do not disclose any charge or encumbrance over the Schedule Property.



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- ❖ Title Opinion in respect of land measuring 15 Guntas in Sy.No.178/3 (Old Sy.No.178/1) situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District and duly converted for Non-agricultural Residential use vide Conversion Order bearing No.ALN (SJ) SR:78/2021-22 and No. 297318, dated 05/03/2022 issued by The Deputy Commissioner, Bangalore.

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We are furnished with the photocopies of the following documents and our opinion is as follows:-

SL. NO	DATE	NATURE OF THE DOCUMENTS
1.	19/09/2024	Endorsement issued by The Special Tahsildar, Anekal Taluk.
2.	20/06/2014	Declaratory Affidavit sworn by Sri. Rajashekar Reddy confirming the Family Tree of Sri. Thimma Reddy.
3.		Certified copy of Order Sheet of O.S. No. 918/2017 on the file of the Senior Civil Judge and JMFC, Anekal.
4.		Certified copy of Complaint filed in O.S. No. 918/2017 on the file of the Senior Civil Judge and JMFC, Anekal.
5.	16/01/2018	Certified copy of Joint Compromise Petition filed in O.S. No. 918/2017 on the file of the Senior Civil Judge and JMFC, Anekal.
6.	16/04/2018	Certified copy of the Decree passed in O.S. No. 918/2017 on the file of the Senior Civil Judge and JMFC, Anekal, registered on as Document No.252/2018-19 in Book-I and stored in C.D. No.ANKD 437, in the Office of the Sub-Registrar, Anekal.
7.		Mutation Register Extract bearing M.R. No.H69/2017-18 issued by the Revenue Authorities.



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8.	05/08/2019	Agreement to Sell executed by Sri.Venkatesh Reddy and others in favour of Sri. Ananda Kumar registered as Document No.2955/2019-20 in Book-I and stored in C.D. No. ABLD485, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
9.	05/08/2019	General Power of Attorney executed by Sri.Venkatesh Reddy and others in favour of Sri. Ananda Kumar registered as Document No.48/2019-20 in Book-IV and stored in C.D. No. ABLD485, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
10.		Mutation Register Extract bearing M.R. No.T24/2019-20 issued by the Revenue Authorities.
11.	27/12/2019	Sale Deed executed by Sri.Venkatesh Reddy and others in favour of Sri. Ananda Kumar registered as Document No.6790/2019-20 in Book-I and stored in C.D. No.ANKD707, in the Office of the Sub-Registrar, Anekal.
12.		Mutation Register Extract bearing M. R. No.H53/2019-20 issued by the Revenue Authorities.
13.	14/09/2021	Order passed by the Bangalore Development Authority.
14.	05/03/2022	Conversion Order bearing No. ALN (SJ) SR:78/2021-22 and No. 297318, issued by The Deputy Commissioner, Bangalore Urban District.
15.		Mutation Register Extract bearing M. R. No.T99/2021-22 issued by the Revenue Authorities.
16.	09/12/2022	Sale Deed executed by Sri. Ananda Kumar in favour of Sri. Sharath A. registered as Document No.11589/2022-23 in Book-I and stored in C.D. No.BSKD1464, in the Office of the Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
17.		Mutation Register Extract bearing M. R. No.H52/2022-23 issued by the Revenue Authorities.



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18.	03/04/2024	Gift Deed executed by Sri. Ananda Kumar in favour of Smt. Chitra N. Kumari and Smt. Ms.Yuktha also known as Yuktha Anand Kumar registered as Document No.ABL-1-01446/2024-25 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.
19.	05/04/2024	Joint Development Agreement executed by Sri. Sathish Reddy M. and others in favour of M/s. Bren Corporation Private Limited registered as Document No.ABL-1-01451-2024-25 in Book-I and stored in Centralized Data Cell in Electronic Form, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
20.	05/04/2024	General Power of Attorney executed by Sri. Sathish Reddy M. and others in favour of M/s. Bren Corporation Private Limited registered as Document No.ABL-4-00048-2024-25 in Book-IV and stored in Centralized Data Cell in Electronic Form, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
21.		Saguvali Register Extract for the period between 1961-62 and 1968-69 issued by the Revenue Authorities.
22.		Pahanies in respect of Property in Sy.No.178/1 issued by the Revenue Authorities for the period from 1969-70 to 2018-19.
23.		Pahanies in respect of Property in Sy.No.178/3 issued by the Revenue Authorities for the period from 2019-20 to 2024-25.
24.	22/06/1939	Tippani in respect of Property in Sy.No. 178 issued by the Revenue Authorities.
25.		Hissa Tippani in respect of Property in Sy.No.178/1 issued by the Revenue Authorities.



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26.		Sketch in respect of Property in Sy.No.178/1 prepared by the Surveyor, Anekal Taluk.
27.		Alienation Sketch in respect of Property in Sy.No.178/1 prepared by the Surveyor, Anekal Taluk.
28.	08/02/2021	Endorsement issued by The Assistant Commissioner Bangalore South Sub-Division, Bangalore.
29.	27/09/2021	Endorsement issued by The Tahsildar, Anekal Taluk, Bangalore.
30.	16/10/2024	Endorsement issued by The Tahsildar, Anekal Taluk, Bangalore.
31.	11/09/2024	Endorsement issued by The Special Land Acquisition Officer and Competent Authority, Indian National Highways Authority.
32.	18/09/2024	Endorsement issued by The Assistant Commissioner (Land Acquisition), Bangalore Sub-Division, Karnataka State Highways Development Project, Bangalore.
33.		Akarabandh in respect of Property in Sy.No.178/3 issued by the Revenue Authorities.
34.		Encumbrance Certificate in respect of Property measuring 02 Acres 11 Guntas in Sy.No. 178/1 issued by the Jurisdictional Sub-Registrar for the period between 01/04/1960 and 15/12/2019.
35.		Encumbrance Certificates in respect of Schedule Property in Sy.No.178/3 issued by the Jurisdictional Sub-Registrar for the period between 01/04/2017 and 19/02/2025.
36.	25/11/2024	Sanctioned Building License issued by Bangalore Development Authority bearing No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25.



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37.	25/11/2024	Sanctioned Building Plan issued by Bangalore Development Authority bearing No. NM/ASA/AA-3/TS-2/D/12/2024-25.
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DESCRIPTION OF THE PROPERTY:-

All that Property measuring 15 Guntas in Sy.No.178/3 (Old Sy.No.178/1) situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District and duly converted for Non-agricultural Residential use vide Conversion Order bearing No.ALN (SJ) SR:78/2021-22 and No. 297318, dated 05/03/2022 issued by The Deputy Commissioner, Bangalore Urban District and bounded by:

East : Property in Sy.No.178/4;

West : Property in Sy.No.178/1 and Sy.No.159;

North : Remaining portion of Property in Sy.No.178/3 (Old Sy.No.178/1);
and

South : Property in Sy.No.178/2.

SOURCE OF TITLE:

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

The Schedule Property forms portion of Larger Property measuring 01 Acre in Sy.No.178/1 which in turn formed portion of Much Larger Property measuring 02 Acres 11 Guntas in Old Sy.No.178/1 of Hulimangala Village. The Much Larger Property in Sy.No.178/1 was owned and possessed by one Smt.Milli (wife of Sri. Chikka Muniga) who acquired the same from her ancestors as evident from the Record of Rights bearing R.R. No.373 and Tippani dated 22/04/1939 issued by the Revenue Authorities. Subsequently, the Much Larger Property came to be owned by Sri.Nagappa (son of Sri.Dodda Venkatappa). I am not furnished with any title deeds evidencing the source of title of Smt. Milli or Sri. Nagappa. However, in the absence of title deeds, I have relied upon the revenue records viz., Record of Rights bearing R.R. No.373 which discloses the name of Smt. Milli as owner of Much Larger Property and also relied upon Saguvali Register Extract for the period from 1961-62 to 1968-68 and Pahanies issued by the Revenue Authorities for the period between 1968-69 and 1984-85 which disclose the name of the aforesaid Sri.Nagappa as owner and khatedar of the Much Larger Property as his ancestral property.



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The general law relating to entries in the revenue records is that they are not the proof of title and they neither confer nor extinguish title to any property, but they are incidents of ownership. Section 133 of the Karnataka Land Revenue Act made it clear that "An entry in the Record of Rights and a certified entry in the Register of Mutations or in a Patta Book shall be presumed to be true until the contrary is proved or a new entry is lawfully substituted therefor" and the Hon'ble Supreme Court of India in GURBAKSH SINGH vs. NIKKA SING reported in AIR 1963 SC 1917 held that the general presumption with respect to entries in the revenue records is presumed to be correct unless the said presumption is rebutted by producing cogent and reliable evidence. In the present case, the name of Sri. Nagappa has consistently appeared in the Pahanies during the period of 1961-62 to 1984-85 as owner and khatedar of the Much Larger Property. The Hon'ble High Court of Karnataka in MUNIYAMMA vs. G. HANUMANTHAPPA (Deceased) by LR and others reported in 2003 (2) KLJ 294 held that 'Entries in the Record of Rights raise a presumption that what is stated therein is correct'. The Hon'ble High Court of Karnataka further held that Court cannot disbelieve entries in the Record of Rights in the absence of evidence to rebut presumption arising there from. In view of the law laid down by the Apex Court and Hon'ble High Court in the aforesaid judgments, there is no other alternative than to believe that Sri. Nagappa was the owner of the Much Larger Property at that point of time and this presumption is further strengthened by the entries in the pahanies. It is further represented to me that the Much Larger Property was the ancestral property of Sri. Nagappa and the same was continuously inherited by his legal heirs.

On demise of the aforesaid Sri. Nagappa, his children namely Sri. Thimma Reddy and others whose names are not made known, have partitioned the Much Larger Property along with other family properties, wherein the Larger Property was allotted to the share of Sri. Thimma Reddy and his name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.1/1989-90 as owner thereof. These facts are evident from the recitals in Sale Deed dated 27/12/2019 which is discussed herein below. I am not made available with Mutation Register Extract bearing M.R. No.1/1989-90, however, an Endorsement dated 19/09/2024 issued by the Special Tahsildar, Anekal Taluk states that the aforesaid mutation extract is not available in his office records. I am not made available with Family Tree of Sri. Nagappa and Partition Deed executed between the children of Sri. Nagappa. But the name of Sri. Thimma Reddy has consistently appeared in the Pahanies during the period of 1984-



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85 to 2016-17 as owner and khatedar of the Much Larger Property and it is also informed that there is no claim from the brothers of Sri. Thimma Reddy as of today and the claim, if any, as of today will be barred by limitation.

The said Sri. Thimma Reddy died intestate on 24/03/2014 leaving behind him, his wife (1) Smt. Rathnamma and his four children namely (2) Sri. T. Rajashekara Reddy, (3) Sri. Venkatesha Reddy, (4) Smt. Nagamma also known as Nagamani and (5) Smt. Anusuya as his heirs to succeed to his estate including the Much Larger Property as owners thereof. Declaratory Affidavit dated 20/06/2014 sworn to by Sri. Rajashekara Reddy confirm the family details of Sri. Thimma Reddy.

Subsequently, the aforesaid Smt. Anusuya (daughter of Sri. Thimma Reddy) filed a suit for partition seeking her 1/5th share in the Much Larger Property herein against her mother, brothers and sister above named, in O.S. No. 918/2017 on the file of Senior Civil Judge and JMFC, Anekal. At the intervention of well-wishers of plaintiff and defendants, the disputes between the parties in the aforesaid suit were settled out of court and the parties to the said suit filed a Compromise Petition dated 16/01/2018 in O.S. No. 918/2017 on the file of Senior Civil Judge and JMFC, Anekal recording the settlement, wherein the suit properties were partitioned amongst them. The Hon'ble court decreed the suit on 16/01/2018 in terms of the said compromise petition, wherein Larger Property measuring (i) 00 Acre 11 Guntas was allotted to Smt. Nagamma, (ii) 01 Acre 00 Guntas was allotted to Sri. Rajashekara Reddy and (iii) 01 Acre 00 Guntas was allotted to the share of Sri. Venkatesha Reddy (which is the Larger Property herein) and since then the allottees started enjoying their respective portions in the Much Larger Property as owners thereof. The Plaintiff Smt. Anusuya was allotted with Rs. 5,00,000/- (Rupees Five Lakhs Only) to her share and the First Defendant Smt. Rathnamma was allotted with some other suit properties. The said Sri. Venkatesha Reddy started enjoying the Larger Property as owner and the Final Decree with respect the Larger Property was registered on 16/04/2018 as Document No.252/2018-19 in Book-I and stored in C.D. No.ANKD 437, in the Office of the Sub-Registrar, Anekal and his name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R. No.H69/2017-18.

Later the Much Larger Property in Sy.No.178/1 was subjected to phodi and was bifurcated into three portions i.e., the Property measuring (i) 00 Acres 11 Guntas owned by Smt. Nagamma was continued with Sy.No.178/1, (ii) 01 Acre 00 Guntas



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owned by Sri. Venkatesh Reddy was assigned with new Sy.No.178/3, *the Larger Property herein* and (iii) 01 Acre 00 Guntas owned by Sri. Rajashekara Reddy was assigned with new Sy.No.178/4 of Hulimangala Village and the revenue records were mutated accordingly vide Mutation Register Extract bearing M.R. No. T24/2019-20.

Later the said (1) Sri. Venkatesh Reddy and his wife namely (2) Smt. Shanthamma alias Vijayashanthi G. and his minor children namely (3) Master. Likith V. alias Lakshmidhara Reddy V. and (4) Kum. Keerthana V. agreed to sell the Larger Property in favour of Sri. Ananda Kumar in terms of an Agreement to Sell dated 05/08/2019 registered as Document No.2955/2019-20 in Book-I and stored in C.D. No. ABLD485, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk and simultaneously executed a General Power of Attorney dated 05/08/2019 in favour of Sri. Ananda Kumar registered as Document No.48/2019-20 in Book-IV and stored in C.D. No. ABLD485, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk, empowering him as their attorney to sell or deal with the Larger Property.

Subsequently, the aforesaid (1) Sri.Venkatesh Reddy, (2) Smt. Shanthamma alias Vijayashanthi G., (3) Master. Likith V. alias Lakshmidhara Reddy V. and (4) Kum.Keerthana V. together sold the Larger Property in favour of Sri. Ananda Kumar in terms of a Sale Deed dated 27/12/2019, registered as Document No.6790/2019-20 in Book-I and stored in C.D. No.ANKD707, in the Office of the Sub-Registrar, Anekal and since then Sri. Ananda Kumar 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.H53/2019-20. It is pertinent to note that though the aforesaid sale was completed through power of attorney holder, the said Sri. Venkatesh Reddy and others have also joined the sale personally as Confirming Parties to the said Sale Deed. The said Sri. Ananda Kumar secured conversion of the Larger Property from agricultural use to non-agricultural Residential use vide Conversion Order bearing No. ALN (SJ) SR:78/2021-22, dated 05/03/2022 issued by The Deputy Commissioner, Bangalore Urban District and since then the Larger Property ceased to be agricultural land and became fit for residential use. It is pertinent to note that the northern boundary of the Larger Property is shown as Sy.No. 194 instead of 294 in Conversion Order and in Tippani issued by the Revenue Authorities, which is presumed to be an



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error crept therein and the same will not affect the title of Sri. Ananda Kumar with respect to the Larger Property.

The Bangalore Development Authority vide Order dated 14/09/2021 permitted change of land use of the Larger Property from agricultural use to residential use subject to the reservation of buffer zone with respect to the high tension wire passing through the said property.

The said Sri. Ananda Kumar later sold northern portion of Larger Property measuring 00 Acres 25 Guntas in favour of Sri. Sharath A. in terms of a Sale Deed dated 09/12/2022 registered as Document No.11589/2022-23 in Book-I and stored in C.D. No.BSKD1464, in the Office of the Sub-Registrar, Basavanagudi (Banashankari), Bangalore and since then Sri. Sharath A. started enjoying the said portion of Larger Property as owner thereof and Sri. Ananda Kumar retained the remaining portion of Property measuring 15 Guntas as owner which is the Schedule Property herein.

The said Sri. Ananda Kumar gifted the 50% undivided share, right, title and ownership in the Schedule Property to his wife Smt. Chithra N. Kumari and his daughter Ms. Ms.Yuktha also known as Yuktha Anand Kumar i.e., 25 % undivided share each, in terms of a Gift Deed dated 03/04/2024 registered as Document No.1446/2024-25 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 since then Sri. Ananda Kumar, Smt. Chithra N. Kumari and Ms. Ms.Yuktha started enjoying their respective ownership shares in the Schedule Property as owners thereof.

Later the said (1) Sri. Ananda Kumar, (2) Smt. Chithra N. Kumari and (3) Smt. Ms.Yuktha also known as Yuktha Anand Kumar entrusted the Schedule Property along with other landowners of adjacent properties in favour of M/s.Bren Corporation Private Limited in terms of a Joint Development Agreement dated 05/04/2024 registered as Document No.ABL-1-01451-2024-25 in Book-I and stored in Centralised Data Cell in Electronic Form, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk and also executed a General Power of Attorney of even date in favour of M/s.Bren Corporation Private Limited registered as Document No.ABL-4-00048-2024-25 in Book-IV and stored in Centralised Data Cell in



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Electronic Form, in the Senior Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.

Regarding Revenue Documents: Record of Rights bearing R.R. No. 373 issued by the Revenue Authorities discloses the name of Smt. Milli as owner. Saguvali Register Extract issued by the Revenue Authorities for the period between 1962-63 to 1968-69 discloses the name of Sri. Nagappa as owner in respect of Much Larger Property. Pahanies in respect of Much Larger Property in Sy.No.178/1 issued by the Revenue Authorities for the period from 1969-70 to 2018-19 discloses the names of Sri. Nagappa, Sri.Thimma Reddy, Sri. Rajashekar Reddy, Sri. Venkatesh Reddy and Smt. Nagamma as owners during relevant period of time. Pahanies in respect of Schedule Property in Sy.No.178/3 issued by the Revenue Authorities for the period from 2019-20 to 2024-25 discloses the name of Sri.Ananda Kumar as owner during relevant period of time. The pahanies do not disclose any tenancy rights in respect of the Schedule Property. Tippani dated 22/06/1939 issued by the Revenue Authorities confirms that the Much Larger property bifurcated into two portions i.e. Sy.Nos.178/1 owned by Smt. Milli and Sy.No. 178/2 owned by Sri.Dobi Muniga. Hissa Tippani in respect of Property in Sy.No.178/1 issued by the Revenue Authorities confirms that the said property bifurcated into three portions as discussed above. Alienation Sketch issued by the Surveyor, Anekal Taluk discloses that the high-tension wire is passing at the middle of the Schedule Property. Endorsement dated 08/02/2021 issued by The Assistant Commissioner Bangalore South Sub-Division, Bangalore states that there are no proceedings initiated under The Karnataka Scheduled Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the Schedule Property in Sy.No.178/3. Endorsement dated 27/09/2021 issued by The Tahsildar, Anekal Taluk, Bangalore states that there are no tenancy claims in respect of the Schedule Property in 178/3. Endorsement dated 16/10/2024 issued by The Tahsildar, Anekal Taluk, Bangalore states that the Index of Lands in respect of Property in Sy.No. 178/3 is not available in his office records. Endorsement dated 11/09/2024 issued by The Special Land Acquisition Officer and Competent Authority, Indian National Highways Authority states that the Larger Property is not notified for any acquisition. Endorsement dated 18/09/2024 issued by The Assistant Commissioner (Land Acquisition), Bangalore Sub-Division, Karnataka State Highways Development Project, Bangalore states that the Larger Property is not subject to any acquisition by the said authority. Akarabandh in respect of Schedule Property in Sy.No.178/3 issued



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by the Revenue Authorities confirming the extent of the property as shown in the pahanies and there is no kharab land in the said property. The Bangalore Development Authority on 25/11/2024 issued Sanctioned Building License and Building Plan bearing document No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25 in respect of Survey Nos.159/1, 159/2, 161, 162, 163/1, 163/2, 178/1, 178/3 and 178/4 of Hulimangala Village.

Encumbrance Certificates in respect of Larger Property measuring 02 Acres 11 Guntas in Sy.No. 178/1 issued by the Jurisdictional Sub-Registrar for the period between 01/04/1960 and 15/12/2019 discloses the entries of the transactions referred to above. Encumbrance Certificate in respect of the Larger Property in Sy.No.178/3 issued by the Jurisdictional Sub-Registrar for the period between 01/04/2017 and 19/02/2025 discloses the transactions referred to above. The above Encumbrance Certificates do not disclose any charge or encumbrance over the Schedule Property.



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- ❖ Title Opinion in respect of land measuring 15 Guntas in Sy.No.178/4 (Old Sy.No.178/1) situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District and duly converted for Non-agricultural Residential use vide Conversion Order bearing No.ALN (SJ) SR:79/2021-22 and No. 297319, dated 05/03/2022 issued by The Deputy Commissioner, Bangalore Urban District.

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We are furnished with the photocopies of the following documents and our opinion is as follows:-

SL. NO	DATE	NATURE OF THE DOCUMENTS
1.	19/09/2024	Endorsement issued by The Special Tahsildar, Anekal Taluk.
2.	20/06/2014	Declaratory Affidavit sworn by Sri. Rajashekar Reddy confirming the Family Tree of Sri. Thimma Reddy.
3.		Certified copy of Order Sheet of O.S. No. 918/2017 on the file of the Senior Civil Judge and JMFC, Anekal.
4.		Certified copy of Complaint filed in O.S. No. 918/2017 on the file of the Senior Civil Judge and JMFC, Anekal.
5.	16/01/2018	Certified copy of Joint Compromise Petition filed in O.S. No. 918/2017 on the file of the Senior Civil Judge and JMFC, Anekal.
6.	26/03/2018	Certified copy of the Decree passed in O.S. No. 918/2017 on the file of the Senior Civil Judge and JMFC, Anekal, registered on as Document No.251/2018-19 in Book-I and stored in C.D. No.ANKD 437, in the Office of the Sub-Registrar, Anekal.
7.		Mutation Register Extract bearing M.R. No.H69/2017-18 issued by the Revenue Authorities.



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8.		Mutation Register Extract bearing M.R. No.T24/2019-20 issued by the Revenue Authorities.
9.	05/09/2019	Agreement to Sell executed by Sri.Rajashekar Reddy T. and Sri. Mohan alias Mohan Reddy in favour of Sri. Ananda Kumar registered as Document No.3779/2019-20 in Book-I and stored in C.D. No. ABLD507, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
10.	05/09/2019	General Power of Attorney executed by Sri. Rajashekar Reddy and Sri. Mohan alias Mohan Reddy in favour of Sri. Ananda Kumar registered as Document No.72/2019-20 in Book-IV and stored in C.D. No. ABLD507, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
11.	10/01/2020	Sale Deed executed by Sri.Rajashekar Reddy T. and Sri. Mohan alias Mohan Reddy in favour of Sri. Ananda Kumar registered as Document No.7061/2019-20 in Book-I and stored in C.D. No.ANKD718, in the Office of the Sub-Registrar, Anekal.
12.		Mutation Register Extract bearing M. R. No.H56/2019-20 issued by the Revenue Authorities.
13.	04/09/2021	Endorsement for Change of Land Use issued by the Bangalore Development Authority.
14.	05/03/2022	Conversion Order bearing No. ALN (SJ) SR:79/2021-22, issued by The Deputy Commissioner, Bangalore Urban District.
15.		Mutation Register Extract bearing M.R.No. T100/2021-22 issued by the Revenue Authorities.
16.	09/12/2022	Sale Deed executed by Sri. Ananda Kumar in favour of Sri. Sharath A. in terms of a dated registered as Document No.11594/2022-23 in Book-I and stored in C.D.



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		No.BSKD1464, in the Office of the Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
17.		Mutation Register Extract bearing M.R.No. H51/2022-23 issued by the Revenue Authorities.
18.	03/04/2024	Gift Deed executed by Sri. Ananda Kumar in favour of Smt. Chitra N. Kumari and Smt. Ms.Yuktha also known as Yuktha Anand Kumar registered as Document No.1446/2024-25 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.
19.	05/04/2024	Joint Development Agreement executed by Sri. Sathish Reddy M. and others in favour of M/s. Bren Corporation Private Limited registered as Document No.ABL-1-01451-2024-25 in Book-I and stored in Centralized Data Cell in Electronic Form, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
20.	05/04/2024	General Power of Attorney executed by Sri. Sathish Reddy M. and others in favour of M/s. Bren Corporation Private Limited registered as Document No.ABL-4-00048-2024-25 in Book-IV and stored in Centralized Data Cell in Electronic Form, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
21.		Record of Rights bearing R.R. No. 373 issued by the Revenue Authorities.
22.		Saguvali Register Extract for the period between 1961-62 and 1968-69 issued by the Revenue Authorities.
23.		Pahanies in respect of Property in Sy.No.178/1 issued by the Revenue Authorities for the period from 1969-70 to 2018-19.



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24.		Pahanies in respect of Property in Sy.No.178/4 issued by the Revenue Authorities for the period from 2019-20 to 2024-25.
25.	22/06/1939	Tippani in respect of Property in Sy.No. 178 issued by the Revenue Authorities.
26.		Hissa Tippani in respect of Property in Sy.No.178/1 issued by the Revenue Authorities.
27.		Sketch in respect of Property in Sy.No.178/1 prepared by the Surveyor, Anekal Taluk.
28.		Alienation Sketch in respect of Property in Sy.No.178/1 prepared by the Surveyor, Anekal Taluk.
29.	08/02/2021	Endorsement issued by The Assistant Commissioner Bangalore South Sub-Division, Bangalore.
30.	27/09/2021	Endorsement issued by The Tahsildar, Anekal Taluk, Bangalore.
31.	16/10/2024	Endorsement issued by The Tahsildar, Anekal Taluk, Bangalore.
32.	11/09/2024	Endorsement issued by The Special Land Acquisition Officer and Competent Authority, Indian National Highways Authority.
33.	18/09/2024	Endorsement issued by The Assistant Commissioner (Land Acquisition), Bangalore Sub-Division, Karnataka State Highways Development Project, Bangalore.
34.		Aakarbandh in respect of Property in Sy.No.178/4 issued by the Revenue Authorities.
35.		Encumbrance Certificate in respect of Property measuring 02 Acres 11 Guntas in Sy.No. 178/1 issued by the



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		Jurisdictional Sub-Registrar for the period between 01/04/1960 and 15/12/2019.
36.		Encumbrance Certificates in respect of Schedule Property in Sy.No.178/4 issued by the Jurisdictional Sub-Registrar for the period between 01/04/2017 and 19/02/2025.
37.	25/11/2024	Sanctioned Building License issued by Bangalore Development Authority bearing No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25.
38.	25/11/2024	Sanctioned Building Plan issued by Bangalore Development Authority bearing No. NM/ASA/AA-3/TS-2/D/12/2024-25.

DESCRIPTION OF THE PROPERTY:-

All that Property measuring 15 Guntas in Sy.No.178/4 (Old Sy.No. 178/1) situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District and duly converted for Non-agricultural Residential use vide Conversion Order bearing No.ALN (SJ) SR:79/2021-22 and No. 297319, dated 05/03/2022 issued by The Deputy Commissioner, Bangalore and bounded by:

East : Property in Sy.No.298;

West : Property in Sy.No.178/3 (Old Sy.No.178/1);

North : Remaining portion of Property in Sy.No.178/4 (Old Sy.No. 178/1); and

South : Property in Sy.No.178/2.

SOURCE OF TITLE:

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

The Schedule Property forms portion of Larger Property measuring 01 Acre in Sy.No.178/1 which in turn formed portion of Much Larger Property measuring 02 Acres 11 Guntas in Old Sy.No.178/1 of Hulimangala Village. The Much Larger Property in Sy.No.178/1 was owned and possessed by one Smt.Milli (wife of Sri. Chikka Muniga) who acquired the same from her ancestors as evident from the Record of Rights bearing R.R. No.373 and Tippani dated 22/04/1939 issued by the Revenue Authorities. Subsequently, the Much Larger Property came to be owned by Sri.Nagappa (son of Sri.Dodda Venkatappa). I am not furnished with any title deeds



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evidencing the source of title of Smt. Milli or Sri. Nagappa. However, in the absence of title deeds, I have relied upon the revenue records viz., Record of Rights bearing R.R. No.373 which discloses the name of Smt. Milli as owner of Much Larger Property and also relied upon Saguvali Register Extract for the period from 1961-62 to 1968-68 and Pahanies issued by the Revenue Authorities for the period between 1968-69 and 1984-85 which disclose the name of the aforesaid Sri.Nagappa as owner and khatedar of the Much Larger Property as his ancestral property.

The general law relating to entries in the revenue records is that they are not the proof of title and they neither confer nor extinguish title to any property, but they are incidents of ownership. Section 133 of the Karnataka Land Revenue Act made it clear that "An entry in the Record of Rights and a certified entry in the Register of Mutations or in a Patta Book shall be presumed to be true until the contrary is proved or a new entry is lawfully substituted therefor" and the Hon'ble Supreme Court of India in GURBAKSH SINGH vs. NIKKA SING reported in AIR 1963 SC 1917 held that the general presumption with respect to entries in the revenue records is presumed to be correct unless the said presumption is rebutted by producing cogent and reliable evidence. In the present case, the name of Sri. Nagappa has consistently appeared in the Pahanies during the period of 1961-62 to 1984-85 as owner and khatedar of the Much Larger Property. The Hon'ble High Court of Karnataka in MUNIYAMMA vs. G. HANUMANTHAPPA (Deceased) by LR and others reported in 2003 (2) KLJ 294 held that 'Entries in the Record of Rights raise a presumption that what is stated therein is correct'. The Hon'ble High Court of Karnataka further held that Court cannot disbelieve entries in the Record of Rights in the absence of evidence to rebut presumption arising there from. In view of the law laid down by the Apex Court and Hon'ble High Court in the aforesaid judgments, there is no other alternative than to believe that Sri. Nagappa was the owner of the Much Larger Property at that point of time and this presumption is further strengthened by the entries in the pahanies. It is further represented to me that the Much Larger Property was the ancestral property of Sri. Nagappa and the same was continuously inherited by his legal heirs.

On demise of the aforesaid Sri. Nagappa, his children namely Sri. Thimma Reddy and others whose names are not made known, have partitioned the Much Larger Property along with other family properties, wherein the Larger Property was allotted to the share of Sri. Thimma Reddy and his name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.1/1989-90 as owner thereof. These



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facts are evident from the recitals in Sale Deed dated 27/12/2019 which is discussed herein below. I am not made available with Mutation Register Extract bearing M.R. No.1/1989-90, however, an Endorsement dated 19/09/2024 issued by the Special Tahsildar, Anekal Taluk states that the aforesaid mutation extract is not available in his office records. I am not made available with Family Tree of Sri. Nagappa and Partition Deed executed between the children of Sri. Nagappa. But the name of Sri. Thimma Reddy has consistently appeared in the Pahanies during the period of 1984-85 to 2016-17 as owner and khatedar of the Much Larger Property and it is also informed that there is no claim from the brothers of Sri. Thimma Reddy as of today and the claim, if any, as of today will be barred by limitation.

The said Sri. Thimma Reddy died intestate on 24/03/2014 leaving behind him, his wife (1) Smt. Rathnamma and his four children namely (2) Sri. T. Rajashekara Reddy, (3) Sri. Venkatesha Reddy, (4) Smt. Nagamma also known as Nagamani and (5) Smt. Anusuya as his heirs to succeed to his estate including the Much Larger Property as owners thereof. Declaratory Affidavit dated 20/06/2014 sworn to by Sri. Rajashekara Reddy confirm the family details of Sri. Thimma Reddy.

Subsequently, the aforesaid Smt. Anusuya (daughter of Sri. Thimma Reddy) filed a suit for partition seeking her 1/5th share in the Much Larger Property herein against her mother, brothers and sister above named, in O.S. No. 918/2017 on the file of Senior Civil Judge and JMFC, Anekal. At the intervention of well-wishers of plaintiff and defendants, the disputes between the parties in the aforesaid suit were settled out of court and the parties to the said suit filed a Compromise Petition dated 16/01/2018 in O.S. No. 918/2017 on the file of Senior Civil Judge and JMFC, Anekal recording the settlement, wherein the suit properties were partitioned amongst them. The Hon'ble court decreed the suit on 16/01/2018 in terms of the said compromise petition, wherein Larger Property measuring (i) 00 Acre 11 Guntas was allotted to Smt. Nagamma, (ii) 01 Acre 00 Guntas was allotted to Sri. Rajashekara Reddy (which is the Larger Property herein) and (iii) 01 Acre 00 Guntas was allotted to the share of Sri. Venkatesha Reddy and since then the allottees started enjoying their respective portions in the Much Larger Property as owners thereof. The Plaintiff Smt. Anusuya was allotted with Rs. 5,00,000/- (Rupees Five Lakhs Only) to her share and the First Defendant Smt. Rathnamma was allotted with some other suit properties. The said Sri. Rajashekara Reddy started enjoying the Larger Property as owner and the Final Decree with respect the Larger Property was registered on 26/03/2018 as Document



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No.251/2018-19 in Book-I and stored in C.D. No.ANKD 437, in the Office of the Sub-Registrar, Anekal and his name mutated in the revenue records vide Mutation Register Extract bearing M.R. No.H69/2017-18.

Later the Much Larger Property in Sy.No.178/1 was subjected to phodi and was bifurcated into three portions i.e., the Property measuring (i) 00 Acres 11 Guntas owned by Smt. Nagamma was continued with Sy.No.178/1, (ii) 01 Acre 00 Guntas owned by Sri. Venkatesh Reddy was assigned with new Sy.No.178/3, and (iii) 01 Acre 00 Guntas owned by Sri. Rajashekara Reddy was assigned with new Sy.No.178/4 of Hulimangala Village, *the Larger Property herein* and the revenue records were mutated accordingly vide Mutation Register Extract bearing M.R. No. T24/2019-20.

Later the said (1) Sri. Rajashekar Reddy T. and his son namely (2) Sri. Mohan alias Mohan Reddy agreed to sell the Larger Property in favour of Sri. Ananda Kumar in terms of an Agreement to Sell dated 05/09/2019 registered as Document No.3779/2019-20 in Book-I and stored in C.D. No. ABLD507, in the Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk and simultaneously executed a General Power of Attorney dated 05/08/2019 in favour of Sri. Ananda Kumar registered as Document No.72/2019-20 in Book-IV and stored in C.D. No. ABLD507, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk, empowering him as their attorney to sell or deal with the Larger Property.

Subsequently, the said (1) Sri. Rajashekar Reddy T. and (2) Sri. Mohan alias Mohan Reddy (through their Power of Attorney Holder Sri.Ananda Kumar) together sold the Larger Property in favour of Sri. Ananda Kumar in terms of a Sale Deed dated 10/01/2020, registered as Document No.7061/2019-20 in Book-I and stored in C.D. No. ANKD718, in the Office of the Sub-Registrar, Anekal and since then Sri. Ananda Kumar 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.H56/2019-20. It is pertinent to note that though the aforesaid sale was completed through power of attorney holder, the said Sri. Rajashekar Reddy and Sri.Mohan Reddy have also joined the sale personally as Confirming Parties to the said Sale Deed. It is further to be noted that the daughters of Sri. Rajashekar Reddy T. namely, Smt. Bhavitha, Smt. Lavanya, Smt. Lakshmi and Smt. Meghana R. joined the said sale as Confirming Parties consenting for sale. It is suggested to secure a Release Deed from the daughters of Sri.



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Rajashekar Reddy in favour of the present owners to avoid any claims by them on later date.

The Bangalore Development Authority vide Order dated 14/09/2021 permitted change of land use of the Larger Property from agricultural use to residential use subject to the reservation of buffer zone with respect to the high tension wire passing through the said property.

The said Sri. Ananda Kumar secured conversion of the Larger Property from agricultural use to non-agricultural Residential use vide Conversion Order bearing No. ALN (SJ) SR:79/2021-22 and No.297319 dated 05/03/2022 issued by The Deputy Commissioner, Bangalore Urban District and since then the Larger Property ceased to be agricultural land and became fit for residential use. It is pertinent to note that the eastern and northern boundaries of the Larger Property are shown as Sy.Nos. 198 and 194 respectively instead of Sy.Nos.298 and 294 in said Conversion Order and in Tippani issued by the Revenue Authorities, which are presumed to be errors crept therein and the same will not affect the title of Sri. Ananda Kumar with respect to the Larger Property.

The said Sri. Ananda Kumar later sold northern portion of Larger Property measuring 00 Acres 25 Guntas, in favour of Sri. Sharath A. in terms of a Sale Deed dated 09/12/2022 registered as Document No.11594/2022-23 in Book-I and stored in C.D. No.BSKD1464, in the Office of the Sub-Registrar, Basavanagudi (Banashankari), Bangalore and since then Sri. Sharath A. started enjoying the said portion of Property as owner thereof and his name came to be muted in the revenue records vide Mutation Register Extract bearing M. R. No.H51/2022-23 and the Sri. Ananda Kumar retained the remaining portion of Larger Property measuring 15 Guntas as owner, which is the Schedule Property herein.

The said Sri. Ananda Kumar gifted the 50% undivided share, right, title and ownership in the Schedule Property to his wife Smt. Chithra N. Kumari and his daughter Ms. Ms.Yuktha also known as Yuktha Anand Kumar i.e., 25 % undivided share each, in terms of a Gift Deed dated 03/04/2024 registered as Document No.1446/2024-25 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 since then Sri. Ananda Kumar, Smt. Chithra N. Kumari and Ms. Ms.Yuktha started



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enjoying their respective ownership shares in the Schedule Property as owners thereof.

Later the said (1) Sri. Ananda Kumar, (2) Smt. Chithra N. Kumari and (3) Smt. Ms.Yuktha also known as Yuktha Anand Kumar entrusted the Schedule Property along with other landowners of adjacent properties in favour of M/s.Bren Corporation Private Limited in terms of a Joint Development Agreement dated 05/04/2024 registered as Document No.ABL-1-01451-2024-25 in Book-I and stored in Centralised Data Cell in Electronic Form, in the Office of the Senior Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk and also executed a General Power of Attorney of even date in favour of M/s.Bren Corporation Private Limited registered as Document No.ABL-4-00048-2024-25 in Book-IV and stored in Centralised Data Cell in Electronic Form, in the Senior Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.

Regarding Revenue Documents: Record of Rights bearing R.R. No. 373 issued by the Revenue Authorities discloses the name of Smt. Milli as owner. Saguvali Register Extract issued by the Revenue Authorities for the period between 1962-63 to 1968-69 discloses the name of Sri. Nagappa as owner in respect of Much Larger Property. Pahanies in respect of Much Larger Property in Sy.No.178/1 issued by the Revenue Authorities for the period from 1969-70 to 2018-19 discloses the names of Sri. Nagappa, Sri.Thimma Reddy, Sri. Rajashekar Reddy, Sri. Venkatesh Reddy and Smt. Nagamma as owners during relevant period of time. Pahanies in respect of Schedule Property in Sy.No.178/4 issued by the Revenue Authorities for the period from 2019-20 to 2024-25 discloses the name of Sri.Ananda Kumar as owner during relevant period of time. The pahanies do not disclose any tenancy rights in respect of the Schedule Property. Tippani dated 22/06/1939 issued by the Revenue Authorities confirms that the Much Larger property bifurcated into two portions i.e. Sy.Nos.178/1 owned by Smt. Milli and Sy.No. 178/2 owned by Sri.Dobi Muniga. Hissa Tippani in respect of Property in Sy.No.178/1 issued by the Revenue Authorities confirms that the said property bifurcated into three portions as discussed above. Alienation Sketch issued by the Surveyor, Anekal Taluk discloses that the high-tension wire is passing at the middle of the Schedule Property. Endorsement dated 08/02/2021 issued by The Assistant Commissioner Bangalore South Sub-Division, Bangalore states that there are no proceedings initiated under The Karnataka Scheduled Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the Schedule Property



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in Sy.No.178/4. Endorsement dated 27/09/2021 issued by The Tahsildar, Anekal Taluk, Bangalore states that there are no tenancy claims in respect of the Schedule Property in 178/4. Endorsement dated 16/10/2024 issued by The Tahsildar, Anekal Taluk, Bangalore states that the Index of Lands in respect of Property in Sy.No. 178/4 is not available in his office records. Endorsement dated 11/09/2024 issued by The Special Land Acquisition Officer and Competent Authority, Indian National Highways Authority states that the Larger Property is not notified for any acquisition. Endorsement dated 18/09/2024 issued by The Assistant Commissioner (Land Acquisition), Bangalore Sub-Division, Karnataka State Highways Development Project, Bangalore states that the Larger Property is not subject to any acquisition by the said authority. Akarabandh in respect of Schedule Property in Sy.No.178/4 issued by the Revenue Authorities confirming the extent of the property as shown in the pahanies and there is no kharab land in the said property. The Bangalore Development Authority on 25/11/2024 issued Sanctioned Building License and Building Plan bearing document No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25 in respect of Survey Nos.159/1, 159/2, 161, 162, 163/1, 163/2, 178/1, 178/3 and 178/4 of Hulimangala Village.

Encumbrance Certificate in respect of Much Larger Property measuring 02 Acres 11 Guntas in Sy.No. 178/1 issued by the Jurisdictional Sub-Registrar for the period between 01/04/2004 and 15/12/2019 discloses the entries of the transactions referred to above. Encumbrance Certificate in respect of the Larger Property in Sy.No.178/4 issued by the Jurisdictional Sub-Registrar for the period between 01/04/1960 and 19/02/2025 discloses the transactions referred to above. The above Encumbrance Certificates do not disclose any charge or encumbrance over the Schedule Property



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- ❖ Title Opinion in respect of Property measuring 00 Acre 30 Guntas and 01 Gunta of Kharab Land in Sy.No.163/1 situated at Hulimangala Village, Jigani Hobli, Anekal Taluk duly converted for non-agricultural Layout-Residential Purposes vide Conversion Order bearing No.349615 and bearing No. ALN/AJ/SR/60/2022-23 dated 29/06/2022 issued by The Deputy Commissioner, Bangalore.

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We are furnished with the photocopies of the following documents and our opinion is as follows:-

SL. NO.	DATE	NATURE OF THE DOCUMENTS
1.	22/01/1965	Certified copy of Sale Deed, executed by Sri.H.T.Narayana Reddy and another in favour of Sri.Muni Reddy and another registered as Document No.2951/1964-65 in Book-I , Volume – 1004, at Pages 84 to 85, in the Office of the Sub-Registrar, Anekal.
2.	25/10/1967	Certified copy of Sale Deed, executed by Sri.Narayana Reddy and Sri.Muni Reddy in favour of Sri.I.N.Krishna Madhyastha, registered as Document No.2756/1967-68 in Book-I, Volume - 1068, in the Office of the Sub-Registrar, Anekal.
3.	10/06/2005	Certified copy of Sale Deed, executed by Sri.I.N.Krishna Madhyastha in favour of Sri.Linga Reddy registered as Document No.4087/2005-06 in Book-I and stored in C.D.No.ANKD65, in the Office of the Sub-Registrar, Anekal.
4.	10/06/2005	Certified copy of Sale Deed, executed by Sri.I.N.Krishna Madhyastha in favour of Sri.M.Sathish Reddy registered as Document No.4079/2005-06 in Book-I and stored in C.D.No.ANKD65, in the Office of the Sub-Registrar, Anekal.



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5.		Mutation Register Extract bearing M.R.No.2/2005-06 issued by the Revenue Authorities.
6.	27/11/2014	Deed of Discharge, executed by Artisans Multipurpose Co-Operative Society, Anekal in favour of Sri.N.Narendra Babu and others, registered as Document No.6553/2014-15 in Book-I, in the Office of the Sub-Registrar, Attibele.
7.	13/03/2015	Rectification Deed, executed by Artisans Multipurpose Co-Operative Society, Anekal in favour of Sri.N.Narendra Babu and others registered as Document No. 8831/2014-15 in Book-I, in the Office of the Sub-Registrar, Attibele, Anekal Taluk.
8.	02/05/2015	Confirmation Deed, executed by Sri.N.Narendra Babu and others in favour of Sri.K.Linga Reddy, registered as Document No.618/2015-16 in Book-I and stored in C.D.No.BSGD273, in the Office of the Sub-Registrar, Basavanagudi, Bangalore.
9.		Mutation Register Extract bearing MR.No. T119/2021-22.
10.	14/09/2021	Order bearing No. BDA/TPM/CLU-131/202-21/975/2021-22 issued by The Commissioner, Bangalore Development Authority
11.	29/06/2022	Conversion Order bearing No.349615 and bearing No. ALN/AJ/SR/60/2022-23 issued by The Deputy Commissioner, Bangalore Urban District.
13.	31/08/2023	Order bearing No. LND(A)CR/103/22-23 issued by Deputy Commissioner, Bangalore District.
14.	11/08/2022	Certified copy of Gift Deed, executed by Sri. K. Linga in favour of Sri.L.Bharath Kumar, registered as Document No.5244/2022-23 in Book-I and stored in C.D.No.ABLD1240, in the Office of the Sub-Registrar, Anekal Taluk.
15.		Mutation Register Extract bearing MR.No. H19/2022-23.



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16.	03/04/2024	Gift Deed executed by Sri. L. Bharath Kumar in favour of Smt.Punitha S registered as Document No.1450/2024-25 in Book-I and stored in Centralised Data Cell in Electronic Form in the Office of Sub-Registrar, Basavanagudi, (Attibele) Anekal Taluk.
17.	04/09/2024	Confirmation Deed, executed by Smt. Papamma, Smt. Ramakka and Smt. Gowramma in favour of Smt. Punitha, Sri.K.Linga Reddy and Sri. L. Bharath Kumar, registered as Document No.5882/2024-25 in Book-I and stored in Central Data Cell in Electronic Form in the Office of the Sub-Registrar, Anekal, Bangalore.
18.	05/04/2024	Joint Development Agreement executed by Sri.Sathish Reddy M and others in favour of M/s. Bren Corporation Pvt Ltd., registered as Document.No. ABL-1-01451-2024-25 and stored in Centralised Data Cell in Electronic Form in the Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
19.	05/04/2024	General Power of Attorney executed by Sri.Sathish Reddy M and others in favour of M/s. Bren Corporation Pvt Ltd., registered as Document.No. ABL-4-00048-2024-25 and stored in Centralised Data Cell in Electronic Form in the Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
20.		Pahanies for the period from 1969-70 and 1991-92 and from 2000-01 to 2003-04 and from 2005-06 to 2024-25 to issued by the Revenue Authorities.
21.	26/05/2022	Tippani issued by the Revenue Authorities in respect of Sy.No. 163.
	06/02/2022	Hissa Tippani issued by the Revenue Authorities in respect of Sy.No. 163.
22.		Akarbandh issued by the Revenue Authorities in respect of Sy.No. 163.



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23.		Akarbandh issued by the Revenue Authorities in respect of Sy.No. 163/1.
24.	03/12/2014	Endorsement issued by The Assistant Commissioner, Bangalore South Sub-Division.
25.	11/09/2024	Endorsement issued by The Special Land Acquisition Officer and Competent Authority, National Highways Authority of India (NHAI), Bangalore.
26.	18/09/2024	Endorsement issued by The Assistant Commissioner (Land Acquisition), Bangalore Sub-Division, Karnataka State Highway Development Project, Bangalore.
27.	19/09/2024	Endorsement issued by Special Tahsildar, Anekal Taluk.
28.	16/10/2024	Endorsement issued by Tahsildar, Anekal Taluk.
29.		Certificates of Encumbrances for the period from 01/04/1953 to 20/11/2021 issued by the Jurisdictional Sub-registrar in respect of Sy.No.163.
30.		Certificates of Encumbrances for the period from 01/04/2004 to 17/09/2024 issued by the Jurisdictional Sub-Registrar in respect of Sy.No.163/1.
31.		Nil Encumbrance Certificate for the period from 18/09/2024 to 28/02/2025 issued by the Jurisdictional Sub-Registrar in respect of Sy.No.163/1.
32.	25/11/2024	Sanctioned Building License issued by Bangalore Development Authority bearing No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25.
33.	25/11/2024	Sanctioned Building Plan issued by Bangalore Development Authority bearing No. NM/ASA/AA-3/TS-2/D/12/2024-25.

DESCRIPTION OF THE PROPERTY:-

All that land measuring 00 Acre 30 Guntas in Sy.No.163/1 and 01 Gunta of Kharab situated at Hulimangala Village, Jigani -2 Hobli, Anekal Taluk duly converted for non-



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agricultural Layout-Residential Purposes vide Conversion Order bearing No.349615 and bearing No.ALN/AJ/SR/60/2022-23 dated 29/06/2022 issued by The Deputy Commissioner, Bangalore Urban District and bounded by:

East : Land bearing Sy.No.159;

West : Road;

North : Land bearing Sy.No.157; and

South : Land bearing Sy.No.163/2.

(Boundaries as per Conversion Order)

SOURCE OF TITLE:

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

The Schedule Property formed portion of Larger Property measuring 02 Acres 31 Guntas and 02 Guntas of Kharab Land in Sy.No.163 of Hulimangala Village. The Larger Property was jointly owned by Sri.H.T.Narayana Reddy and Sri.Nanjunda Reddy.

Subsequently, Sri.H.T.Narayana Reddy along with Sri.Nanjunda Reddy sold the Larger Property in favour of Sri.Muni Reddy and Sri.Narayana Reddy in terms of a Sale Deed dated 22/01/1965, registered as Document No.2951/1964-65 in Book-I, Volume – 1004, at Pages 84 to 85, in the Office of the Sub-Registrar, Anekal and since then they started enjoying the same as owners thereof. The brothers of H.T. Narayana Reddy namely, Sri. H.T. Pilla Reddy, Sri.H.T.Sidda Reddy and Sri.H.T. Ramaiah Reddy have joined the execution of the said Sale Deed as witnesses.

The said Sri.Narayana Reddy and Sri.Muni Reddy later sold the Larger Property in favour of Sri.I.N.Krishna Madhyastha in terms of a Sale Deed dated 25/10/1967, registered as Document No.2756/1967-68 in Book-I, Volume -1068, in the Office of the Sub-Registrar, Anekal and since then he started enjoying the same as owner thereof.

The said Sri.I.N.Krishna Madhyastha later sold the Larger Property in favour of Sri.Linga Reddy and Sri.M.Sathish Reddy in terms of two Sale Deeds detailed below:



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- (1) Sale Deed dated 10/06/2005, registered as Document No.4087/2005-06 in Book-I and stored in C.D.No.ANKD65, in the Office of the Sub-Registrar, Anekal executed by Sri.I.N.Krishna Madhyastha in favour of Sri.Linga Reddy in respect of land measuring 00 Acre 31 Guntas in Sy.No.163 of Hulimangala Village viz., the 'Schedule Property' herein; and
- (2) Sale Deed dated 10/06/2005, registered as Document No.4079/2005-06 in Book-I and stored in C.D.No.ANKD65, in the Office of the Sub-Registrar, Anekal executed by Sri.I.N.Krishna Madhyastha in favour of Sri.M.Sathish Reddy in respect of land measuring 02 Acres 00 Guntas in Sy.No.163 of Hulimangala Village,

and since then, they started enjoying their respective portions in the Larger Property as owners thereof and the name of Sri.K.Linga Reddy came to be mutated in the revenue records as khatedar vide Mutation Register Extract bearing M.R.No.2/2005-06 issued by the Revenue Authorities. In the said Sale Deeds, Sri.I.K.Shashidhar (Son of Sri.I.N.Krishna Madhyastha) has signed as consenting witnesses.

It is pertinent to note that during the lifetime of Sri. H.T. Narayana Reddy (erstwhile owner), he had mortgaged the Larger Property along with certain other properties in favour of Artisans Multipurpose Co-Operative Society, Anekal. On his death, his son Sri.N.Narendra Babu discharged the said mortgage in terms of a Deed of Discharge dated 27/11/2014, registered as Document No.6553/2014-15 in Book-I, in the Office of the Sub-Registrar, Attibele. In the said Discharge Deed certain errors had crept in which came to be rectified in terms of a Rectification Deed dated 13/03/2015, registered as Document No. 8831/2014-15 in Book-I, in the Office of the Sub-Registrar, Attibele, Anekal Taluk and thereby the Larger Property became free from the said mortgage.

Although the said Sri.N.Narendra Babu had no right, title, interest and ownership in the Schedule Property, by way of abundant caution he along with his wife Smt.Gajalakshmi and children Kumari.N.Nishchita and Kumari.N.Jeevitha confirmed the ownership of Sri.K.Linga Reddy in respect of the Schedule Property in terms of Confirmation Deed dated 02/05/2015, registered as Document No.618/2015-16 in Book-I and stored in C.D.No.BSGD273, in the Office of the Sub-Registrar, Basavanagudi, Bangalore.



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Thereafter, the Larger Property was subjected to phodi/resurvey and was bifurcated into two portions viz., Sy.No.163/1 and 163/2 of Hulimangala Village. In the said Phodi/Re-survey, the Schedule Property measuring 00 Acre 30 Guntas and 01 Gunta of Kharab Land belonging to Sri. K. Linga Reddy was assigned with Sy.No.163/1 and the remaining portion of the Larger Property measuring 01 Acre 39 Guntas and 01 Gunta of Kharab Land belonging to Sri. M. Satish Reddy was assigned with Sy.No.163/2 of Hulimangala Village. The said bifurcation was also recorded in the revenue records vide Mutation Register Extract bearing M.R.No. T119/2021-22 issued by the Revenue Authorities.

The said Sri. Linga Reddy secured order for change of land use from agricultural zone to non-agricultural residential zone from The Bangalore Development Authority vide its Order bearing No. BDA/TPM/CLU-131/2020-21/975/2021-22 dated 14/09/2021 and subsequently he secured conversion of the Schedule Property from agricultural purpose to non-agricultural Layout-Residential Purposes vide Official Memorandum bearing No.349615 and bearing No.ALN/AJ/SR/60/2022-23 dated 29/06/2022 issued by The Deputy Commissioner, Bangalore Urban District and thereby the Schedule Property ceased to be an agricultural land and became fit for non-agricultural purposes.

Sri. K. Linga Reddy filed an application before the Deputy Commissioner, Bangalore District for change in course (shift) of the Halla in the properties in Sy.Nos. 159/1, 159/2, 161, 163/1 (the Schedule Property herein) and 163/2 of Hulimangala Village. Upon the said Application, The Deputy Commissioner, Bangalore Urban District permitted the said change in course vide his order dated 31/08/2023 bearing No.LND(A)CR/103/2022-23.

The said Sri.K.Linga Reddy later gifted the Schedule Property in favour of Sri.L.Bharath Kumar in terms of a Gift Deed dated 11/08/2022, registered as Document No.5244/2022-23 in Book-I and stored in C.D.No.ABLD1240, in the Office of the Sub-Registrar, Anekal Taluk and since then he started enjoying the same as owner thereof and khata came to be mutated in his name vide Mutation Register Extract bearing MR.No. H19/2022-23.

Sri. L. Bharath Kumar in-turn gifted 50% undivided share, right, title and interest in respect of the Schedule Property in favour of his wife Smt. Punitha S vide Gift Deed



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dated 03/04/2024, registered as Document No.1450/2024-25 in Book-I and stored in Central Data Cell in Electronic Form in the Office of Sub-Registrar, Basavanagudi, (Attibele) Anekal Taluk. Thus Sri. L. Bharath Kumar and Smt. Punitha S became the joint owners of the Schedule Property in the ratio 50% and 50% respectively.

In the meantime, (1) Smt. Papamma, (2) Smt. Ramakka and (3) Smt. Gowramma (daughters of earlier co-owner Sri. H.T. Narayana Reddy) confirmed the title of the above owners and relinquished for consideration whatever their rights, title and interest in the Schedule Property they had in favour of Sri.Linga Reddy, Smt. Punitha S and Sri.L.Bharath Kumar in terms of a Confirmation Deed registered as Document No.ANK-1-05882/2024-25 in Book-I and stored in Centralised Data Cell in Electronic Form in the Office of the Senior Sub-Registrar, Anekal, Bangalore and thereby the title of the present owners is further perfected. In the recitals of the aforesaid Confirmation Deed, Smt.Papamma and others inadvertently confirmed that their father late Sri. H.T. Narayana Reddy executed a registered Sale Deed dated 25/10/1967 instead of Sale Deed dated 22/01/1965 and the same is a typographical error and it will not affect the title of the present owners.

The said Sri. L. Bharath Kumar and Smt. Punitha S along with adjacent land owners desirous of developing the Schedule Property into residential apartments entrusted the same to M/s. Bren Corporation Private Limited in terms of a Joint Development Agreement dated 05/04/2024 registered as Document.No. ABL-1-01451-2024-25 and stored in Centralised Data Cell in Electronic Form in the Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk and simultaneously executed a General Power of Attorney dated 05/04/2024 registered as Document.No. ABL-4-00048-2024-25 and stored in Centralised Data Cell in Electronic Form in the Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.

Regarding Revenue Documents: Pahanies issued by the Revenue Authorities in respect of Property in Sy.No.163 for the period between 1969-70 to 1992-93 and between 1994-95 to 2021-22 discloses the names of Sri.H.T.Narayana Reddy, Sri.I.N.Krishna Madhyastha, M.Satish Reddy, Sri.K.Linga Reddy as owners/khatedars in respect of the Larger Property during the relevant period of time. Pahanies issued by the Revenue Authorities in respect of the Schedule Property for the period between 2022-23 to 2024-25 discloses the name of Sri.K.Linga Reddy as the owner/khatedar in respect of the Schedule Property during the relevant period of



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time. The Pahanies do not disclose any tenancy rights in respect of the Schedule Property. Tippani Extract dated 26/05/2022 in respect of the Larger Property in Sy.No. 163 shows the shape of the said Property and Hissa Tippani issued by the Revenue Authorities confirms that the Larger Property is bifurcated into two portions i.e., Sy.No. 163/1 measuring 00 Acre 31 Guntas owned by Sri. K. Linga Reddy and Sy.No.163/2 measuring 02 Acres 00 Guntas owned by Sri. M. Satish Reddy. Akarbandh issued by the Revenue Authorities confirms the measurement of the Larger Property as well as the Schedule Property as per Pahanies and there exists 01 Gunta of kharab land. Endorsement dated 03/12/2014 issued by The Assistant Commissioner, Bangalore South Sub-Division, Bangalore states that there are no proceedings initiated for violation of Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 in respect of the Larger Property. Endorsement dated 11/09/2024 issued by The Special Land Acquisition Officer and Competent Authority, National Highways Authority of India (NHAI), Bangalore confirms that the Schedule Property has not been notified for acquisition. Endorsement dated 18/09/2024 issued by The Assistant Commissioner (Land Acquisition), Bangalore Sub-Division, Karnataka State Highway Development Project, Bangalore states that the Schedule Property is not subject to any acquisition by the said Authority. Endorsement dated 19/09/2024 issued by Special Tahsildar, Anekal Taluk bears out that Mutation Register Extract bearing MR.No.23/1957-58 is not available in his office records. Endorsement dated 16/10/2024 issued by Tahsildar, Anekal Taluk bears out that Index of Lands Extract is not available in his office records. The Bangalore Development Authority on 25/11/2024 issued Sanctioned Building License and Building Plan bearing document No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25 in respect of Survey Nos.159/1, 159/2, 161, 162, 163/1, 163/2, 178/1, 178/3 and 178/4 of Hulimangala Village.

Certificates of Encumbrances for the period from 01/04/1953 to 17/09/2024 issued by the Jurisdictional Sub-registrar in respect of Sy.No.163 confirms the transactions referred to above. Nil Encumbrance Certificate for the period from 18/09/2024 to 28/02/2025 issued by the Jurisdictional Sub-Registrar confirms that the Schedule Property has not been encumbered during the said period.



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- ❖ Title Opinion in respect of Property measuring 01 Acre 39 Guntas and 01 Gunta of 'B' Kharab Land in Sy.No.163/2 situated at Hulimangala Village, Jigani Hobli, Anekal Taluk duly converted for non-agricultural Layout-Residential Purposes vide Conversion Order bearing No.347769 and bearing No.ALN/SJ/SR/27/2022-23 dated 17/06/2022 issued by The Deputy Commissioner, Bangalore Urban District.

*_*_*_*_*_*

We are furnished with photocopies of the following documents and our opinion is as follows:-

SL. NO.	DATE	NATURE OF THE DOCUMENTS
1.	22/01/1965	Certified copy of Sale Deed, executed by Sri.H.T.Narayana Reddy and another in favour of Sri.Muni Reddy and another registered as Document No.2951/1964-65 in Book-I , Volume – 1004, at Pages 84 to 85, in the Office of the Sub-Registrar, Anekal.
2.	25/10/1967	Certified copy of Sale Deed, executed by Sri.Narayana Reddy and Sri.Muni Reddy in favour of Sri.I.N.Krishna Madhyastha, registered as Document No.2756/1967-68 in Book-I, Volume - 1068, in the Office of the Sub-Registrar, Anekal.
3.	10/06/2005	Certified copy of Sale Deed, executed by Sri.I.N.Krishna Madhyastha in favour of Sri.K.Linga Reddy registered as Document No.4087/2005-06 in Book-I and stored in C.D.No.ANKD65, in the Office of the Sub-Registrar, Anekal.
4.	10/06/2005	Certified copy of Sale Deed, executed by Sri.I.N.Krishna Madhyastha in favour of Sri.M.Sathish Reddy registered as Document No.4079/2005-06 in Book-I and stored in C.D.No.ANKD65, in the Office of the Sub-Registrar, Anekal.



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5.	14/10/2005	Mutation Register Extract bearing M.R.No.1/2005-06 issued by the Revenue Authorities.
6.	27/11/2014	Deed of Discharge, executed by Artisans Multipurpose Co-Operative Society, Anekal in favour of Sri.N.Narendra Babu and others, registered as Document No.6553/2014-15 in Book-I and stored in C.D.No.ABLD227, in the Office of the Sub-Registrar, Attibele.
7.	13/03/2015	Rectification Deed, executed by Artisans Multipurpose Co-Operative Society, Anekal in favour of Sri.N.Narendra Babu and others registered as Document No. 8831/2014-15 in Book-I and stored in C.D.No.ABLD234, in the Office of the Sub-Registrar, Attibele, Anekal Taluk.
8.	02/05/2015	Confirmation Deed, executed by Sri.N.Narendra Babu and others in favour of Sri.M.Sathish Reddy, registered as Document No.619/2015-16 in Book-I and stored in C.D.No.BSGD273, in the Office of the Sub-Registrar, Basavanagudi, Bangalore.
9.		Mutation Register Extract bearing MR.No. T119/2021-22 issued by Revenue Authorities.
10.	14/09/2021	Order bearing No.BDA/TPM/CLU-131/2020-21/975/2021-22 issued by Commissioner, Bangalore Development Authority.
11.	17/06/2022	Conversion Order bearing No.347769 and bearing No. ALN/SJ/SR/27/2022-23 issued by The Deputy Commissioner, Bangalore Urban District.
12.	31/08/2023	Order bearing No. LND(A)CR/103/22-23 issued by Deputy Commissioner, Bangalore District.
13.	03/04/2024	Certified Copy of Gift Deed executed by Satish Reddy M in favor of Smt. Asha Satish and Ms. Rishika, registered as Document No.1445/2024-25 in Book-I and stored in Centralized Data Cell in Electronic Form in the office of the Sub-Registrar, Attibele.



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14.	04/09/2024	Confirmation Deed, executed by Smt.Papamma and others in favor of Sri.M.Sathish Reddy and others, registered as Document No.ANK-1-05904/2024-25 in Book-I and stored in Centralised Data Cell in Electronic Form in the office of the Senior Sub-Registrar, Anekal.
15.	05/04/2024	Joint Development Agreement executed by Sri.Sathish Reddy M and others in favour of M/s. Bren Corporation Pvt Ltd., registered as Document.No.ABL-1-01451-2024-25 and stored in Centralised Data Cell in Electronic Form in the Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
16.	05/04/2024	General Power of Attorney executed by Sri.Sathish Reddy M and others in favour of M/s. Bren Corporation Pvt Ltd., registered as Document.No. ABL-4-00048-2024-25 and stored in Centralised Data Cell in Electronic Form in the Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.
17.		Pahanies for the period from 1969-70 and 1991-92 and from 2000-01 to 2003-04 and from 2005-06 to 2024-25 to issued by the Revenue Authorities.
18.	26/05/2022	Tippani issued by the Revenue Authorities in respect of Sy.No. 163.
19.	06/02/2022	Hissa Tippani issued by the Revenue Authorities in respect of Sy.No. 163.
20.		Akarbandh issued by the Revenue Authorities in respect of Sy.No. 163.
21.		Akarbandh issued by the Revenue Authorities in respect of Sy.No. 163/2.
22.	27/09/2021	Endorsement issued by The Tahsildar, Anekal Taluk, Bengaluru District.
23.	03/12/2014	Endorsement dated issued by The Assistant Commissioner, Bangalore South Sub-Division
24.	08/02/2021	Endorsement issued by The Assistant Commissioner, Bangalore South Sub-Division.



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25.	11/09/2024	Endorsement issued by The Special Land Acquisition Officer and Competent Authority, National Highways Authority of India (NHAI), Bangalore.
26.	18/09/2024	Endorsement issued by The Assistant Commissioner (Land Acquisition), Bangalore Sub-Division, Karnataka State Highway Development Project, Bangalore.
27.	19/09/2024	Endorsement issued by Special Tahsildar, Anekal Taluk.
28.	16/10/2024	Endorsement issued by The Tahsildar, Anekal Taluk.
29.		Certificates of Encumbrances for the period from 01/04/1953 to 20/11/2021 issued by the Jurisdictional Sub-registrar in respect of Sy.No. 163.
30.		Certificates of Encumbrances for the period from 01/04/2004 to 20/03/2025 issued by the Jurisdictional Sub-Registrar in respect of Sy.No. 163/2.
31.	25/11/2024	Sanctioned Building License issued by Bangalore Development Authority bearing No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25.
32.	25/11/2024	Sanctioned Building Plan issued by Bangalore Development Authority bearing No. NM/ASA/AA-3/TS-2/D/12/2024-25.

DESCRIPTION OF THE PROPERTY:-

All that land measuring 01 Acre 39 Guntas and 01 Gunta of 'B' Kharab Land in Sy.No.163/2 situated at Hulimangala Village, Jigani Hobli, Anekal Taluk duly converted for non-agricultural Layout-Residential Purposes vide Conversion Order bearing No.347769 and bearing No.ALN/SJ/SR/27/2022-23 dated 17/06/2022 issued by The Deputy Commissioner, Bangalore Urban District and bounded by:

East : Land bearing Sy.Nos.159, 160, 161 and 162;

West : Road;

North : Land bearing Sy.No.163/1; and

South : Land bearing Sy.No.172/1.

(Boundaries as per Dishaank and Conversion Order)



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SOURCE OF TITLE:

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

The Schedule Property formed portion of Larger Property measuring 02 Acres 31 Guntas and 02 Guntas of Kharab Land in Sy.No.163 of Hulimangala Village. The Larger Property was jointly owned by Sri.H.T.Narayana Reddy and Sri.Nanjunda Reddy.

Subsequently, Sri.H.T.Narayana Reddy along with Sri.Nanjunda Reddy sold the Larger Property in favour of Sri.Muni Reddy and Sri.Narayana Reddy in terms of a Sale Deed dated 22/01/1965, registered as Document No.2951/1964-65 in Book-I, Volume – 1004, at Pages 84 to 85, in the Office of the Sub-Registrar, Anekal and since then they started enjoying the same as owners thereof. The brothers of H.T. Narayana Reddy namely, Sri. H.T. Pilla Reddy, Sri.H.T.Sidda Reddy and Sri.H.T. Ramaiah Reddy have joined the execution of the said Sale Deed as witnesses.

The said Sri.Narayana Reddy and Sri.Muni Reddy later sold the Larger Property in favour of Sri.I.N.Krishna Madhyastha in terms of a Sale Deed dated 25/10/1967, registered as Document No.2756/1967-68 in Book-I, Volume -1068, in the Office of the Sub-Registrar, Anekal and since then he started enjoying the same as owner thereof.

The said Sri.I.N.Krishna Madhyastha later sold the Larger Property in favour of Sri.Linga Reddy and Sri.M.Sathish Reddy in terms of two Sale Deeds detailed below:

(3) Sale Deed dated 10/06/2005, registered as Document No.4087/2005-06 in Book-I and stored in C.D.No.ANKD65, in the Office of the Sub-Registrar, Anekal executed by Sri.I.N.Krishna Madhyastha in favour of Sri.Linga Reddy in respect of land measuring 00 Acre 31 Guntas in Sy.No.163 of Hulimangala Village viz., the '**Schedule Property**' herein; and

(4) Sale Deed dated 10/06/2005, registered as Document No.4079/2005-06 in Book-I and stored in C.D.No.ANKD65, in the Office of the Sub-Registrar, Anekal executed by Sri.I.N.Krishna Madhyastha in favour of Sri.M.Sathish Reddy in respect of land measuring 02 Acres 00 Guntas in Sy.No.163 of Hulimangala Village,



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and since then they started enjoying their respective portions in the Larger Property as owners thereof and the name of Sri.M.Sathish Reddy came to be mutated in the revenue records as khatedar vide Mutation Register Extract bearing M.R.No.1/2005-06 issued by the Revenue Authorities. In the said Sale Deeds, Sri.I.K.Shashidhar (Son of Sri. Sri.I.N.Krishna Madhyastha) signed as consenting witnesses.

It is pertinent to note that during his lifetime, Sri.Narayana Reddy (erstwhile owner) mortgaged the Larger Property along with certain other properties in favour of Artisans Multipurpose Co-Operative Society, Anekal. On his death, his son Sri.N.Narendra Babu discharged the said mortgage in terms of a Deed of Discharge dated 27/11/2014, registered as Document No.6553/2014-15 in Book-I, in the Office of the Sub-Registrar, Attibele. In the said Discharge Deed certain errors had crept in which came to be rectified in terms of a Rectification Deed dated 13/03/2015, registered as Document No. 8831/2014-15 in Book-I, in the Office of the Sub-Registrar, Attibele, Anekal Taluk and thereby the Larger Property became free from the said mortgage.

Although the said (1) Sri.N.Narendra Babu had no right, title, interest and ownership in the Schedule Property by way abundant caution he along with his wife (2)Smt.Gajalakshmi and children (3) Kumari.N.Nishchita and (4) Kumari.N.Jeevitha confirmed the ownership of Sri.M.Sathish Reddy in respect of the Schedule Property in terms of a Confirmation Deed dated 02/05/2015, registered as Document No.619/2015-16 in Book-I and stored in C.D.No.BSGD273, in the Office of the Sub-Registrar, Basavanagudi, Bangalore and thereby his title to the Schedule Property was further perfected.

Thereafter, the Larger Property was subjected to phodi/resurvey and was bifurcated into two portions viz., Sy.No.163/1 and 163/2 of Hulimangala Village. In the said Phodi/Re-survey, the Schedule Property measuring 00 Acre 30 Guntas and 01 Gunta of Kharab Land belonging to Sri. K. Linga Reddy was assigned with Sy.No.163/1 and the remaining portion of the Larger Property measuring 01 Acre 39 Guntas and 01 Gunta of Kharab Land belonging to Sri. M. Satish Reddy was assigned with Sy.No.163/2 of Hulimangala Village. The said bifurcation was also recorded in the



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revenue records vide Mutation Register Extract bearing M.R.No. T119/2021-22 issued by the Revenue Authorities.

The said Sri. M Satish Reddy secured order for change of land use from agricultural zone to non-agricultural residential zone from The Bangalore Development Authority vide its Order bearing No. BDA/TPM/CLU-131/2020-21/975/2021-22 dated 14/09/2021 and subsequently he secured conversion of the Schedule Property from agricultural purpose to non-agricultural Layout-Residential Purposes vide Official Memorandum bearing No.347769 and bearing No.ALN/SJ/SR/27/2022-23 dated 17/06/2022 issued by The Deputy Commissioner, Bangalore Urban District and thereby the Schedule Property ceased to be an agricultural land and became fit for non-agricultural purposes.

Sri. Satish Reddy filed an application before the Deputy Commissioner, Bangalore District for change in course (shift) of the Halla in the properties in Sy.Nos. 159/1, 159/2, 161, 163/1 and 163/2 (the Schedule Property herein) of Hulimangala Village. Upon the said Application, The Deputy Commissioner, Bangalore Urban District permitted the said change in course vide his order dated 31/08/2023 bearing No. LND(A)CR/103/2022-23.

The said Sri. Satish Reddy executed a Gift Deed dated 03/04/2024 registered as Document No.1445/2024-25 in Book-I and stored in Centralized Data Cell in Electronic Form in the office of the Sub-Registrar, Attibele, gifting 25% un-divided share, right, interest and ownership each in the Schedule Property in favor of his wife Smt. Asha Satish and daughter Ms. Rishika. Thus Sri. M.Satish Reddy, Smt. Asha Satish and Ms. Rishika became the joint owners of the Schedule Property in the ratio 50%, 25% and 25% respectively.

In the meantime, (1) Smt. Papamma, (2) Smt. Ramakka and (3) Smt. Gowramma (daughters of earlier co-owner Sri. H.T. Narayana Reddy) confirmed the title of the above owners and relinquished for consideration whatever their rights, title and interest in the Schedule Property they had in favour of Sri. Sathish Reddy, Smt. Asha Satish and Ms. Rishika in terms of a Confirmation Deed dated 04/09/2024, registered as Document No.ANK-1-05904/2024-25 in Book-I and stored in Centralised Data Cell in Electronic Form in the office of the Senior Sub-Registrar, Anekal, Bangalore and



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thereby the title of the present owners is further perfected. In the recitals of the aforesaid Confirmation Deed, Smt.Papamma and others inadvertently confirmed that their father late Sri. H.T. Narayana Reddy executed a registered Sale Deed dated 25/10/1967 instead of Sale Deed dated 22/01/1965 and the same is a typographical error and it will not affect the title of the present owners.

The said Sri.M.Sathish Reddy along with his wife Smt. Asha Sathish and his daughter Ms.Rishika along with adjacent land owners desirous of developing the Schedule Property into residential apartments entrusted the same to M/s. Bren Corporation Private Limited in terms of a Joint Development Agreement dated 05/04/2024 registered as Document.No. ABL-1-01451-2024-25 and stored in Centralised Data Cell in Electronic Form in the Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk and simultaneously executed a General Power of Attorney dated 05/04/2024 registered as Document.No. ABL-4-00048-2024-25 and stored in Centralised Data Cell in Electronic Form in the Office of the Sub-Registrar, Basavanagudi (Attibele), Anekal Taluk.

Regarding Revenue Documents: Pahanies issued by the Revenue Authorities in respect of Property in Sy.No.163 for the period between 1969-70 to 1992-93 and between 1994-95 to 2021-22 discloses the names of Sri.H.T.Narayana Reddy, Sri.I.N.Krishna Madhyastha, M.Satish Reddy, Sri.K.Linga Reddy as owners/khatedars in respect of the Larger Property during the relevant period of time. Pahanies issued by the Revenue Authorities in respect of the Schedule Property for the period between 2022-23 to 2024-25 discloses the name of Sri. M.Satish Reddy as the owner/khatedar in respect of the Schedule Property during the relevant period of time. The Pahanies do not disclose any tenancy rights in respect of the Schedule Property.

Tippani Extract dated 26/05/2022 in respect of the Larger Property in Sy.No. 163 shows the shape of the said Property and Hissa Tippani issued by the Revenue Authorities confirms that the Larger Property is bifurcated into two portions i.e., Sy.No. 163/1 measuring 00 Acre 31 Guntas owned by Sri. K. Linga Reddy and Sy.No.163/2 measuring 02 Acres 00 Guntas owned by Sri. M. Satish Reddy. Akarbandh issued by the Revenue Authorities confirms the measurement of the



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Larger Property as well as the Schedule Property as per Pahanies and there exists 01 Gunta of kharab land. Endorsement dated 27/09/2021 issued by The Tahsildar, Anekal Taluk, Bengaluru District states that there are no tenancy claims in respect of the Schedule Property. Endorsement dated 03/12/2014 issued by The Assistant Commissioner, Bangalore South Sub-Division, Bangalore states that there are no proceedings initiated for violation of Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 in respect of the Larger Property. Endorsement dated 08/02/2021 issued by The Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru states that there are no proceedings initiated under The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Schedule Property. Endorsement dated 11/09/2024 issued by The Special Land Acquisition Officer and Competent Authority, National Highways Authority of India (NHAI), Bangalore confirms that the Schedule Property has not been notified for acquisition. Endorsement dated 18/09/2024 issued by The Assistant Commissioner (Land Acquisition), Bangalore Sub-Division, Karnataka State Highway Development Project, Bangalore states that the Schedule Property is not subject to any acquisition by the said Authority. Endorsement dated 19/09/2024 issued by Special Tahsildar, Anekal Taluk bears out that Mutation Register Extract bearing MR.No. 23/1957-58 is not available in his office records. Endorsement dated 16/10/2024 issued by The Tahsildar, Anekal Taluk bears out that Index of lands extract of the Schedule Property is not available in his records. The Bangalore Development Authority on 25/11/2024 issued Sanctioned Building License and Building Plan bearing document No. BDA/NM/ASA/AA-3/TS-2/D/12/2024-25 in respect of Survey Nos.159/1, 159/2, 161, 162, 163/1, 163/2, 178/1, 178/3 and 178/4 of Hulimangala Village.

Certificates of Encumbrances for the period from 01/04/1953 to 20/11/2021 issued by the Jurisdictional Sub-Registrar in respect of Sy.No.163 confirms the transactions referred to above. Certificates of Encumbrances for the period from 01/04/2004 to 20/03/2025 issued by the Jurisdictional Sub-Registrar in respect of the Schedule Property in Sy.No. 163/2 confirms the transactions referred to above.



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EVIDENCE OF POSSESSION:

All Documents produced for the Scrutiny evidence the possession of subject property in favour Sri. Sathish Reddy.M, Smt. Asha Sathish And Ms. Rishika, Sri. Ananda Kumar, Smt. Chithra N. Kumari, Ms.Yuktha Also Known As Yuktha Anand K, Sri. L. Bharath Kumar And Smt. Punitha. S.

OPINION:

On the basis of the documents referred to above, representations made and subject to our aforesaid observations, We are of the opinion that, **Sri. SATHISH REDDY.M, Smt. ASHA SATHISH AND Ms. RISHIKA, Sri. ANANDA KUMAR, Smt. CHITHRA N. KUMARI, Ms.YUKTHA also known as YUKTHA ANAND K, Sri. L. BHARATH KUMAR and Smt. PUNITHA. S** are the owners of Schedule Properties' and their 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 Joint Development Agreement and General Power of Attorney both dated 05/04/2024.

NOTE:

1. ALL THE ORIGINAL DOCUMENTS OF TITLE HAVE BEEN VERIFIED BY MR. MANIKANTA & SURESH, ADVOCATE & ARE FOUND TO BE IN ORDER.
2. COPIES OF DOCUMENTS PERUSED & ORIGINALS VERIFIED ARE BONAFIDE BELIVED TO BE GENUINE.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.



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All the documents referred to us are returned herewith.

Thanking you,

For S.M LAW PARTNERS.,

A handwritten signature in black ink, appearing to read 'Subramani. M.', with a stylized flourish at the end.

Subramani. M
(Partner)