

TITLE REPORT



Jayanth Pattanshetti Associates LLP
ADVOCATES

Partners:

Jayanth M. Pattanshetti
Vinay K.S.

File No: 64/22
Date: 09-06-2023

M/s. Concorde Housing Corporation Private Limited
No.40/1, Concorde, Vittal Maliya Road,
Shantala Nagar,
Bengaluru-560 001.

Sirs,

Sub: Title due diligence with respect to undeveloped converted land bearing new BBMP Katha No. 911/140 (earlier bearing Nos. 911/140, 912/140, 913/140, 914/140, 915/141, 916/141, 917/141, 918/141 and 596/1026/139/1/7 and much earlier bearing Survey No. 140, 141 and Survey No. 139/1), situated at Yelahanka Village, Yelahanka Hobli, Yelahanka Taluk, Bengaluru Urban District, measuring in total 03 acres 10 ½ guntas or 1,42,114.50 square feet.

The title search with respect to the property mentioned here above is being furnished by us at your request to assist you in the proposed joint development of the subject property by you. After you have reviewed the title search report you must include the prior title evidences, necessary representations, warranties and covenants you find necessary from your analysis of the transaction.

This title search report is prepared for your use to facilitate and determine the marketability of the title of the landowners to the Property described in the title search report. Use of this title search report for any other purpose or by any other person is not authorized. This title search report shall be relied neither upon by any other person nor relied upon for any other purpose/s. No liability is assumed by us for any unauthorized use or reliance.

Thanking you,

Yours faithfully,


Jayanth M. Pattanshetti
Advocate



Encl: Title Search Report.



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I.		Description of Property
Property No.	:	New BBMP Khatha No. 911/140, (Old BBMP Khatha Nos. 911/140, 912/140, 913/140, 914/140, 915/141, 916/141, 917/141, 918/141 and 596/1026/139/1/7 and much earlier bearing Survey Nos. 140, 141 and 139/1).
PID No.	:	Nil
Located at	:	Village: Yelahanka Hobli: Yelahanka Taluk: Yelahanka Taluk District: Bengaluru.
Extent	:	03 acres 10 ½ guntas or 1,42,114.50 square feet
Kharab Land (if any)	:	Nil
Boundaries	:	East by: National Highway No. 7; West by: Property bearing Survey No. 142 and Property belonging to Railways; North by: KHB Colony and property belonging to Y. N. Ashwath bearing Survey No. 140; and South by: Property belonging to Railways.
Type of Land	:	Freehold
Nature of usage	:	Residential (mixed)
Revenue Jurisdiction	:	Bruhat Bengaluru Mahanagara Palike
Planning Authority	:	Bengaluru Development Authority
Zonal Area as per CDP of Planning Authority	:	Residential zone
Details of Building, if any	:	Nil
No. of Floors	:	Nil
Area of the Building	:	Nil
Type of building	:	Nil





II.	<u>Chain of Title Information with respect to Property bearing BBMP Khatha No. 596/1026/139/1/7 (earlier bearing Site No. 7) carved out of Survey No. 139/1</u>			
<u>Sl. No.</u>	<u>Date of Instrument</u>	<u>Transferor/s</u>	<u>Transferee/s</u>	<u>Obtained by virtue of</u>
<u>Flow of Title with respect to Survey No. 139/1</u>				
1.	21-08-1963	Sri. Kempanna	Sri. N. K. Narayanaswamy Gowda and other	Partition
<u>Flow of Title with respect to Site No. 7</u>				
2.	-	Sri. N. K. Narayanaswamy Gowda and other	Sri. N. K. Srinivas	Decree in O.S. No. 3013/1997
3.	-	Sri. N. K. Srinivas	Smt. Poornima Srinivas and Sri. Sanjay Srinivas	Inheritance
4.	13-02-2006	Smt. Poornima Srinivas and Sri. Sanjay Srinivas	Smt. S. Suchitra	Sale

III.	<u>Chain of Title Information with respect to Property bearing BBMP Khatha Nos. 911/140, 912/140, 913/140, 914/140 (earlier bearing Survey No. 140)</u>			
<u>Sl. No.</u>	<u>Date of Instrument</u>	<u>Transferor/s</u>	<u>Transferee/s</u>	<u>Obtained by virtue of</u>
1.	-	-	Sri. Maliyappa Channappa alias Kuralappa	Inheritance
2.	28-08-1937	Sri. Maliyappa Channappa alias Kuralappa	Sri. Maliyappa alias Annayappa, Sri. Kempanna and others	Partition





<u>Discussion of Title with respect to 39 ½ guntas allotted to the share of Sri. Malliyappa alias Annayyappa</u>				
3.	--	Sri. Malliyappa alias Annayyappa	Sri. Channappa, Sri. Ramaiah and Sri. Narayanaswamy	Inheritance
4.	27-05-1955	Sri. Channappa, Sri. Ramaiah and Sri. Narayanaswamy	Sri. Channappa	Partition
5.	18-11-1955	Sri. Channappa, son of Late Sri. Malliyappa alias Annayyappa	Sri. Muniyappa alias Appaiah, son of Sri. Junjappa	Sale
6.	31-07-1967	Sri. Muniyappa alias Appaiah, son of Sri. Junjappa	Sri. Channappa, son of Late Sri. Malliyappa alias Annayyappa	Sale
7.	23-10-1967	Sri. Channappa, son of Late Sri. Malliyappa alias Annayyappa	Smt. Savithramma, daughter of Sri. Channappa	Gift
<u>Discussion of Title with respect to 39 ½ guntas allotted to the share of Sri. Malliyappa alias Channappa</u>				
8.	20-12-1983	Sri. Maliyappa Channappa alias Kuralappa	Sri. Kempanna and Sri. Y. N. Ashwath	Partition
<u>Discussion of Title with respect to 39 ½ guntas allotted to the share of Sri. Muniyappa</u>				
9.	15-12-1986	Sri. Muniyappa	Sri. Y. M. Gopalappa, Sri. Y.M. Nanjappa and others	Partition
10.	18-04-2005	Sri. Y.M. Gopalappa	Sri. Y.G. Murthy Sri. Y.G. Vasanth Kumar, Sri. Y.G. Ravi Kumar and others	Partition





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IV. <u>Chain of Title Information with respect to Property bearing BBMP Khatha Nos. 915/141, 916/141, 917/141 and 918/141 (earlier bearing Survey No. 141)</u>				
<u>Sl. No.</u>	<u>Date of Instrument</u>	<u>Transferor/s</u>	<u>Transferee/s</u>	<u>Obtained by virtue of</u>
1.	-	-	Sri. Kadarigga, Sri. Poojappa and others	Thoti Service Inam
2.	16-06-1968	Sri. Kadarigga, Sri. Poojappa and others	Sri. Y. M. Nanjappa	Sale
3.	20-12-1983	Sri. Maliyappa Channappa alias Kuralappa	Sri. Kempanna and Sri. Y. N. Ashwath	Partition
4.	15-12-1986	Sri. Muniyappa	Sri. Y. M. Gopalappa, Sri. Y.M. Nanjappa and others	Partition
5.	18-04-2005	Sri. Y.M. Gopalappa	Sri. Y.G. Murthy, Sri. Y.G. Vasanth Kumar, Sri. Y.G. Ravi Kumar and others	Partition

V.

Discussion on Title

- a. From the documents furnished it is noted that the properties earlier bearing BBMP Khatha No. 596/1026/139/1/7, 911/140, 912/140, 913/140, 914/140 and 915/141, 916/141, 917/141, 918/141, being part of Survey Nos. 139/1, 140 and 141 are all adjacent to one another and forms a composite block, totally measuring 3 acres 13³/₄ guntas or 1,45,821.25 square feet. The portions of the property are now clubbed together and is assessed to taxes as one single unit under the BBMP Khatha No. 911/140 which is the subject matter of this title report. For the purpose of ease of discussion of the title flow, the discussions are made separately with respect to each portion of the survey numbers as mentioned here below.





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Discussion of Title with respect to Property bearing BBMP Khatha No. 596/1026/139/1/7 (earlier bearing Site No. 7) carved out of Survey No. 139/1, measuring 4,029 square feet

- b. The agricultural land bearing Survey No. 139/1, measuring 01 acre 01 gunta, situated at Yelahanka Village, Yelahanka Hobli, earlier Bengaluru North Taluk, Bengaluru Urban District ("Survey No. 139/1") was earlier owned and possessed by Sri. K. Kempaiah, son of Late Kempanna. There are no documents to show as to how Sri. K. Kempaiah acquired title to the Survey No. 139/1.
- c. By the Partition Deed dated 21-08-1963, Sri. K. Kempaiah, son of Late Kempanna and his son's namely, Sri. S.K. Narayana Gowda, Sri. S.K. Srinivas, Sri. S.K. Chandrashekar, Sri. Byrappa since deceased represented by his legal heirs, namely, Sri. Veeranna Gowda, Sri. Kempe Gowda and Sri. Ramamurthy partitioned the joint family properties including the Survey No. 139/1. Under the said partition, the Survey No. 139/1 is divided into two portions and an extent of 30 guntas was allotted to the joint shares of Sri. S.K. Narayana Swamy Gowda, Sri. S.K. Srinivas, Sri. S.K. Chandrashekar and the remaining extent of 31 guntas was allotted to the joint shares of Sri. Veeranna Gowda, Sri. Kempe Gowda and Sri. Ramamurthy. The said Partition Deed is registered vide Document No. 4038/1936-64 of Book I, Volume 2321, at Pages 1 to 21, in the office of the Sub-Registrar, Bengaluru and a copy of the said Partition Deed dated 21-08-1963 could be evidenced from **Document No. 1.**
- d. It is observed that, Sri. S. K. Narayana Swamy Gowda had formed a layout in the Survey No. 139/1. We are not furnished with the copies of the layout plan approved by the Competent authority.
- e. Sri. S.K. Narayana Swamy Gowda, son of Sri. Kempaiah [represented by his General Power of Attorney holder Sri. M.N. Ramamurthy] filed the suit in O.S. No. 3013/1997 on the file of the City Civil Judge at Bangalore against Sri. S. K. Sreenivas, son of Sri. K. Kempaiah [represented by his General Power of Attorney holder Sri. S.K. Chandrashekar], Sri. S.K.





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Chandrashekar, son of Late Kempaiah, Smt. S.K. Vijaya, daughter of Late Kempaiah, Smt. S.K. Sharada Byanna, daughter of Late Kempaiah [represented by his General Power of Attorney holder Sri. S.K. Chandrashekar], Smt. S.K. Lalitha, wife of Sri. Jayaram and Smt. S.K. Mahadevamma, daughter of Late Kempaiah seeking an order for partition of the family properties and separate possession of his 8/28th share. During the pendency of the suit, the parties amicably settled their disputes and filed a Compromise Petition. In terms of the Compromise Petition, the Site No. 7, bearing Khatha No. 139/1/7 (formed out of Survey No. 139/1), measuring 8,443.26 square feet along with other properties was allotted to the exclusive share of Sri. S.K. Srinivas. The copies of the Complaint, Written Statement, Order sheet and Final Decree could be evidenced from **Document No. 2.**

Observation: It is observed that, Sri. S.K. Narayana Swamy Gowda executed the General Power of Attorney in favour of Sri. M.N. Ramamurthy and Sri. S. K. Sreenivas and Smt. S.K. Sharada Byanna executed the General Power of Attorney in favour of Sri. S.K. Chandrashekar. Accordingly, S.K. Narayanaswamy, Sri. S. K. Sreenivas and Smt. S.K. Sharada Byanna are represented by their General Power of Attorney Holders in the suit filed in O.S. No. 3013/1997 on the file of the City Civil Judge at Bangalore. We had sought for the copies of the General Power of Attorney to check whether their represented agents were empowered to settle the disputes on their behalf, and it is represented to us that the copies of the General Power of Attorney are not available. The Compromise of the disputes in the suit bearing O.S. No. 3013/1997 is accepted by the parties and they have dealt with their respective shares and hence it can be construed that the acts of the agents in settling the disputes is ratified and acknowledged by S.K. Narayana Swamy Gowda, Sri. S. K. Sreenivas and Smt. S.K. Sharada Byanna.

- f. Upon the death of Sri. S.K. Srinivas, his wife Smt. Poornima Srinivas and his children, namely, Smt. Arathi Bennet, wife of Mr. Robert Bennet and Sri. Sanjay Srinivas represented by their General Power of Attorney holder





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Sri. Dr. S.K. Chandra Shekhar, son of Late Kempaiah on 13-02-2006 sold the portion of the Site No. 7, measuring 1,343 square feet in favour of Smt. S. Suchitra, wife of Sri. N. Shivakumar. The said Sale Deed is registered vide Document No. YAN-1-13841/2005-06 of Book I, stored in C.D. No. YAND170, in the office of the Sub-Registrar, Yelahanka, Bangalore and a copy of the same could be evidenced from **Document No. 3.**

- g. While executing the aforementioned Sale Deed, the total measurement of the portion of the Site No. 7 was wrongly mentioned as 1,343 square feet instead of 4,029 square feet. Hence, by the Rectification Deed dated 10-01-2008 executed by Smt. Poornima Srinivas, wife of Late S.K. Srinivas and her children namely, Smt. Arathi Bennet, wife of Mr. Robert Bennet and Sri. Sanjay Srinivas, represented by their General Power of Attorney holder, Sri. Dr. S.K. Chandra Shekhar, son of Late Kempaiah in favor of Smt. S. Suchitra, wife of Sri. N. Shivakumar. The said Rectification Deed is registered vide Document No. YAN-1-02852/2007-08 of Book I, stored in C.D. No. YAND300, in the office of the Sub-Registrar, Yelahanka, Bengaluru. The copy of the Rectification Deed could be evidenced from **Document No. 4.**

- h. Smt. Poornima Srinivas, wife of Late S.K. Srinivas and her children Smt. Arathi Bennett, wife of Mr. Robert Bennett and Sri. Sanjay Srinivas executed the General Power of Attorney dated 19-01-2002, in favour of Sri. Dr. S.K. Chandra Shekar empowering him to sign and execute sale deed or deeds, agreement/s to sell, mortgage deed/s, rectification deeds/conveyance/s with respect to Site No. 7, bearing Khatha No. 139/1/7 along with other properties and to present before the appropriate Sub-Registrar, for registration and to admit, execution of the same. The copy of the said General Power of Attorney could be evidenced from **Document No. 5.**

Thus, Smt. Suchitra became the owner of the Site No. 7, bearing Khatha No. 139/1/7 (formed out of Survey No. 139/1), measuring 4,029 square feet, bearing BBMP khatha No. 596/1026/139/1/7. There upon the



National Highway of India has acquired an extent of 1,103.31 square feet or 102.5 square meters of land out of 4,029 square feet and thus Smt. Suchitra is in possession of balance extent of land measuring 2,952.69 square feet in Property bearing Site No. 7, bearing Khatha No. 139/1/7.

Discussion of Title with respect to Property bearing BBMP Khatha Nos. 911/140, 912/140, 913/140, 914/140 earlier bearing Survey No. 140.

- i. The agricultural land bearing Survey No. 140, measuring 03 acres 38 guntas situated at Yelahanka Village, Yelahanka Hobli, earlier Bengaluru North Taluk, Bengaluru Urban District ("Survey No. 140") was originally owned and possessed by the family of Sri. Malliyappa alias Channappa alias Kuralappa. It is observed that, Sri. Malliyappa alias Channappa alias Kuralappa had four sons namely, Sri. Malliyappa alias Annayappa, Sri. Muniyappa, Sri. Channappa alias Chinnappa and Sri. Kempanna.
- j. By the Partition Deed dated 28-08-1937, Sri. Malliyappa alias Annayappa, Sri. Muniyappa, Sri. Channappa alias Chinnappa and Sri. Kempanna, all sons of Sri. Malliyappa alias Channappa alias Kuralappa partitioned the family properties including the Survey No. 140 along with other properties. Under the said partition, the Survey No. 140 was divided into four equal portions and each of the parties were allotted 39½ guntas. The said Partition Deed is registered vide Document No. 905/1937-38 of Book I, Volume 400, at Pages 141 to 153, in the office of the Sub-Registrar, Bangalore and a copy of the said Partition Deed dated 28-08-1937 could be evidenced from **Document No. 6.**

Discussion of Title with respect to portion of the Survey No. 140, measuring 39 ½ guntas owned by Sri. Malliyappa alias Annayyappa.

- k. Upon the death of Sri. Malliyappa alias Annayyappa his sons namely, Sri. Channappa, Sri. Ramaiah and Sri. Narayanaswamy by the Partition Deed dated 27-05-1955 partitioned the portion of Survey No. 140 allotted to the share of their father Sri. Malliyappa alias Annayyappa, measuring 39 ½ guntas. Under the said Partition, the portion of Survey No. 140, measuring 39 ½ guntas was allotted to the share of Sri. Channappa. The said Partition Deed is registered vide Document No. 1306/1955-56 of Book I,



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Volume 1469, at Pages 210 to 218, in the office of the Sub-Registrar, Bangalore Taluk and a copy of the said Partition Deed dated 27-05-1955 could be evidenced from **Document No. 7.**

- l. By the Sale Deed dated 18-11-1955, Sri. Channappa, son of Late Sri. Malliyappa alias Annayyappa conveyed the portion of Survey No. 140, measuring 39 ½ guntas in favour of Sri. Muniyappa alias Appaiah, son of Sri. Junjappa. The said Sale Deed is registered vide Document No. 4815/1955-56 of Book I, Volume 1502, at Pages 215 to 217, in the office of the Sub-Registrar, Bangalore Taluk and a copy of the same could be evidenced from **Document No. 8.**
- m. By the Sale Deed dated 31-07-1967, Sri. Muniyappa alias Appaiah, son of Sri. Junjappa conveyed the portion of Survey No. 140, measuring 39 ½ guntas in favour of Sri. Channappa, son of Late Sri. Malliyappa alias Annayyappa. The said Sale Deed is registered vide Document No. 1176/1967-68 of Book I, Volume 2625, at Pages 164 to 166, in the office of the Sub-Registrar, Bangalore North Taluk and a copy of the same could be evidenced from **Document No. 9.**
- n. By the Gift Deed dated 23-10-1967, Sri. Channappa, son of Late Sri. Malliyappa alias Annayyappa gifted the portion of Survey No. 140, measuring 39 ½ guntas in favour of his daughter Smt. Savithramma. The gift of the portion of Survey No. 140, measuring 39 ½ guntas is accepted by the Donee. The said Gift Deed is registered vide Document No. 2113/1967-68 of Book I, Volume 2637, at Pages 33 to 36, in the office of the Sub-Registrar, Bangalore North Taluk and a copy of the same could be evidenced from **Document No. 10.**
- o. By the Agreement of Sale Deed dated 12-06-1984, Smt. Savithramma, wife of Sri. Muniyappa alias Appayya agreed to sell the portion of Survey No. 140, measuring 39 ½ guntas in favour of Sri. Y.M. Gopalappa, son of Late Muniyappa whereunder the possession of the portion of Survey No. 140, measuring 39 ½ guntas was handed over to Sri. Y.M. Gopalappa. The said Agreement of Sale could be evidenced from **Document No. 11.**



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- p. Smt. Savithramma, wife of Sri. Muniyappa alias Appayya executed the General Power of Attorney dated 12-06-1984 in favour of Sri. Y.M. Gopalappa, son of Late Muniyappa empowering him to sign and execute sale deed/s, Gift Deed, Lease Deed, mortgage deed/s, rectification deeds/conveyance/s with respect to portion of Survey No. 140, measuring 39 ½ guntas and to present before the appropriate Sub-Registrar, for registration and to admit, execution of the same and also conveyed the possession of the portion of Survey No. 140, measuring 39 ½ guntas in favour of Sri. Y.M. Gopalappa. The said General Power of Attorney could be evidenced from **Document No. 12.**

Observation: It is observed from the Schedule of the aforementioned General Power of Attorney the land bearing Survey No. 140 is wrongly mentioned as land bearing Survey No. 145. However, on verification of the boundaries of the property conveyed in the aforementioned General Power of Attorney dated 12-06-1984 referred here above it is mentioned as East by: Property of Sri. Kempaiah; West by: Thoti Inam Land; North by Property of Sri. Mallige Kempaiah; and South by: Property of Smt. Bachamma and on verification of the boundaries of the property conveyed in the aforementioned Sale Deed dated 31-07-1967, Gift Deed dated 23-10-1967 and Agreement of Sale dated 12-06-1984 referred here above it is mentioned as East by: Property of Sri. Kempaiah; West by: Thoti Inam Land; North by Property of Sri. Mallige Kempaiah; and South by: Property of Smt. Bachamma. Hence, it can be construed that the property conveyed in the aforementioned General Power of Attorney is Survey No. 140 and the boundaries of the property prevails over the survey number mentioned in the deed.

- q. Smt. Savithramma has sworn by an Affidavit stating that she has received the entire sale consideration of ₹ 21,000/- (Rupees Twenty One Thousand Only) from Sri. Y. M. Gopalappa and also affirms and confirms the sale of the portion of Survey No. 140, measuring 39 ½ guntas in favour of Sri. Y.M. Gopalappa and has released all her right, title and interest in the portion of Survey No. 140, measuring 39 ½ guntas. The said Affidavit dated 23-12-1985 could be evidenced from **Document No. 13.**

In terms of the Agreement of Sale and the General Power of Attorney, Smt. Savithramma, wife of Sri. Muniyappa alias Appayya had agreed to convey



39 guntas in Survey No. 140 to Sri. Y.M. Gopalappa, son of Late Muniyappa and possession of the property was delivered. Except for the Agreement of Sale and the General Power of Attorney there was no deed of conveyance registered in the name of Sri. Y.M. Gopalappa for having conveyed the 39 guntas in Survey No. 140. However, the family of Sri. Y.M. Gopalappa have dealt with the 39 guntas in Survey No. 140 as their own property and have also divided the same in terms of the Partition Deed dated 15-12-1986 and 18-04-2005 explained herebelow, wherein 10 guntas out of 38 guntas in Survey No. 140 is allotted to the share of Sri. Y. G. Murthy and the remaining extent of 28 guntas is allotted to the share of Sri. Y. G. Vasanth Kumar. There being no registered deed of conveyance with respect to the 39 guntas in Survey No. 140 from Smt. Savithramma the transfer of title does not get completed unless there is a registered document, and the party will have to pay possessory title in the same. In order to form a clear title, we advise to get a conveyance deed executed by Sri. Y.M. Gopalappa based on the General Power of Attorney executed by Smt. Savithramma and to register the same before the jurisdictional Sub-Registrar Office.

Discussion of Title with respect to portion of the Survey No. 140, measuring 39 ½ guntas owned by Sri. Kempanna

- r. Sri. Kempanna, son of Sri. Malliyappa alias Kuralappa and Sri. Y. N. Ashwath, son of Late Nanjappa further partitioned the properties allotted to the share of Sri. Kempanna on 20-12-1983. Under the said partition, an extent of 19 ¾ guntas on the eastern side of the Survey No. 140 was allotted to the share of Sri. Y. N. Ashwath and the remaining extent of 19 ¾ guntas on the western side of the Survey No. 140 was allotted to the share of Sri. Kempanna. The copy of the Partition Deed dated 20-12-1983 could be evidenced from **Document No. 14.**

Observation: There is no details or refence provided as to why Sri. Y. N. Ashwath (i.e., the grandson of Sri. Channappa alias Kuralappa who is the brother of Sri. Kempanna) was included or made a party to the Partition Deed dated 20-12-1983 and a share is allotted to him. It is noted that the parties have accepted the allotment of shares and they have been in possession of their respective shares.





- s. Upon the death of Sri. Kempanna, the khatha / mutation of the Survey No. 140 allotted to the share of Sri. Kempanna is transferred and registered in the name of his son Sri. Y. K. Channappa and the same is recorded in IHC No. 6/1992-93.

Discussion of Title with respect to portion of the Survey No. 140, measuring 39 guntas owned by Sri. Muniyappa and 39 guntas owned by his son Sri. Y. M. Gopalappa

- t. Upon the death of Sri. Muniyappa, son of Late Sri. Maliyappa Channappa alias Kuralappa his children namely, Sri. Y.M. Gopalappa, Sri. Y.M. Nanjappa, Sri. Y.M. Jayanna, Sri. Y.M. Ramanna and Smt. Lakshamma on 15-12-1986, partitioned the family properties including the Survey No. 140, measuring 01 acre 38 guntas. Under the said Partition, 1 acre 38 guntas in Survey No. 140 was divided into four portions and an extent of 01 acre 09 guntas is allotted to the share of Sri. Y.M. Gopalappa, an extent of 09 guntas is allotted to the share of Sri. Y. M. Nanjappa, an extent of 09 guntas is allotted to the share of Sri. Y. M. Jayanna and an extent of 10 guntas is allotted to the share of Sri. Y. M. Ramanna, The copy of the Partition Deed dated 15-12-1986 could be evidenced from **Document No. 15.**

- u. By the Partition Deed dated 18-04-2005, Sri. Y.M. Gopalappa and his children Sri. Y.G. Murthy, Sri. Y.G. Vasanth Kumar, Smt. Y.G. Suchitra and Smt. Y.G. Manjula further partitioned the joint family properties including 38 guntas in Survey No. 140. Under the said Partition an extent of 10 guntas is allotted to the share of Sri. Y. G. Murthy and the remaining extent of 28 guntas is allotted to the share of Sri. Y. G. Vasanth Kumar. The said Partition Deed is registered vide Document No. YAN-1-01344/2005-06 of Book I, stored in CD No. YAND129, in the office of the Sub-Registrar, Yelahanka, Bengaluru and a copy of the said Partition Deed dated 18-04-2005 could be evidenced from **Document No. 16.**

Observations: Even though Sri. Y.M. Gopalappa was allotted an extent of 1 acre 09 guntas in Survey No. 140, under the Partition Deed dated 18-04-2005, the family of Sri. Y.M. Gopalappa has divided an extent of 38 guntas only and there is no reference regarding the division or allotment of the balance 11 guntas in Survey No. 140.



The portions of the property in Survey No. 140, allotted to the shares of the (1) Sri. Y.G. Murthy, son of Sri. Gopalappa, measuring 10 guntas, (2) Sri. Y.G. Vasanth Kumar, son of Sri. Gopalappa, measuring 28 guntas, (3) Sri. Y.N. Ashwath, son of Late Nanjappa, measuring 15¼ guntas and (4) Sri. Y.K. Channappa, son of Late Kempanna, measuring 20 guntas, total measuring 1 acre 33.04 guntas is the subject matter of this title report in Survey No. 140 which they have dealt with as mentioned here below.

Discussion of Title with respect to BBMP Khatha Nos. 915/141, 916/141, 917/141, 918/141 earlier bearing Survey No. 141.

- v. The agricultural land bearing Survey No. 141, measuring 02 acres 12 guntas, situated at Yelahanka Village, Yelahanka Hobli, earlier Bengaluru North Taluk, Bengaluru Urban District ("Survey No. 141") was earlier service Inam land attached to the Thoti Office of Yelahanka Village. In the revenue records, the names of Sri. Kadarigga, Sri. Poojappa, both sons of Sri. Paramuniga, Sri. Munashigga, son of Sri. Pillaraiah, Sri. Muniya, son of Sri. Thimmaraiah are entered as the owners of the Survey No. 141.
- w. By the Sale Deed dated 16-06-1968, Sri. Poojappa, son of Sri. Paramuniga, Sri. Muniyappa, son of Sri. Papanna, Sri. Muniyappa, son of Sri. Lakappa, Sri. Muniyappa, son of Sri. Kadarappa, Sri. Munivenkatappa, Sri. Rama, both sons of Sri. Munisinga, Smt. Meloorama, wife of Railway Munishamappa, Sri. Narasappa, son of Sri. Kunta Muniga, Sri. Muniya, son of Sri Chinnappa and Sri. Munivenkatappa, son of Sri. Chikka Muniyappa sold the Survey No. 141 in favour of Sri. Y.M. Nanjappa, son of Sri. Maalige Muniyappa. The said Sale Deed is registered vide Document No. 823/1968-69 of Book-I, Volume 2656, at Pages 68 and 69 in the office of the Sub-Registrar, Bengaluru North Taluk and a copy of the same could be evidenced from **Document No. 17.**
- x. By the Release Deed dated 19-06-1968, Sri. Munishamappa, son of Sri. Muniyappa, Sri. Appaiah, Sri. Krishnappa, both sons of Sri. Poojappa and Sri. Muniyappa, son of Sri. Ramaiah released all their right, title and interest with respect to the Survey No. 141 in favour of Sri. Y.M. Nanjappa,



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son of Sri. Maalige Muniyappa. The said Release Deed is registered vide Document No. 822/1968-69 of Book-I, Volume 2655, at Pages 237 to 239, in the office of the Sub-Registrar, Bengaluru North Taluk and a copy of the same could be evidenced from **Document No. 18.**

- y. The Survey No. 141 was earlier attached to the Thoti Office of Yelahanka Village and Sri. Kadarigga, Sri. Poojappa, both sons of Sri. Paramuniga, Sri. Munashigga, son of Sri. Pillaraiah, Sri. Muniya, son of Sri. Thimmaraiiah were the holders of the Thoti Office. There are no details furnished to us to show the regrant of the Survey No. 141 to the holders of the Thoti Office upon enactment of the Karnataka Village Officers Abolition Act, 1961. From the above, the holders of the Thoti Office had conveyed the Survey No. 141 in favour of Sri. Y.M. Nanjappa under the Sale Deed dated 16-06-1968. We are not furnished with the family tree of the respective holders of the Thoti Office for us to determine their respective legal heirs and also to verify whether all persons were included in the conveyance of the Survey No. 141.

Smt. Thirumalamma and others (legal heirs of holders of the Thoti Office) had filed a petition before the Thasildar, Bengaluru North Taluk (Additional) seeking for re-grant of the Survey No. 141. The proceedings in No. H.O.V: CR: 27(25): 97-98, was initiated by the Thasildar, Bengaluru North Taluk (Additional) and by the orders dated 19-01-2002, held that the sale of the Survey No. 141 was made by Sri. Poojappa, Sri. Muniyappa and others on 16-06-1968 and the same is in accordance with the provisions of the Karnataka Village Offices Abolition Act, 1961 and as per the order passed by the Hon'ble High Court of Karnataka in the case of Sri. Lakshmana Gowda Vs State of Karnataka, that the sale of the property between 01-02-1963 to 07-08-1978 by holder (i.e., Sri. Poojappa, Sri. Muniyappa and others) or an authorized holder before re-grant is not invalid provided that the purchaser (i.e., Y.M. Nanjappa) has to pay an amount equal to fifteen times the full assessment of the land and ordered to transfer the khatha in the name of Sri. Y.M. Nanjappa. The copy of the said Order dated 19-01-2002 could be evidenced from **Document No. 19.**





Observations: The Thasildar in his Order dated 19-01-2002 has confirmed that the sale of the Survey No. 141 is not invalid for the reasons mentioned therein and has admitted and acknowledged that Sri. Y.M. Nanjappa as the owner of the Survey No. 141. It was further ordered that Sri. Nanjappa shall pay an amount equal to fifteen times the full assessment of the land and there is no information or document forthcoming the payment of the said amount as directed by the Thasildar. Sri. Y.M. Nanjappa having been in continuous possession of the Survey No. 141 from the date of purchase in the year 1968 and the Thasildar having admitted that the sale does not invalidates the provisions of the Karnataka Village Offices Abolition Act, 1961, the title of Sri. Nanjappa to the Survey No. 141 becomes perfect.

- z. It is noted that Sri. Y.M. Nanjappa had held the Survey No. 141 as the joint family property consisted of his father, his brothers, sisters and himself. Upon the death of Sri. Muniyappa, son of Late Sri. Maliyappa Channappa alias Kuralappa (the father of Sri. Y.M. Nanjappa), Sri. Y.M. Gopalappa, Sri. Y.M. Nanjappa, Sri. Y.M. Jayanna, Sri. Y.M. Ramanna and Smt. Lakshamma, partitioned the family properties including the Survey No. 140 and the Survey No. 141 in terms of the Partition Deed dated 15-12-1986 referred to and discussed hereabove in Section V(l). In terms of the said Partition the Survey No. 141 is divided into four portions and is allotted as follows:

1. 12 guntas to the share of Sri. Y.M. Gopalappa,
2. 26 guntas to the share of Sri. Y. M. Nanjappa,
3. 26 guntas to the share of Sri. Y. M. Jayanna and
4. 28 guntas to the share of Sri. Y. M. Ramanna

- aa. Further, by the Partition Deed dated 18-04-2005 as discussed hereabove in Section V(m), the portion of the Survey No. 141, measuring 12 guntas allotted to the share of Sri. Y.M. Gopalappa, was divided between his children Sri. Y.G. Murthy, Sri. Y.G. Vasanth Kumar, Sri. Y.G. Ravi Kumar, Smt. Y.G. Suchitra and Smt. Y.G. Manjula. Under the said Partition the said extent of 12 guntas in Survey No. 141 is allotted to the exclusive share of Sri. Y.G. Ravi Kumar.

- bb. Thus, it is noted that the below mentioned persons are the owners of the Survey No. 141:



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1. Sri. Y. G. Ravi Kumar is the owner of 12 guntas
2. Sri. Y. M. Nanjappa is the owner of 26 guntas
3. Sri. Y. M. Jayanna is the owner of 26 guntas; and
4. Sri. Y. M. Ramanna is the owner of 28 guntas.

cc. It is observed from the Award notice dated 17-04-2004 in No. LAQ: NH-7: CA: CR: 24:2003-04, that the portion of the Survey No. 140, measuring 01 acre and the portion of the Survey No. 141, measuring 35 guntas, both measuring in total 01 acre 35 guntas is notified for acquisition for formation of Hyderabad - Bengaluru National Highway No. 7, referred here under in Section XIV(a). There are no details regarding specific extent of land from out of the share of the respective landowners that has been acquired by the National Highways Authority. Further it is observed from the Letters dated 01-12-2011 and 29-09-2014 issued by the Special land Acquisition Officer, National Highways, NHAI, Hebbal, Bangalore that an extent of 1,103.31 square feet out of 4,029 square feet in property bearing BBMP Khatha No. 596/1026/139/1/7 (earlier bearing Site No. 7) and the portion of the Survey No. 140, measuring 2 $\frac{1}{2}$ guntas out of 20 guntas owned by Sri. Y.K. Chanappa is notified for acquisition for formation of Hyderabad - Bengaluru National Highway No. 7 and the Preliminary and Final Notification has been issued by the Government and have also paid compensation to Sri. Y.K. Channappa.

dd. The extent of land in Property bearing BBMP Khatha No. 596/1026/139/1/7 (earlier bearing Site No. 7) carved out of Survey No. 139/1, measuring 2,952.69-square feet and the Survey No. 140, measuring 01 acre 30 $\frac{3}{4}$ guntas and the Survey No. 141, measuring 01 acre 17 guntas, (measuring in total 3 acres 10.50 guntas or 1,42,114.50 square feet) of Yelahanka Village, Yelahanka Hobli, Yelahanka Taluk bearing BBMP Khatha No. 596/1026/139/1/7, 911/140, 912/140, 913/140, 914/140 and 915/141, 916/141, 917/141, 918/141 is the subject matter of this title report and is hereafter referred to as the "Subject Property".





- ee. Sri. Y. G. Vasanth Kumar, Sri. Y.G. Murthy, Sri. Y. G. Ravi Kumar, all sons of Sri. Y.M. Gopalappa, Sri. Y.M. Nanjappa, Sri. Y. M. Jayanna, Sri. Y. M. Ramanna, all sons of Late Muniyappa, Sri. Y. K. Channappa, son of Late Kempanna, Sri. Y. N. Ashwath, son of Late Nanjappa and Smt. Suchitra, wife of Sri. N. Shivakumar ("Owners") have entered into the Joint Development Agreement dated 07-02-2011 with M/s. Jasmine Estates, a partnership firm represented by its partner Sri. Sreenivas, son of Sri. P.N. Pilla ("Developer") for development of the Subject Property by constructing a Business Park cum Residential Complex. It is agreed between the parties that the Developer shall develop the Subject Property at its cost and expenses and deliver 47% of the saleable super built up area in the development made on the Subject Property together car parking spaces and other amenities to the Owners and the Developer is entitled to the balance 53% of the saleable area together car parking spaces and other amenities and facilities. The said Joint Development Agreement is registered vide Document No. YAN-1-04285/2010-11 of Book I, stored in CD No. YAND348, in the office of the Sub-Registrar, Yelahanka, Bengaluru and a copy of the said Joint Development Agreement could be evidenced from **Document No. 20.**
- ff. Pursuant to the aforementioned Joint Development Agreement, the Owners have executed the General Power of Attorney dated 07-02-2011, empowering the Developer to obtain all necessary permissions and sanctions for development of the Subject Property and also to transfer, convey the Developer's Share of super built-up area with proportionate undivided share in the Subject Property. The said General Power of Attorney is registered vide Document No. YAN-4-00242/2010-11 of Book IV, stored in CD No. YAND348, in the office of the Sub-Registrar, Yelahanka, Bengaluru and a copy of the said General Power of Attorney could be evidenced from **Document No. 21.**
- gg. By the Deed of Cancellation of Joint Development Agreement dated 16-01-2023, Sri. Y. G. Vasanth Kumar, Sri. Y.G. Murthy, Sri. Y. G. Ravi Kumar, all sons of Sri. Y.M. Gopalappa, Sri. Y.M. Nanjappa, Sri. Y. M. Jayanna, Sri.





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Y. M. Ramanna, all sons of Late Muniyappa, Sri. Y. K. Channappa, son of Late Kempanna, Sri. Y. N. Ashwath, son of Late Nanjappa and Smt. Suchitra, wife of Sri. N. Shivakumar ("Owners") and M/s. Dhammanagi Jasmine Estates (previously known as Jasmine Estates), Sri. Sreenivas Narayan, son of Sri. P.N. Pillai, Sri. Sundaram Ravichandra Nagasubramaniam, son of Sri. Nagasubramaniam and M/s. Dhammanagi Developers Private Limited represented by its Resolution Professional Mrs. Devika Satyanarayana ("Developer") cancelled the Joint Development Agreement dated 07-02-2011. In terms of the cancellation, M/s. Dhammanagi Jasmine Estates transferred and handed over all the approvals, permissions / No objection Certificates obtained from the statutory authority in respect of the Subject Property to M/s. Concorde Housing Corporation Private Limited. M/s. Concorde Housing Corporation Private Limited has refunded the sum of 3,50,00,000/- (Rupees Three Crores Fifty Lakhs Only) to M/s. Dhammanagi Jasmine Estates towards the Interest Free Security Deposit. The said Deed of Cancellation of Joint Development Agreement is registered vide Document No. BYP-1-12049-2022-23 of Book 1, stored in CD No. BYPD1309, in the office of the Sub-Registrar, Gandhi Nagar (Byatarayanapura), Bengaluru and a copy of the same could be evidenced from **Document No. 22**. It is further observed that M/s. Dhammanagi Developers Private Limited (one of the partners of M/s. Dhammanagi Jasmine Estates) are having 75% share in the partnership firm M/s. Dhammanagi Jasmine Estates and had borrowed money from M/s. Piramal Capital and Housing Finance Limited and have defaulted in repayment. A Petition in C.P. (IB) No. 42/BB/2021 was filed by M/s. Piramal Capital and Housing Finance Limited before the National Company Law Tribunal against M/s. Dhammanagi Developers Private Limited seeking to initiate Corporate Insolvency Resolution Process. Accordingly, by its Order dated 05-04-2022, admitted the Petition and the management of M/s. Dhammanagi Developers Private Limited was replaced by Interim Resolution Professional appointed by the National Company Law Tribunal. Later the Interim Resolution Professional was replaced by the Resolution Professional appointed by the Committee of Creditors of M/s.





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Dhammanagi Developers Private Limited, The Committee of Creditors by the Voting Minutes held on 15-07-2022 resolved to transfer the Joint Development Rights "AS IS WHERE IS BASIS" to M/s. Concorde Housing Corporation Private Limited and the Resolution Professional issued IM to that effect. Accordingly, Sri. Babu Adeveppa Dhammanagi, son of Sri. Virupakshappa Dhammanagi, Smt. Mangala Babu Dhammanagi, wife of Sri. Babu Adeveppa Dhammanagi, Sri. Harsha Babu Dhammanagi, son of Sri. Babu Adeveppa Dhammanagi and M/s. Dhammanagi Developers Private Limited (one of the partners of M/s. Dhammanagi Jasmine Estates) have been made Confirming Party to the aforementioned Deed of Cancellation of Joint Development Agreement and have relinquished all their rights in the Subject Property.

- hh. Consequent to Deed of Cancellation of the Joint Development dated 16-01-2023, the General Power of Attorney executed by the Owners in favour of the Developer is also revoked by the Deed of Revocation of General Power of Attorney dated 16-01-2023, registered vide Document No. BYP-4-00691/2022-23 of Book IV, stored in CD No. BYPD1300, in the office of the Sub-Registrar, Gandhi Nagar (Byatrayanapura), Bengaluru and a copy of the same could be evidenced from **Document No. 23**.
- ii. (1) Sri. Y.G. Vasanth Kumar, son of Sri. Y. M. Gopalappa, (1a) Smt. K. Savitha, wife of Sri. Y.G. Vasanth Kumar, (1b) Ms. Y.V. Monisha, daughter of Sri. Y.G. Vasanth Kumar, (1c) Master Athish Karthik Kumar, son of Sri. Y.G. Vasanth Kumar, being minor represented by his natural guardian and father Sri. Y.G. Vasanth Kumar, (2) Sri. Y.G. Murthy, son of Sri. Gopalappa, (2a) Smt. H.S. Girijamma, wife of Sri. Y.G. Murthy, (2b) Smt. Y.M. Sneha, daughter of Sri. Y.G. Murthy, (2c) Sri. Y.M. Sanjay Gowda, son of Sri. Y.G. Murthy, (2d) Smt. Y.M. Sowmya, daughter of Sri. Y.G. Murthy, Sl Nos. (2a) to (2d) represented by their General Power of Attorney Holder Sri. Y.G. Murthy, (3) Sri. Y.G. Ravi Kumar, son of Sri. Y.M. Gopalappa, (3a) Smt. B. Veena, wife of Sri. Y.G. Ravi Kumar, (3b) Master Y.R. Tejas, son of Sri. Y.G. Ravi Kumar, being minor represented by his natural guardian and father Sri. Y.G. Ravi Kumar, (4) Sri. Y.M. Nanjappa, son of Late Muniyappa,



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represented by his General Power of Attorney Holder Smt. Rajamma, (4a) Smt. Rajamma, wife of Sri. Y.M. Nanjappa, (4b) Smt. Y.N. Bhagya, (4c) Smt. Sujatha, (4d) Smt. Y.N. Shantha, (4e) Smt. Y.N. Jyothi, (4f) Smt. Nalini, all daughters of Sri. Y.M. Nanjappa, (5) Sri. Jayanna, son of Late Muniyappa, (5a) Smt. N. Jayalakshamma, both represented by their General Power of Attorney Holder, Sri. Y.J. Chethan Kumar, (5b) Sri. Y.J. Chethan Kumar, son of Sri. Y.M. Jayanna, (5c) Smt. K. Bindu, wife of Sri. Y.J. Chethan Kumar, represented by her General Power of Attorney Holder, Sri. Y.J. Chethan Kumar (5d) Master C. Saketh, son of Sri. Y.J. Chethan Kumar, (5e) Kumari C. Nirmayi, daughter of Sri. Y.J. Chethan Kumar, SI No. (5d) and (5e) being minors represented by their natural guardian and father Sri. Y.J. Chethan Kumar, (6) Sri. Y.K. Channappa, son of Late Kempana, represented by his General Power of Attorney Holder Sri. C. Manjunatha, (6a) Sri. C. Manjunatha, son of Sri. Y.K. Channappa, (6b) Smt. V. Bharathi, wife of Sri. C. Manjunatha, (6c) Sri. Parinith M, son of Sri. C. Manjunatha, SI Nos. (6b) and (6c) represented by their General Power of Attorney Holder Sri. C. Manjunatha, (6d) Kumari Varsha, daughter of Sri. C. Manjunatha, being minor represented by her natural guardian and father Sri. C. Manjunatha, (6e) Sri. C. Rajendra, son of Sri. Y.K. Channappa, (6f) Smt. Prathiba, wife of Sri. C. Rajendra, represented by her General Power of Attorney Holder Sri. C. Rajendra, (6g) Kumari Shuchita R, daughter of Sri. C. Rajendra, being minor represented by her natural guardian and father Sri. C. Rajendra, (7) Sri. Y.N. Ashwatha, son of Late Nanjappa, (7a) Smt. Neelamma, wife of Sri. Y.N. Ashwatha, SI nos. (7) and (7a) represented by their General Power of Attorney Holder Sri. Y.A. Srinivasa Murthy, (7b) Sri. Y.A. Srinivasa Murthy, son of Sri. Y.N. Ashwatha, (7c) Smt. Sumithramma M, wife of Sri. Y.A. Srinivasa Murthy, represented by her General Power of Attorney Holder Sri. Y.A. Srinivasa Murthy, (7d) Master Y.S. Mithun, son of Sri. Y.A. Srinivasa Murthy, (7e) Kumari Y.S. Ruchitha, daughter of Sri. Y.A. Srinivasa Murthy, SI Nos. (7d) and (7e) being minors represented by their natural guardian and father Sri. Y.A. Srinivasa Murthy, (7f) Smt. Y.A. Anuja, daughter of Sri. Y.N. Ashwatha, (8) Sri. Y.M. Ramanna, son of Late Muniyappa, (8a) Smt.



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Rathnamma, wife of Sri. Y.M. Ramanna, (8b) Smt. Chandrakala Y.R., (8c) Smt. Ramya Y.R., both daughters of Sri. Y.M. Ramanna, SI Nos (8a) to (8c) represented by their General Power of Attorney Holder Sri. Y.M. Ramanna and (9) Smt. Suchithra S, wife of Sri. N. Shivakumar ("Owners") have entered into the Joint Development Agreement dated 16-01-2023 with M/s. Concorde Housing Corporation Private Limited, a company registered under the Companies Act, 1956 represented by its authorized signatories Sri. B.S. Nesara and Sri. R.G. Anil ("Developer") for development of the Subject Property by constructing Commercial / Residential Complex. It is agreed between the parties that the Developer shall develop the Subject Property at its cost and expenses and deliver 34% of the saleable super built up area in the development made on the Subject Property together with car parking spaces and other amenities to the Owners and the Developer is entitled to the balance 66% of the saleable super built up area together with car parking spaces and other amenities and facilities. The said Joint Development Agreement is registered vide Document No. BYP-1-12095-2022-23 of Book I, stored in CD No. BYPD1301, in the office of the Sub-Registrar, Gandhi Nagar (Byatrayanapura) and a copy of the same could be evidenced from **Document No.24.**

Observation: Under the aforesaid Joint Development Agreement Smt. Suchithra has offered an extent of 3 ¼ guntas or 4,029 square feet and Sri. Y.K. Channappa has offered an extent of 20 guntas or 21,780 square feet which includes the portion of the land that is acquired by the National Highway Authority of India, totally measuring 3,825.81 square feet (i.e., an extent of 1,103.31 square feet of land out of the share of Smt. Suchithra and 2722.50 square feet or 2 ½ guntas of land out of the share of Sri. Y.K. Channappa). Hence, the correct extent that should be offered for the Joint Development Agreement by Smt. Suchithra should be 2,952.69 square feet and by Sri. Y.K. Channappa should be 17 ½ guntas or 19,057.50 square feet. Accordingly, it is advised to rectify the Joint Development Agreement and the General Power of Attorney to state the correct extent of land offered by the respective parties which shall add upto 03 acres 10 ½ guntas or 1,42,114.50 square feet.

- ii. Pursuant to the aforementioned Joint Development Agreement, the Owners have executed the General Power of Attorney dated 16-01-2023,



empowering the Developer to obtain all necessary permissions and sanctions for development of the Subject Property and also to transfer, convey the Developer's Share of super built-up area with proportionate undivided share in the Subject Property. The said General Power of Attorney is registered vide Document No. BYP-4-00695/2022-23 of Book IV, stored in CD No. BYPD1301, in the office of the Sub-Registrar, Gandhi Nagar (Byatrayanapura) Bengaluru and a copy of the same could be evidenced from **Document No. 25.**

VI.

General Power of Attorney

- a. Smt. M. Prathiba, wife of Mr. C. Rajendra, executed the General Power of Attorney dated 09-01-2023, in favour of her husband Sri. C. Rajendra, son of Sri. Y. K. Channappa, empowering him to sign and execute Deed of Cancellation of the Joint Development Agreement, Deed of Revocation of the General Power of Attorney, Joint Development Agreement, General Power of Attorney, Supplemental Agreement, Sharing Agreement, Memorandum of Understanding and other such deeds and to present before the appropriate Sub-Registrar for registration and to admit, execution of the same with respect portion of the Subject Property, measuring 20 guntas (i.e., portion of Survey No. 140, measuring 20 guntas). The said General Power of Attorney is registered vide Document No. YAN-4-00496/2022-23 of Book IV, stored in CD No. YAND1696, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru and a copy of the same could be evidenced from **Document No. 26.**
- b. Smt. H. S. Girijamma, wife of Sri. Y. G. Murthy, Smt. Y. M. Sneha, daughter of Sri. Y. G. Murthy and Sri. Y. M. Sanjay Gowda, son of Sri. Y. G. Murthy executed the General Power of Attorney dated 09-01-2023, in favour of Sri. Y. G. Murthy, son of Sri. Y. M. Gopalappa empowering him to sign and execute Deed of Cancellation of the Joint Development Agreement, Deed of Revocation of the General Power of Attorney, Joint Development Agreement, General Power of Attorney, Supplemental Agreement, Sharing Agreement, Memorandum of Understanding and other such deeds and to



present before the appropriate Sub-Registrar for registration and to admit, execution of the same with respect portion of the Subject Property, measuring 10 guntas (i.e., portion of Survey No. 140, measuring 10 guntas). The said General Power of Attorney is registered vide Document No. YAN-4-00513/2022-23 of Book IV, stored in CD No. YAND1699, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru and a copy of the same could be evidenced from **Document No. 27.**

- c. Smt. Sowmya Y.M., daughter of Sri. Y.G. Murthy executed the General Power of Attorney dated 10-01-2023 in favour of her father Sri. Y.G. Murthy, son of Sri. Y.M. Gopalappa empowering him to sign and execute Deed of Cancellation of the Joint Development Agreement, Deed of Revocation of the General Power of Attorney, Joint Development Agreement, General Power of Attorney, Supplemental Agreement, Sharing Agreement, Memorandum of Understanding and other such deeds and to present before the appropriate Sub-Registrar for registration and to admit, execution of the same with respect portion of the Subject Property, measuring 10 guntas (i.e., portion of Survey No. 140, measuring 10 guntas). The said General Power of Attorney is duly attested by the Notary Public at the State of Victoria, Commonwealth of Australia and is authenticated before the District Registrar, Gandhi Nagar, Bengaluru and a copy of the same could be evidenced from **Document No. 28.**

- d. Sri. Y. K. Channappa, son of Late Kempanna, Smt. V. Bharathi, wife of Sri. C. Manjunatha and Sri. Parinith M., son of Sri. C. Manjunatha executed the General Power of Attorney dated 09-01-2023 in favour of Sri. C. Manjunatha, son of Sri. Y. K. Channappa empowering him to sign and execute Deed of Cancellation of the Joint Development Agreement, General Power of Attorney, Deed of Revocation of the General Power of Attorney, Joint Development Agreement, Supplemental Agreement, Sharing Agreement, Memorandum of Understanding and other such deeds and to present before the appropriate Sub-Registrar for registration and to admit, execution of the same with respect portion of the Subject Property, measuring 20 guntas (i.e., portion of Survey No. 140, measuring 20



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- guntas).The said General Power of Attorney is registered vide Document No. YAN-4-00497/2022-23 of Book IV, stored in CD No. YAND1696, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru and a copy of the same could be evidenced from **Document No. 29.**
- e. Sri. Y. N. Ashwatha, son of Late Nanjappa, Smt. Nelamma, wife of Sri. Y. N. Ashwatha and Smt. Sumithramma M., wife of Sri. Y. A. Srinivasa Murthy executed the General Power of Attorney dated 11-01-2023 in favour of Sri. Y. A. Srinivasa Murthy, son of Sri. Y. N. Ashwatha empowering him to sign and execute Deed of Cancellation of the Joint Development Agreement, General Power of Attorney, Deed of Revocation of the General Power of Attorney, Joint Development Agreement, Supplemental Agreement, Sharing Agreement, Memorandum of Understanding and other such deeds and to present before the appropriate Sub-Registrar for registration and to admit, execution of the same with respect portion of the Subject Property, measuring 15 $\frac{1}{4}$ guntas (i.e., portion of Survey No. 140, measuring 15 $\frac{1}{4}$ guntas).The said General Power of Attorney is registered vide Document No. YAN-4-00512/2022-23 of Book IV, stored in CD No. YAND1699, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru and a copy of the same could be evidenced from **Document No. 30.**
- f. Sri. Y. M. Nanjappa, son of Late Muniyappa executed the General Power of Attorney dated 10-01-2023 in favour of his wife Smt. Rajamma empowering her to sign and execute Deed of Cancellation of the Joint Development Agreement, Deed of Revocation of the General Power of Attorney, Joint Development Agreement, General Power of Attorney, Supplemental Agreement, Sharing Agreement, Memorandum of Understanding and other such deeds and to present before the appropriate Sub-Registrar for registration and to admit, execution of the same with respect portion of the Subject Property, measuring 26 guntas (i.e., portion of Survey No. 141, measuring 26 guntas).The said General Power of Attorney is registered vide Document No. YAN-4-00500/2022-23 of Book IV, stored in CD No. YAND1697, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru and a copy of the same could be evidenced from **Document No. 31.**





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- g. Sri. Y. M. Jayanna, son of Late Muniyappa, Smt. N. Jayalakshamma, wife of Sri. Y. M. Jayanna and Smt. Bindu K., wife of Sri. Y. J. Chetan Kumar executed the General Power of Attorney dated 09-01-2023 in favour of Sri. Y. J. Chetan Kumar, son of Sri. Y. M. Jayanna empowering him to sign and execute Deed of Cancellation of the Joint Development Agreement, Deed of Revocation of the General Power of Attorney, Joint Development Agreement, General Power of Attorney, Supplemental Agreement, Sharing Agreement, Memorandum of Understanding and other such deeds and to present before the appropriate Sub-Registrar for registration and to admit, execution of the same with respect portion of the Subject Property, measuring 15 guntas (i.e., portion of Survey No. 141, measuring 15 guntas). The said General Power of Attorney is registered vide Document No. YAN-4-00499-2022-23 of Book IV, stored in CD No. YAND1697, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru and a copy of the same could be evidenced from **Document No. 32.**
- h. Smt. Rathnamma, wife of Sri. Ramanna Y. M. and Smt. Chandrakala Y.R., daughter of Sri. Ramanna Y.M., executed the General Power of Attorney dated 09-01-2023 in favour of Sri. Ramanna Y. M., son of Sri. Late Muniyappa empowering him to sign and execute Deed of Cancellation of the Joint Development Agreement, General Power of Attorney, Deed of Revocation of the General Power of Attorney, Joint Development Agreement, Supplemental Agreement, Sharing Agreement, Memorandum of Understanding and other such deeds and to present before the appropriate Sub-Registrar for registration and to admit, execution of the same with respect portion of the Subject Property, measuring 4 guntas (i.e., portion of Survey No. 141, measuring 4 guntas). The said General Power of Attorney is registered vide Document No. YAN-4-00502/2022-23 of Book IV, stored in CD No. YAND1697, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru and a copy of the same could be evidenced from **Document No. 33.**
- i. Smt. Ramya Y.R., daughter of Sri. Ramanna Y.M., executed the General Power of Attorney dated 14-01-2023 in favour of her father Sri. Ramanna



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Y.M., son of Late Muniyappa empowering him to sign and execute Deed of Cancellation of the Joint Development Agreement, General Power of Attorney, Deed of Revocation of the General Power of Attorney, Joint Development Agreement, Supplemental Agreement, Sharing Agreement, Memorandum of Understanding and other such deeds and to present before the appropriate Sub-Registrar for registration and to admit, execution of the same with respect portion of the Subject Property, measuring 4 guntas (i.e., portion of Survey No. 141, measuring 4 guntas). The said General Power of Attorney is duly attested by the Notary Public at the State of New Jersey, United States of America and is authenticated before the District Registrar, Gandhi Nagar, Bengaluru and a copy of the same could be evidenced from **Document No. 34.**

- j. (1) M/s. Dhammanagi Jasmine Estates (Previously Known as "Jasmine Estates"), (1a) Sri. Srinivas Narayan, son of Sri. P. N. Pillai, (1b) Sri. Sundaram Ravichandra Nagasubramanian, son of Sri. Nagasubramanian, (2) Sri. Babu Adeveppa Dhammanagi, son of Sri. Adivappa Virupakshappa Dhammanagi, (3) Smt. Mangala Babu Dhammanagi, wife of Sri. Babu Adeveppa Dhammanagi, (4) Mr. Harsha Babu Dhammanagi, son of Sri. Babu Adeveppa Dhammanagi executed the General Power of Attorney dated 16-01-2023 in favour of M/s. Concorde Housing Corporation Private Limited, a company incorporated under Companies Act, 1956 and represented by its authorised signatories Sri. B.S. Nesara and Sri. R.G. Anil empowering M/s. Concorde Housing Corporation Private Limited to represent them in proceedings before the Hon'ble Courts in O.S. No. 6003/2019 on the file of the XXXI Additional City Civil and Sessions Court, M.F.A. No. 2547/2020 on the file of the Hon'ble High Court of Karnataka, NCLT/ NCLAT matters and to sign Vakalathnama, Compromise Petition, Withdrawl Memo/s or to appear before the Lok Adalath to compromise the said proceedings and also to sign and execute Confirmation Deed/s, Consent Deed/s to assent and confirm the cancellation of the aforementioned Joint Development Agreement dated 07-02-2011 and to present the same before the appropriate Sub-Registrar, for registration and to admit, execution of the same as consenting witnesses / confirming



parties. The said General Power of Attorney is registered vide Document No. BYP-4-00690/2022-23 of Book IV, stored in CD No. BYPD1300, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru and a copy of the same could be evidenced from **Document No. 35.**

VII.

Genealogy

- a. On perusal of the Family Tree of Sri. Maliyappa alias Channappa, it is observed that, Sri. Maliyappa alias Channappa had four sons namely, Sri. Mariyappa alias Annayappa, Sri. Muniyappa, Sri. Channappa alias Kuralappa and Sri. Kempanna. Sri. Mariyappa alias Annayappa has three sons namely, Sri. Channappa, Sri. Narayanaswamy and Sri. Ramaiah. Sri. Muniyappa is married to Smt. Akkayamma, and they have four sons and a daughter namely, Sri. Y.M. Gopalappa, Sri. Y.M. Nanjappa, Sri. Y.M. Jayanna, Sri. Y.M. Ramanna and Smt. Lakshamma. Sri. Y.M. Gopalappa is married to Smt. Parvathamma and they have three sons and two daughters namely, Sri. Y. G. Murthy, Sri. Y. G. Vasanth Kumar, Sri. Y. G. Ravi Kumar, Smt. Y. G. Sumitra and Smt. Y. G. Manjula. Sri. Y. G. Murthy is married to Smt. Girijamma and they have two daughters and a son namely, Smt. Y.M. Sneha, Smt. Y.M. Sowmya and Sri. Y.M. Sanjay Gowda. Sri. Y. G. Vasanth Kumar is married to Smt. Savitha, and they have a son Y. V. Monish. Sri. Ravi Kumar is married to Smt. Veena and they have a son Master Tejas. Sri. Y. M. Nanjappa is married to Smt. Rajamma, and they have five daughters namely, Smt. Y. N. Bhagya, Smt. Y. N. Sujatha, Smt. Y. N. Shanthamma, Smt. Y. N. Jyothi and Smt. Y. N. Nalini. Sri. Y. M. Jayanna is married to Smt. Jayalakshamma and they have a son and a daughter namely, Sri. Y. J. Chethan Kumar and Y. J. Chaithra. Sri. Y. J. Chethan Kumar is married to Smt. K. Bindu and have a son and a daughter, namely, Master Sanketh .C and Kumari Nirmayi .C. Sri. Y. M. Ramanna is married to Smt. Rathnamma and they have two daughters namely, Smt. Y. R Chandrakala and Smt. Y. R. Ramya. Sri. Channappa alias Kuralappa have two sons, namely, Sri. Nanjappa and Sri. Kempanna (died issueless). Sri. Nanjappa have a daughter and a son, namely, Smt. Sarojamma and Sri. Y. N. Ashwath. Sri. Y. N. Ashwath is married to Smt.



Neelamma and they have a son and a daughter, namely, Sri. Y. A. Srinivas Murthy and Smt. Y. A. Anuja. Sri. Kempanna is married to Smt. Bachamma and they have two daughters and a son, namely, Smt. Nanjamma, Smt. Ramakka and Sri. Y. K. Channappa. Sri. Y. K. Channappa is married to Smt. Narayanamma and they have three daughters and two sons namely, Smt. Y. C. Suguna, Smt. Y. C. Janaki, Smt. Y. C. Chandrakala, Sri. C. Manjunath and Sri. C. Rajendra. Sri. C. Manjunath is married to Smt. Bharathi and they have a son and a daughter namely, Master M. Parinith and Kumari M. Varsha. Sri. C. Rajendra is married to Smt. M. Prathibha and they have a daughter Kumari R. Ruchitha. The copy of the Family Tree is attested by the Thasildar. It is further observed that, Sri. Malliyappa Channappa, Sri. Malliyappa alias Annayappa, Sri. Muniyappa, Sri. Channappa alias Kuralappa, Sri. Kempanna, Sri. Nanjappa and Smt. Narayanamma are dead. The copies of the Family Trees could be evidenced from **Document Nos. 36 to 43.**

- b. Sri. Y. M. Muniyappa Gowda died on 09-06-1990 and his death is registered before the Health Inspector, Town Municipal Council, Yelahanka. The copy of the Death certificate issued by the Health Inspector, Town Municipal Council, Yelahanka could be evidenced from **Document No. 44.**

VIII.

Developmental Plan

- a. The Divisional Engineer Telecom, The Bharat Sanchar Nigam Limited issued the No Objection Certificate/ consent for construction of residential apartment on the Subject Property. The copy of the No Objection Certificate dated 10-10-2016 could be evidenced from **Document No. 45.**
- b. The Government Flying Training School, Jakkur Aerodrome Limited issued the No Objection Certificate/ consent for construction of residential apartment on the Subject Property. The copy of the No Objection Certificate dated 03-10-2016 could be evidenced from Document **No. 46.**
- c. The Executive Engineer, Hebbal Division, Bangalore Electricity Supply Company Limited, Bengaluru issued No Objection Certificate for arranging



power supply for construction of residential apartment on the Subject Property for an extent of 941 KVA. The copy of the No Objection Certificate dated 28-04-2017 could be evidenced from **Document No. 47.**

- d. The Chief Engineer, Bangalore Water Supply and Sewage Board issued the No Objection Certificate/ consent for construction of residential apartment on the Subject Property. The copy of the No Objection Certificate dated 01-02-2017 could be evidenced from **Document No. 48.**
- e. The Divisional Railway Manager, South Western Railway Board issued the No Objection Certificate/ consent for construction of residential apartment on the Subject Property. The copy of the No Objection Certificate dated 04-06-2014 could be evidenced from **Document No. 49.**
- f. The Director General of Police and Director General, Karnataka Fire and Emergency Services issued the revised No Objection Certificate/ consent for construction of residential apartment on the Subject Property. The copy of the revised No Objection Certificate dated 06-02-2017 could be evidenced from **Document No. 50.**
- g. The State Level Environment Impact Assessment Authority – Karnataka issued the revised No Objection Certificate/ consent for construction of residential apartment on the Subject Property. The copy of the revised No Objection Certificate dated 26-11-2016 could be evidenced from **Document No. 51.**
- h. The Airports Authority of India issued the No Objection Certificate dated 12-10-2016 in No. AAI/KIA/Atm/NOC/8065-67 for Height Clearance and stated that the elevation of the proposed structure on the Subject Property is within permissible limits and the said No Objection Certificate is valid for a period of five year (i.e., upto 11-10-2021) and a copy of the same could be evidenced from **Document No. 52.**

Observation: The No Objection Certificate issued by the Airports Authority of India in No. AAI/KIA/Atm/NOC/8065-67 is for a period of five years and expired on 11-10-2021. Hence, to obtain a revised No Objection Certificate from Airports Authority of India.



IX.

Constitution of Developers

- a. By the Deed of Partnership dated 21-02-2008, Sri. S. N. Ravichandra, son of Late Nagasubramanian and Sri. N. Sreenivas, son of Sri. P. N. Pillai had formed a partnership firm in the name and style of "M/s. Jasmine Estates", to carry on the business of acquiring of lands and selling lands, building, and other immovable properties and to develop, construct, sell, dispose of or maintain the same and to carry on all or any of the functions or the purpose of promotion, development, etc. The duration of the partnership firm is at will. The copy of the Deed of Partnership could be evidenced from **Document No. 53.**
- b. The Partnership Firm, M/s. Jasmine Estates is registered vide No. 444/2007-08 with the Registrar of Firms, Jayanagar, Bengaluru and the Acknowledgement of Registration of Firm in extract of Form 'C' dated 03-03-2008 is issued by the Registrar of Firms, Jayanagar, Bengaluru. The copy of the Form 'C' could be evidenced from **Document No. 54.**
- c. On 08-08-2012, the Partnership was reconstituted by admitting (i) Sri. S. N. Somashekar, (ii) Sri. S. N. Madhubushan, both sons of Late Nagasubramanian, (iii) Sri. S. R. Manikanta, son of Late S. M. Ramamurthy and (iv) Sri. Raghurama Krishnamurthy, son of Sri. Krishnamurthy as partners and consequent to which the partnership firm was reconstituted by the Deed of Reconstitution of Partnership. It is observed that the partnership firm shall be changed into private limited company known as "M/s. Jasmine Infra Holdings Private Limited" and to carry-on business acquiring of lands and selling lands, building, and other immovable properties as explained hereabove. It is agreed that Sri. S. N. Ravichandra and Sri. S. R. Manikanta shall be the Managing Directors of "M/s. Jasmine Infra Holdings Private Limited". The copy of the said Deed of Reconstitution could be evidenced from **Document No. 55.**
- d. Pursuant to the aforementioned Deed of Reconstitution, the Registrar of Firms, Jayanagar, Bengaluru District has issued Form 'A', stating that (i) Sri. S. N. Ravichandra, (ii) Sri. N. Sreenivas, (iii) Sri. S. N. Somashekar, (iv)





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- Sri. S. N. Madhubushan, (v) Sri. S. R. Manikanta, and (vi) Sri. Raghurama Krishnamurthy are the partners of the firm M/s. Jasmine Estates. It is further observed that (i) Sri. S. N. Somashekar, (ii) Sri. S. N. Madhubushan, (iii) Sri. S. R. Manikanta, and (iv) Sri. Raghurama Krishnamurthy have joined the firm on 08-08-2012. The copy of the said Form 'A' could be evidenced from **Document No. 56.**
- e. The partners of M/s. Jasmine Estates have executed the Deed of Reconstitution dated 03-12-2015, wherein (i) Sri. S. N. Somashekar, (ii) Sri. S. N. Madhubushan, (iii) Sri. S. R. Manikanta, and (iv) Sri. Raghurama Krishnamurthy have decided to retire as partners and other partners (i.e., Partner Nos. 1 and 2) have mutually agreed to retire Partner Nos. 3 to 6 and the Partner No. 1 and 2 have re-organized their capital contribution and revised the profit-sharing mechanism and roles and responsibilities of the partners. The copy of the said Deed of Retirement could be evidenced from **Document No. 57.**
- f. On 06-02-2016, the Partnership was reconstituted by admitting M/s. Dhammanagi Developers Private Limited as a partner and consequent to which the partnership firm was reconstituted by the Deed of Reconstitution of Partnership. The name and style of the partnership was changed to "Dhammanagi Jasmine Estates", to carry on the business of purchasing, acquiring and selling lands, building, and other immovable properties and to develop, construct, sell, lease, dispose of or maintain the same and to carry on all or any of the functions or the purpose of promotion and development, etc. It is agreed that the authorized representative of M/s. Dhammanagi Developers Private Limited shall be the Managing Partner and the profit-sharing ratio shall be as follows (i) S. N. Ravichandra 15%, (ii) N. Sreenivas 10% and (iii) Dhammanagi Developers Private Limited 75%. The copy of the said Deed of Reconstitution could be evidenced from **Document No. 58.**
- g. The name of M/s. Jasmine Estates was changed to Dhammanagi Jasmine Estates and an acknowledgment to that effect in Form 'D' is issued by the



Registrar of Firms, Jayanagar, Bengaluru. The copy of the said Form 'D' could be evidenced from **Document No. 59.**

- h. M/s. Dhammanagi Developers Private Limited one of the partners of Dhammanagi Jasmine Estates is a Private Limited Company incorporated under the Companies Act, 1956 with the Registrar of Companies, Karnataka, Bengaluru. The copy of the said certificate of incorporation could be evidenced from **Document No. 60.**
- i. The objects of Dhammanagi Developers Private Limited is to carry on the business of acquiring of lands and selling lands, construction of buildings, houses, apartments, structures, or residential offices, industrial, commercial or developers of Co-holiday Housing Societies, developers of housing schemes, townships, holiday resorts, hotels, etc., among other objects. The copies of the Memorandum of Association and Articles of Association could be evidenced from **Document No. 61.**

X.

Revenue Records/Mutations/ Inheritance

- a. The Index of Lands and Record of Rights in serial No. 881 reflects the name of Sri. Maliyappa alias Annayappa as the owner of the Survey No. 140. The copies of the Index of Lands and Record of Rights could be evidenced from **Document No. 62.**
- b. It is observed from the Index of Lands and Record of Rights the name of Sri. Kadarigga son of Sri. Paramuniga is entered as the owner of the Survey No. 141. The copies of the Index of Lands and Record of Rights could be evidenced from **Document No. 63.**

Observation: We had sought for the Index of Lands and Record of Rights with respect to Survey No. 139/1 and it is represented to us that the extract of Index of Lands and Record of Rights could not be obtained from the department.

- c. Pursuant to the aforementioned Partition Deed dated 21-08-1963, referred to in Section V(b) hereabove, the khatha/mutation of the Survey No. 139/1



is transferred and registered in the joint names of Sri. N.K. Narayana Gowda, Sri. N. K. Srinivas and others vide serial No. 04/1988-89 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 64.**

- d. The Khatha / mutation of the portion of the Survey No. 140, measuring 39 guntas is transferred and registered in the name of Sri. Y. M. Gopalappa is recorded in the Mutation Register extract in serial No. 18/1983-84. The copy of the said Mutation Register could be evidenced from **Document No. 65.**
- e. Upon the death of Sri. Kempanna the khatha/ mutation of the portion of the Survey No. 140, measuring 39 is guntas is inherited by his son Sri. Channappa and the same is recorded vide Inheritance Certificate No. 06/1992-93. The copy of the Inheritance certificate could be evidenced from **Document No. 66.**
- f. Pursuant to the aforementioned Partition Deed dated 20-12-1983, referred to in Section V(i) hereabove, the khatha/mutation of the portion of the Survey No. 140, is transferred and registered in the names of Sri. Kempanna and Sri. Y. N. Ashwath in serial No. 07/1994-95 of the Mutation Register extract. The copy of the Mutation Register could be evidenced from **Document No. 67.**
- g. Pursuant to the aforementioned Partition Deed dated 15-12-1986, referred to in section V(k) hereabove, the khatha/ mutation of the portion of the Survey Nos. 140 and 141, is transferred and registered in the names of Sri. Y. M. Gopalappa, Sri. Y. M. Nanjappa, Sri. Y. M. Jayanna and Sri. Y. M. Ramanna in serial No. 15/1999-2000 of the Mutation Register extract. The copy of the Mutation Register could be evidenced from **Document No. 68.**
- h. Pursuant to the aforementioned Partition Deed dated 15-12-1986, referred to in section V(t) and (s) hereabove, the khatha / mutation of the portion of the Survey Nos. 140 and 141, measuring 09 guntas and 26 guntas is transferred and registered in the name of Sri. Y.M. Nanjappa, the khatha /



mutation of the portion of the Survey Nos. 140 and 141, measuring 09 guntas and 26 guntas is transferred and registered in the name of Sri. Y.M. Jayanna and khatha / mutation of the portion of the Survey Nos. 140 and 141, measuring 09 guntas and 26 guntas is transferred and registered in the name of Sri. Y.M. Ramanna in serial No. 11/1994-95 of the Mutation Register extract. The copy of the Mutation Register could be evidenced from **Document No. 69.**

- i. Pursuant to the aforementioned Gift Deed dated 25-10-1967, the Khatha / mutation of the portion of the Survey No. 140, measuring 39 guntas is transferred and registered in the name of Smt. Savithramma, daughter of Sri. Channappa in serial No. 2/1991-92 of the Mutation Register extract. The copy of the Mutation Register could be evidenced from **Document No. 70.**
- j. Pursuant to the aforementioned Partition Deed dated 18-04-2005, referred to in section V(l) hereabove, the khatha/ mutation of the portion of the Survey Nos. 140 and 141, is transferred and registered in the names of Sri. Y. G. Murthy and Sri. Y. G. Ravi kumar in serial No. 13/2007-08 of the Mutation Register extract. The copy of the Mutation Register could be evidenced from **Document No. 71.**
- k. Pursuant to the aforementioned Partition Deed dated 18-04-2005, referred to in section V(l) hereabove, the khatha/ mutation of the portion of the Survey No. 140, is transferred and registered in the name of Sri. Y. G. Vasanth Kumar in serial No. 06/2007-08 of the Mutation Register extract. The copy of the Mutation Register could be evidenced from **Document No. 72.**
- l. Pursuant to the order in No. RRT (Y) CR 2770/2008-09, the khatha/ mutation of the portion of the Survey No. 140 is transferred and registered in the name of Sri. Y. G. Murthy in serial No. 18/2008-09 of the Mutation Register extract. The copy of the Mutation Register could be evidenced from **Document No. 73.**



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- m. Pursuant to the order in No. RRT (Y) CR 1213/2003-04, the khatha/ mutation of the portion of the Survey No. 141 is transferred and registered in the name of Sri. Y. M. Gopalappa in Serial No. 43/2003-04 of the Mutation Register extract. The copy of the Mutation Register could be evidenced from **Document No. 74.**
- n. Pursuant to the order in No. RRT (Y) CR 1354/2003-04, the Khatha/ mutation of the Survey No. 141 is transferred and registered in the names of Sri. Y. M. Jayanna, Sri. Y. M. Ramanna, Sri. Y. M. Nanjappa and Sri. Y. M. Rangaswamy in serial No. 30/2004-05 of the Mutation Register extract. The copy of the Mutation Register could be evidenced from **Document No. 75.**
- o. Pursuant to the order in No. RRT (Y) CR 2772/2008-09, the khatha/ mutation of the portion of the Survey No. 141 is transferred and registered in the name of Sri. Y. G. Ravi Kumar in serial No. 19/2008-09 of the Mutation Register extract. The copy of the Mutation Register could be evidenced from **Document No. 76.**
- p. The RTCs produced for the period, with respect to Survey No. 139/1, reflects the total extent as 01 acre 22 guntas and the details of entries made therein are as follows:

<u>Period</u>	<u>Name of the Owner</u>	<u>Extent</u>	<u>Name of the Cultivator</u>	<u>References to MR & Encumbrances</u>
1966-67 to 1970-71	Sri. Eranna, Sri. Kempanna, Sri. Ramamurthy, Sri. Y. N. Subbanna, Sri. Y. S. Chandrashekariah and Sri. Y. S. Krishnappa	1 - 22	--	--



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1971-72 to 1975-76	Sri. Eranna, Sri. Kempanna, Sri. Y. N. Subbanna, Sri. Y. S. Chandrashekariah, and Sri. Y. S. Krishnappa	1 - 22	Sri. Kempaiah, Sri. S. K. Chandrashekar, Sri. Narayana Gowda, Sri. Srinivasa, Sri. Veeranna Gowda, Sri. Kempegowda and Sri. Ramamurthy.	--
1976-77 to 1981-82	Sri. Eranna, Sri. Kempanna, Sri. Ramamurthy, Sri Y. N. Subbanna, Sri. Y. S. Chandrashekariah, Sri. Y. S. Krishnappa and Sri. S. K. Chandrashekaraiah	1 - 22	Sri. Kempaiah, Sri. S. K. Chandrashekar, Sri. Narayana Gowda, Sri. Srinivasa, Sri. Veeranna Gowda, Sri. Kempegowda and Sri. Ramamurthy.	--
1987-88 to 2000-01	Sri. Y. N. Subbanna, Sri. Y. S. Chandrashekariah, Sri. Y. S. Krishnappa, Sri. S. K. Chandrashekaraiah, Sri. B. Veeranna Gowda, Sri. B. Kempe Gowda and Sri. Ramamurthy.	1 - 22	Sri. S. K. Chandrashekar, Sri. Narayana Gowda, Sri. Srinivasa, Sri. Veeranna Gowda, Sri. Kempegowda and Sri. Ramamurthy.	IHC 6/85-86 and MR. No. 4/88-89
2001-02 to 2016-17 and 2018-19 to 2022- 23	Sri. Y. N. Subbanna, Sri. Y. S. Chandrashekaraiah, Sri. Y. S. Krishnappa, Sri. S. K. Chandrashekaraiah, Sri. Veeranna Gowda, Sri. Kempegowda, and Sri. Ramamurthy	1 - 22	Sri. Chandrashekar, Sri. S.K. Narayan Gowda, Sri. Srinivas, Sri. Veeranna Gowda, Sri. Kempe Gowda and Sri. Rama Murthy	Official Memorandum in No. ALNSR NA-138/1994- 95 and Official Memorandum in No. B. DIS. ALNSR (SA) 137/1994-95 IHC 6/85-86 and MR. No. 4/88-89, LAQ/NH7/CA. CR/18/13- 26/06/2013 04.08gulta of land have been acquired



The copies of the said RTCs with respect to Survey Nos. 139/1 could be evidenced from **Document No. 77.**

Observations: We have not been furnished the copy of the RTCs for the period 2017-18 with respect to Survey No. 139/1 and hence we cannot comment on the we could not comment on the entries made during the said period.

- q. The RTCs produced with respect to Survey No.140, reflects the total extent as 03 acres 29 guntas including 01 gunta of kharab land and the details of entries made therein are as follows:

<u>Period</u>	<u>Name of the Owner</u>	<u>Extent</u>	<u>Name of the Cultivator</u>	<u>References to MR & Encumbrances</u>
1966-67 to 1981-82	Sri. Malliyappa alias Annayappa	03-28	Sri. Malliyappa alias Annayappa, Sri. Y.M. Gopalappa, Sri. Channappa and Sri. Muniyappa	--
1987-88 to 1991-92	Sri. Channappa, Sri. Y. M. Gopalappa, Sri. Channappa, son of Sri. Kempanna and Sri. Y.N Ashwath	03-28	Sri. Y.M. Gopalappa, Sri. Channappa and Sri. Muniyappa	MR 10/1967-68, IHC 18/1983-84, MR 2/1992-93 and IHC 6/1992-93
1997-98 to 2006-07	Sri. Y. K Channappa, Sri. Y. M. Gopalappa, Sri. Y.M. Nanjappa, Sri. Y.M. Ramanna, Sri. Y.M. Jayanna, Sri. Kempanna and Sri. Y. M. Ashwatha	03-28	Sri. Y. K Channappa, Sri. Y. M. Gopalappa, Sri. Y.M. Nanjappa, Sri. Y.M. Ramanna, Sri. Y.M. Jayanna, Sri. Kempanna and Sri. Y. M.	IHC 18/1983-84, IHC 6/1992-93, MR 15/1999-2000, IHC 11/1992-93, MR 7/1994-95, MR 15/1999-2000 and MR 11/1994-95





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			Ashwatha	
2007-08 to 2015- 16	Sri. Y. K Channappa, Sri. Y. M. Gopalappa, Sri. Y.M. Nanjappa, Sri. Y.M. Ramanna, Sri. Y.M. Jayanna, Sri. Kempanna, Sri. Y. M. Ashwath, Sri. Y. G. Vasanth Kumar and Sri. Y. G. Murthy	03-28	Sri. Y. K Channappa, Sri. Y. M. Gopalappa, Sri. Y.M. Nanjappa, Sri. Y.M. Ramanna, Sri. Y.M. Jayanna, Sri. Kempanna, Sri. Y. M. Ashwatha Sri. Y. G. Vasanth Kumar and Sri. Y. G. Murthy	IHC 6/1992- 93, MR 15/1999-2000, MR 7/1994-95, MR 6/2009-10, MR 14/2009- 10, MR 15/2009-10 and MR 17/2009- 10

- r. The copies of the said RTCs with respect to Survey Nos. 140, could be evidenced from **Document No. 78.**

Observation: We have not been furnished the copies of the RTCs for the period 2016-17 to 2022-23 with respect to Survey No. 140 and hence we cannot comment on the we could not comment on the entries made during the said period.

- s. The RTCs produced with respect to Survey No. 141, reflects the total extent as 02 acres 12 guntas without kharab land and the details of entries made therein are as follows:

<u>Period</u>	<u>Name of the Owner</u>	<u>Extent</u>	<u>Name of the Cultivator</u>	<u>References to MR & Encumbrances</u>
1966-67 to 1975- 76	Thoti Service Inam	02-12	Sri. Y. M. Gopalappa	--
1976-77 to 1981- 82	Sri. Y. M. Nanjappa	02-12	Sri. Y. M. Gopalappa	MR 29/1978- 79
1987-88 to 1991- 92	Sri. Y. M. Nanjappa	02-12	Sri. Y. M. Gopalappa	MR 29/1978- 79



1992-93 to 2003-04	Sri. Y.M. Nanjappa, Sri. Y.M. Jayanna, Sri. Y.M. Ramanna and Sri. Y.M. Rangaswamappa	02-12	Nil	IHC 29/1978-79 and MR 11/1994-95
2004-05 to 2007-08	Sri. Y. M. Gopalappa, Sri. Y. M. Nanjappa, Sri. Y. M. Jayanna, Sri. Y. M. Ramanna and Sri. Y. M. Rangaswamappa	02-12	Sri. Y. M. Gopalappa, Sri. Y. M. Nanjappa, Sri. Y. M. Jayanna, Sri. Y. M. Ramanna and Sri. Y. M. Rangaswamappa	MR 15/1999-2000 and MR 2/1995-96
2008-09 to 2022-23	Sri. Y. M. Jayanna, Sri. Y. M. Ramanna, Sri. Y. M. Nanjappa, Sri. Y. M. Rangaswamappa and Sri. Y. G. Ravi Kumar	02-12	Sri. Y. M. Gopalappa, Y. M. Nanjappa, Sri. Y. M. Jayanna, Sri. Y. M. Ramanna, Sri. Y. M. Rangaswamappa and Sri. Y. G. Ravi Kumar	MR 2/1995-96, MR 13/2007-08, MR 5/2009-10, MR 17/2009-10, MR 18/2009-10,

The copies of the said RTCs with respect to Survey No. 141 could be evidenced from **Document No. 79.**

- t. The Taluk Shirestdhar, Yelahanka, Bengaluru North Taluk vide the Endorsement dated 28-07-2016 in No. R.K. CR --/2016-17 has stated that the RTC's for the period 1982-83 to 1987-88 with respect to Survey Nos. 139/1, 140 and 141 are not available and hence cannot be issued. The copy of the Endorsement dated 28-07-2016 could be evidenced from **Document No. 80.**

XI.

Survey Records

- a. As per the Akarband, the total extent of the land in Survey No. 139/1 is 01 acre 22 guntas with 01 gunta of 'B' kharab land and the same is in conformity with the extents mentioned in the RTC's. The copy of the said Akarband could be evidenced from **Document No. 81.**



- b. As per the Akarband, the total extent of the land in Survey No. 140 is 03 acres 29 guntas with 01 gunta of 'B' Kharab land and the same is in conformity with the extents mentioned in the RTC's. The copy of the said Akarband could be evidenced from **Document No. 82.**
- c. As per the Akarband, the total extent of the land in Survey No. 141 is 02 acres 12 guntas with 01 gunta of 'B' kharab land and the same is in conformity with the extents mentioned in the RTC's. The copy of the said Akarband could be evidenced from **Document No. 83.**
- d. On perusal of the Hissa Tippyany, it is observed that the land bearing Survey No. 139 measuring 03 acres 33 guntas is bifurcated into three portions i.e., 139/1 to 139/3. The name of Sri. Erappa son of Sri. Byrappa is entered as the owner/ hissadar of the land bearing Survey No. 139/1. The copy of the Hissa Tippyany could be evidenced from **Document No. 84.**
- e. The Tippyany and Village Map of Yelahanka confirms the shape and location of the Survey Nos. 139/1, 140 and 141 in the said village. The copies of the Tippyany and Village Map could be evidenced from **Document No. 85 and 86.**

Observation: We had sought for the copies of the Karda with respect to Survey Nos. 139/1, 140 and 141, RR Pakka Book with respect to Survey No. 139/1 and Atlas with respect to Survey No. 139/1. The party has represented to us that the same is not available and hence cannot be furnished

XII.

Conversions / Change of Land use

- a. The Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru vide his Order dated 24-08-1995 in No. BDA: ALN (N.A) SR 137:1994-95 has accorded permission for conversion of the portion of the Survey No. 139/1, measuring 24 guntas from Agricultural use to non-agricultural/ residential use. The copy of the said Official Memorandum could be evidenced from **Document No. 87.**



- b. The Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru vide his Order dated 09-06-2009 in No. ALN: (N.A.Y) S.R: 186/2008-09, has accorded permission for conversion of the portion of the Survey No.140, measuring 27½ guntas owned by Sri. Y. K. Channappa, son of Sri. Kempanna from agricultural use to non-agricultural/residential (mixed) use. The copy of the said Official Memorandum could be evidenced from **Document No. 88.**

Observation: We have not been furnished the copy of the page No.2 of the Official Memorandum.

- c. The Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru vide his Order dated 09-06-2009 in No. ALN: (N.A.Y) S.R: 191/2008-09, has accorded permission for conversion of the portion of the Survey No.140, measuring 28 guntas owned by Sri. Y. G. Vasanth Kumar, son of Sri. Y. M. Gopalappa from agricultural use to non-agricultural/residential (mixed) use. The copy of the said Official Memorandum could be evidenced from **Document No. 89.**
- d. The Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru vide his Order dated 13-04-2009 in No. ALN: (N.A.Y) S.R: 190/2008-09, has accorded permission for conversion of the portion of the Survey No.140, measuring 10 guntas owned by Sri. Y. G. Murthy, son of Sri. Y. M. Gopalappa from agricultural use to non-agricultural/residential (mixed) use. The copy of the said Official Memorandum could be evidenced from **Document No. 90.**
- e. The Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru vide his Order dated 09-06-2009 in No. ALN: (N.A.Y) S.R: 189/2008-09, has accorded permission for conversion of the portion of the Survey No.140, measuring 15¼ guntas owned by Sri. Y. N. Ashwatha, son of Late Nanjappa from agricultural use to non-agricultural/residential (mixed) use. The copy of the said Official Memorandum could be evidenced from **Document No. 91.**



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- f. The Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru vide his Order dated 09-06-2009 in No. ALN: (N.A.Y) S.R: 184/2008-09, has accorded permission for conversion of the portion of the Survey No.141, measuring 12 guntas owned by Sri. Y. G. Ravi Kumar, son of Sri. Gopalappa from agricultural use to non-agricultural/residential (mixed) use. The copy of the said Official Memorandum could be evidenced from **Document No. 92.**
- g. The Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru vide his Order dated 09-06-2009 in No. ALN: (N.A.Y) S.R: 187/2008-09, has accorded permission for conversion of the portion of the Survey No.140, measuring 02 ½ guntas and portion of Survey No. 141, measuring 04 guntas owned by Sri. Y. M. Ramanna, son of Late Muniyappa from agricultural use to non-agricultural/residential (mixed) use. The copy of the said Official Memorandum could be evidenced from **Document No. 93.**
- h. The Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru vide his Order dated 09-06-2009 in No. ALN: (N.A.Y) S.R: 192/2008-09, has accorded permission for conversion of the portion of Survey No. 141, measuring 26 guntas owned by Sri. Y. M. Nanjappa, son of Late Muniyappa from agricultural use to non-agricultural/residential (mixed) use. The copy of the said Official Memorandum could be evidenced from **Document No. 94.**
- i. The Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru vide his Order dated 09-06-2009 in No. ALN: (N.A.Y) S.R: 185/2008-09, has accorded permission for conversion of the portion of Survey No. 141, measuring 15 guntas owned by Sri. Y. M. Jayanna, son of Late Muniyappa from agricultural use to non-agricultural/residential (mixed) use. The copy of the said Official Memorandum could be evidenced from **Document No. 95.**





XIII.

Statutory Authority - Endorsements

- a. The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru vide the Endorsement in No. LRF [BNA] CR: 362/2007-2008 dated 07-11-2007 has certified that there are no proceedings initiated or pending under Section 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to Survey No.141 measuring 1 acre 17 guntas. The copy of the Endorsement dated 07-11-2007 could be evidenced from **Document No. 96.**
- b. The Assistant Commissioner, Bangalore North Sub-Division, Bangalore vide the Endorsement in No. PTCL: CR: 668/2009-10 dated 30-09-2009 has certified that there are no proceedings initiated/pending under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the Survey No. 139/1, 140 and 141 as on date. The copy of the Endorsement dated 30-09-2009 could be evidenced from **Document No. 97.**
- c. The Special Thasildar, Bengaluru North (Addl.) Taluk, vide the Endorsement in No. LRF: CR: 621: 2007-08 dated 13-11-2007 has certified that there are no tenancy applications filed with respect to Survey No. 140 under Form 7 and 7A of the Karnataka Land Reforms Act, 1961. The copy of the said Endorsement dated 13-11-2007 could be evidenced from **Document No. 98.**
- d. The Special Thasildar, Bengaluru North (Addl.) Taluk, vide the Endorsement in No. LRF: CR: 620: 2007-08, dated 13-11-2007 has certified that there are no tenancy applications filed with respect to Survey No. 141 under Form 7 and 7A of the Karnataka Land Reforms Act, 1961. The copy of the said Endorsement dated 13-11-2007 could be evidenced from **Document No. 99.**
- e. The Tahsildar, Bengaluru North Taluk (Additional) vide the Endorsement dated 28-07-2016 in No. RK/ CR / 214/2016-17 has stated that the Inheritance Certificate in No. 29/1978-79 is not available and hence



cannot be issued. The copy of the said Endorsement dated 28-07-2016 could be evidenced from **Document No. 100.**

- f. The Tahsildar Grade - 2, Yelahanka, Bengaluru North Taluk (Additional) vide the Endorsement dated 17-09-2022 in No. R.K/ CR/ 2416/2022-23 has stated that the Index of Lands with respect to Survey Nos. 139/1, 140 and 141 and Inheritance Certificate in No. 6/1985-86 are in a dilapidated condition and hence cannot be issued. The copy of the said Endorsement dated 17-09-2022 could be evidenced from **Document No. 101.**

XIV. Statutory Authority - Endorsements - Land Acquisitions

- a. The Special land Acquisition Officer-2, Karnataka Industrial Area Development Board vide the Endorsement dated 19-09-2022 in No. Bengaluru/SLAO-2/2471/2022-23 has certified that the Subject property is not acquired for its developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 102.**
- b. The Right to Information Officer, Land Acquisition Branch, Karnataka Housing Board vide the Endorsement dated 23-09-2022 in No. KHB/ SLAO/INFO/ 04/2022-23 has certified that the Subject property is not acquired for its developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 103**

XV. Acquisition Proceedings

- a. The Special Land Acquisition Officer, National Highways Authority of India vide the Endorsement dated 17-09-2022 in No. LAQ/ N.H - 44 (Old No. 4)/ R.T.I/CR/ 28/2022-23, has certified that Survey Nos. 139/1, 140 and 141 were acquired for developmental purposes of the National Highways Authority of India and he has enclosed a copy of the Notification, Award and Voucher for payment of compensation and a copy of the said Endorsement could be evidenced from **Document No. 104.**



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- b. The National Highways Authority of India, Hyderabad – Bengaluru Road, National Highway No. 7, Bengaluru vide its Order dated 31-03-2004 in No. LAQ: NH – 7: CA: CR: 21/2003-04, has notified certain lands for formation of the Hyderabad – Bengaluru Road, National Highway No. 7. Accordingly, an extent of 06 guntas in Survey No. 139/1 and an extent of 08 guntas in Survey No. 140 were acquired for formation of the National Highway No. 7 and a copy of the said Order dated 31-03-2004 could be evidenced from **Document No. 105.**
- c. The National Highways Authority of India, Hyderabad – Bengaluru Road, National Highway No. 7, Bengaluru vide its Supplementary Order dated 11-05-2004, in No. LAQ: NH – 7: CA: CR: 1/2004-05, has notified certain lands along with Survey Nos. 140, measuring 01 acre and 141, measuring 35 guntas, both measuring in total 01 acre 35 guntas (not part of the Subject Property) for formation of the Railway Embankment and a copy of the said Order dated 11-05-2004 could be evidenced from **Document No. 106.**
- d. Pursuant to the said Order dated 11-05-2004, by the Award Notice dated 17-04-2004 an amount of Rs. 17,65,015/- is paid as compensation to Sri. Y. M. Nanjappa, Sri. Y. M. Jayanna and Sri. Y. M. Ramanna, all sons of Late Muniyappa and Rs. 20,65,200/- is paid as compensation to Sri. Y. K. Channappa and others and the copies of the Award notice dated 17-04-2004 could be evidenced from **Document Nos. 107 and 108.**
- e. The National Highways Authority of India, Hyderabad – Bengaluru Road, National Highway No. 7, Bengaluru vide its Order dated 02-04-2011 in No. LAQ/ NH7/ NHAI/CA/CR/ (A) 10/2010-11 has notified portion of the Survey No. 139/1, measuring 04 ½ guntas (including an extent of 1103.31 square feet out of BBMP Khatha No. 596/1026/139/1/7 (earlier bearing Site No. 7) carved out of Survey No. 139/1, measuring 4,029 square feet owned by Smt. Suchithra) and portion of the Survey No. 140, measuring 2 ½ guntas for formation of the of the Hyderabad – Bengaluru Road, National Highway No. 7 and the copy of the said Order dated 02-04-2011 could be evidenced from **Document Nos. 109 to 111.**



Observation: We have not been furnished the copy of the Preliminary Notification dated 09-12-2009 in No. S.O. 3159(E) and Final Notification dated 03-07-2010 in No. S.O. 1874 (E) passed by the Government for formation of Hyderabad- Bengaluru National Highway No. 7.

XVI.

Khatha & Property Taxes

- a. The Katha in No. KT No. 596/1026/139/1/17 is registered in the name of Smt. S. Suchitra, wife of Sri. N. Shivakumar in the records of the Bruhat Bengaluru Mahanagara Palike, Bengaluru and the Assistant Revenue Officer has issued the Endorsement dated 28-02-2009 in No. 362/2008-09 in this regard. The copy of the said Khatha Certificate could be evidenced from **Document No. 112.**
- b. The property taxes with respect to Khatha No. 596/1026/139/1/17 is being paid to the Bruhat Bengaluru Mahanagara Palike in the name of Smt. S. Suchitra, wife of Sri. N. Shivakumar. The tax paid receipts for the period 2008-09 to 2011-12 have been issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru. The copy of the khatha extract issued by the Assistant Revenue Officer could be evidenced from **Document No. 113.**
- c. The land bearing Survey No. 140 having come under the jurisdiction of the Bruhat Bengaluru Mahanagara Palike, Bengaluru ('BBMP') is assessed to taxes and is assigned with the BBMP Khatha No. 911/140 measuring 10 guntas and the khatha is registered in the name of Sri. Y. G Murthy and the Assistant Revenue Officer has issued the Certificate in No. YNK/W1/KTR/524/2010-11 and YNK/W1/MTR/08/ 2011-12 in this regard. The copy of the khatha certificate could be evidenced from **Document No. 114.**
- d. The property tax with respect to Khatha No. 524/08/911/140 is being paid to the Bruhat Bengaluru Mahanagara Palike, Bengaluru, in the name of Sri. Y. G. Murthy, son of Sri. Gopalappa Y. M. The tax paid receipt for the period 2011-12 has been issued by the Assistant Revenue Officer,



Bruhat Bengaluru Mahanagara Palike, Bengaluru. The copy of the khatha certificate could be evidenced from **Document No. 115.**

- e. Sri. Y. G. Murthy, son of Sri. Gopalappa Y. M has paid the Betterment/improvement charges of Rs. 4,04,833/- to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, on 24-09-2011 with respect to Khatha No. 524/08/911/140 on a total area of 10 guntas or 10,890 square feet. The copy of the Receipt for having paid the betterment/improvement charges to the Bruhat Bengaluru Mahanagara Palike could be evidenced from **Document No. 116.**
- f. The land bearing BBMP Khatha No. 912/140, measuring 28 guntas has been assessed to taxes for the period 2011-12 by the Bruhat Bengaluru Mahanagara Palike, Bengaluru and the name of Sri. Y. G. Vasanth Kumar, son of Sri. Y. M Gopalappa is registered as the owner. The Assistant Revenue Officer has issued the Certificate in No. YNK/W1/KTR/522/2011-12 and YNK/W1/MTR/09/ 2011-12 in this regard. The copy of the khatha certificate could be evidenced from **Document No. 117.**
- g. The property tax with respect to Khatha No. 522/09/912/140 is being paid to the Bruhat Bengaluru Mahanagara Palike, Bengaluru in the name of Sri. Y. G. Vasanth Kumar, son of Sri. Y. M Gopalappa. The tax paid receipt for the period 2011-12 has been issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru. The copy of the Khatha Extract issued by the Assistant Revenue Officer could be evidenced from **Document No. 118.**
- h. Sri. Y. G. Vasanth Kumar, son of Sri. Y. M Gopalappa has paid the Betterment/ improvement charges of Rs. 9,00,000/- to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, on 24-09-2011 with respect to Khatha No. 522/09/912/140 on a total area of 28 guntas or 30,492 square feet. The copy of the Receipt for having paid the betterment/improvement charges to the Bruhat Bengaluru Mahanagara Palike could be evidenced from **Document No. 119.**



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- i. The land bearing BBMP Khatha No. 913/140, measuring 20 guntas has been assessed to taxes for the period 2011-12 by the Bruhat Bengaluru Mahanagara Palike, Bengaluru and the name of Sri. Y. K. Channappa, son of Late Kempanna is registered as the owner. The Assistant Revenue Officer has issued the Certificate in No. YNK/W1/KTR/523/2010-11 and YNK/W1/MTR/10/2011-12 in this regard. The copy of the khatha certificate could be evidenced from **Document No. 120.**
- j. The property tax with respect to Khatha No. 523/10/913/140 is being paid to the Bruhat Bengaluru Mahanagara Palike, Bengaluru, in the name of Sri. Y. K. Channappa, son of Late Kempanna. The tax paid receipts for the period 2011-12 has been issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru. The copy of the Khatha Extract issued by the Assistant Revenue Officer could be evidenced from **Document No. 121.**
- k. Sri. Y. K. Channappa, son of Late Kempanna has paid the Betterment/improvement charges of Rs. 8,09,670/- to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, on 24-09-2011 with respect to Khatha No. 523/10/913/140 on a total area of 20 guntas or 21,780 square feet. The copy of the Receipt for having paid the betterment/improvement charges to the Bruhat Bengaluru Mahanagara Palike could be evidenced from **Document No. 122.**
- l. The land bearing BBMP Khatha No. 914/140, measuring 15 ¼ guntas has been assessed to taxes for the period 2011-12 by the Bruhat Bengaluru Mahanagara Palike, Bengaluru and the name of Sri. Y. N. Ashwath, son of Late Nanjappa is registered as the owner. The Assistant Revenue Officer has issued the Certificate in No. YNK/ W1/ KTR/525/2011-12 and YNK/W1/MTR/ 11/2011-12 in this regard. The copy of the khatha certificate could be evidenced from **Document No. 123.**
- m. The property tax with respect to Khatha No. 525/11/914/140 is being paid to the Bruhat Bengaluru Mahanagara Palike, Bengaluru, in the name of Sri. Y. N. Ashwath, son of Late Nanjappa. The tax paid receipts for the



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period 2011-12 has been issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru. The copy of the Khatha Extract issued by the Assistant Revenue Officer could be evidenced from **Document No. 124.**

- n. Sri. Y. N. Ashwath, son of Late Nanjappa has paid the Betterment/improvement charges of Rs. 6,17,370/- to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, on 24-09-2011 with respect to Khatha No. 525/11/914/140 on a total area of 15¼ guntas or 16,607.25 square feet. The copy of the Receipt for having paid the betterment/improvement charges to the Bruhat Bengaluru Mahanagara Palike could be evidenced from **Document No. 125.**
- o. The land bearing BBMP Khatha No. 915/141, measuring 12 guntas has been assessed to taxes for the period 2011-12 by the Bruhat Bengaluru Mahanagara Palike, Bengaluru and the name of Sri. Y. G. Ravikumar, son of Sri. Y. M. Gopalappa is registered as the owner. The Assistant Revenue Officer has issued the Certificate in No. YNK/W1/KTR/526/2011-12 and YNK/W1/MTR/12/ 011-12 in this regard. The copy of the khatha certificate could be evidenced from **Document No. 126.**
- p. The property tax with respect to Khatha No. 526/12/915/140 has been paid to the Bruhat Bengaluru Mahanagara Palike, Bengaluru in the name of Sri. Y. G. Ravikumar, son of Sri. Y. M. Gopalappa. The tax paid receipt for the period 2011-12 has been issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru. The copy of the Khatha Extract issued by the Assistant Revenue Officer could be evidenced from **Document No. 127.**
- q. Sri. Y. G. Ravikumar, son of Sri. Y. M. Gopalappa has paid the Betterment/improvement charges of Rs. 4,85,300/- to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, on 24-09-2011 with respect to Khatha No. 526/12/915/140 on a total area of 12 guntas or 13,068 square feet. The copy of the Receipt for having paid the betterment/improvement charges to the Bruhat Bengaluru Mahanagara



Palike could be evidenced from **Document No. 128.**

- r. The land bearing BBMP Khatha No. 916/141, measuring 4 guntas has been assessed to taxes for the period 2011-12 by the Bruhat Bengaluru Mahanagara Palike, Bengaluru and the name of Sri. Y. M. Ramanna, son of Late Muniyappa is registered as the owner of the said property. The Assistant Revenue Officer has issued the Certificate in No. YNK/W1/KTR/529/2010-11 and YNK/W1/MTR/13/2011-12 in this regard. The copy of the khatha certificate could be evidenced from **Document No. 129.**
- s. The property tax with respect to Khatha No. 524/13/916/141 has been paid to the Bruhat Bengaluru Mahanagara Palike, Bengaluru in the name of Sri. Y. M. Ramanna, son of Late Muniyappa. The tax paid receipt for the period 2011-12 has been issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru. The copy of the Khatha Extract issued by the Assistant Revenue Officer could be evidenced from **Document No. 130.**
- t. Sri. Y. M. Ramanna, son of Late Muniyappa. has paid the Betterment/improvement charges of Rs. 1,21,450/- to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, on 24-09-2011 with respect to Khatha No. 524/13/916/141 on a total area of 4 guntas or 4,356 square feet. The copy of the Receipt for having paid the betterment/improvement charges to the Bruhat Bengaluru Mahanagara Palike could be evidenced from **Document No. 131.**
- u. The land bearing Survey No. 917/141, measuring 26 guntas has been assessed to taxes for the period 2011-12 by the Bruhat Bengaluru Mahanagara Palike, Bengaluru and the name of Sri. Y. M. Nanjappa, son of Late Muniyappa is registered as the owner. The Assistant Revenue Officer has issued the Certificate in No. YNK/W1/KTR/527/2010-11 and YNK/W1/MTR/15/2011-12 in this regard. The copy of the khatha certificate could be evidenced from **Document No. 132.**



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- v. The property tax with respect to Khatha No. 527/15/917/141 has been paid to the Bruhat Bengaluru Mahanagara Palike, Bengaluru in the name of Sri. Y. M. Nanjappa, son of Late Muniyappa. The tax paid receipt for the period 2011-12 has been issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru. The copy of the Khatha Extract issued by the Assistant Revenue Officer could be evidenced from **Document No. 133.**
- w. Sri. Y. M. Nanjappa, son of Late Muniyappa has paid the Betterment/improvement charges of Rs. 10,52,570/- to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, on 24-09-2011 with respect to Khatha No. 527/15/917/141 on a total area of 26 guntas or 28,314 square feet. The copy of the Receipt for having paid the betterment/improvement charges to the Bruhat Bengaluru Mahanagara Palike could be evidenced from **Document No. 134.**
- x. The land bearing Survey No. 918/141, measuring 15 guntas has been assessed to taxes for the period 2011-12 by the Bruhat Bengaluru Mahanagara Palike, Bengaluru and the name of Sri. Y. M. Jayanna, son of Late Muniyappa is registered as the owner. The Assistant Revenue Officer has issued the Certificate dated nil in No. YNK/W1/KTR/528/2010-11 and YNK/W1/MTR/14/2011-12 in this regard. The copy of the khatha certificate could be evidenced from **Document No. 135.**
- y. The property tax with respect to Khatha No. 528/14/918/141 has been paid to the Bruhat Bengaluru Mahanagara Palike, Bengaluru in the name of Sri. Y. M. Jayanna, son of Late Muniyappa. The tax paid receipt for the period 2011-12 has been issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru. The copy of the Khatha Extract issued by the Assistant Revenue Officer could be evidenced from **Document No. 136.**
- z. Sri. Y. M. Jayanna, son of Late Muniyappa has paid the Betterment/improvement charges of Rs. 6,07,250/- to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, on 24-09-2011 with respect to



Khatha No. 528/14/918/141 on a total area of 15 guntas or 16,335 square feet. The copy of the Receipt for having paid the betterment/improvement charges to the Bruhat Bengaluru Mahanagara Palike could be evidenced from **Document No. 137.**

- aa. The Owners of land bearing BBMP Khatha Nos. 596/1026/139/1/17, 911/140, 912/140, 913/140, 914/140 and 915/141, 916/141, 917/141, 918/141 agreed to amalgamate the area measuring 1,45,871.25 square feet and sought for single khatha in their names jointly and by the Special Notice in No. YNK/ W1/ MR/ 21/2011-12 dated 08-03-2012 issued by the Assistant Revenue Officer, Yelahanka Sub-Division, Bruhat Bengaluru Mahanagara Palike, Bengaluru, the properties are amalgamated, and the BBMP Khatha No. 911/140 is retained for the amalgamated property by deleting the BBMP khatha Nos. 596/1026/139/1/17, 912/140, 913/140, 914/140 and 916/141, 917/141, 918/141 from the revenue records. The copy of the Special Notice dated 08-03-2012 could be evidenced from **Document No. 138.**
- bb. The Khatha of the land bearing BBMP Khatha No. 911/140, measuring 1,45,871.25 square feet has been assessed to taxes for the period 2015-16 by the Bruhat Bengaluru Mahanagara Palike, Bengaluru and the names of Sri. Y. G. Murthy, Sri. Y. G. Vasanth Kumar and others is registered as the Owners and the Assistant Revenue Officer has issued the Certificate dated 09-06-2015. The copy of the Khatha certificate dated 09-06-2015 could be evidenced from **Document No. 139.**
- cc. The tax assessment extract issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike with respect to the BBMP Khatha No. 911/140, states that the taxes are assessed at residential rates. The copy of the Khatha Extract issued by the Assistant Revenue Officer could be evidenced from **Document No. 140.**

Observation: We have not been furnished the copy of the receipt for having paid the betterment charges with respect to Khatha No. 596/1026/139/1/17. The said property is clubbed along with other properties as mentioned hereabove. From the khata extract of the





composite property it is noted that the total betterment charges of 41,88,950 (Rupees Forty-One Lakhs Eighty Eight Thousand Nine Hundred and Fifty Only) is remitted towards the composite property and hence it can be inferred that the betterment charges for the entire composite lands is remitted to the Bruhat Bengaluru Mahanagara Palike.

- dd. The Khatha of the land bearing BBMP Khatha No. 911/140, measuring 1,45,871.25 square feet has been assessed to taxes for the period 2023-24 by the Bruhat Bengaluru Mahanagara Palike, Bengaluru and the names of Sri. Y. G. Murthy, Sri. Y. G. Vasanth Kumar and others is registered as the Owners and the Assistant Revenue Officer has issued the Khatha Certificate dated 06-04-2023. The copy of the Khatha certificate dated 06-04-2023 could be evidenced from **Document No. 141.**
- ee. The tax assessment extract issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike with respect to the BBMP Khatha No. 911/140, states that the taxes are assessed at residential rates. The copy of the Khatha Extract issued by the Assistant Revenue Officer could be evidenced from **Document No. 142.**
- ff. The property tax for the period 2023-24 with respect to BBMP Khatha No. 911/140 is paid to Bruhat Bengaluru Mahanagara Palike in the names of Sri. Y.G. Murthy, Sri. Y.G. Vasanth Kumar and others. The copy of the Tax paid receipt could be evidenced from **Document No. 143.**

XVII.

Details of Litigation

- a. The proceedings in case No. RRT (Y) CR- 168/2018-19 was conducted by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, to enter the name of Wakf Board in column No. 11 of the RTC as per the Mysore Gazette Notification dated 08-02-1969. Accordingly, the Assistant Commissioner after conducting an enquiry and spot verification by the Letter dated 15-02-2019 directed the Special Thasildar, Yelahanka Taluk, Yelahanka to enter the name of Wakf Board in column No. 11 of the RTC's. The copy of the said Order dated 15-02-2019 could be evidenced from **Document No. 144.**



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- b. Aggrieved by the aforesaid order passed therein Sri. Y. K. Channappa, Sri. Y. M. Gopalappa, Sri. Y. M. Jayanna, Sri. Kempanna (since deceased represented by his wife Smt. Jayamma), Sri. Y. N. Ashwath, Sri. Y. G. Murthy, Sri. Y. G. Vasanth Kumar, Sri. Y. M. Nanjappa and Sri. Y. M. Ramanna filed a Revision Petition in No. 50/2020-21 before the Deputy Commissioner, Bengaluru Urban District against the Assistant Commissioner, Bengaluru North Sub-Division and the Thasildar, Bengaluru North (Addl.) Taluk, Bengaluru seeking an order to restore their names in the column No. 11 by deleting the name of the Wakf Board. The Deputy Commissioner by the Order dated 26-03-2021, has ordered to restore the names of the Petitioner in the column No. 11 of the RTC by deleting the name of Wakf board and to set aside the order dated 15-02-2019 in No. RRT (Y) CR- 168/2018-19 passed by the Thasildar, Bengaluru North (Addl.) Taluk, Bengaluru. The copies of the Revision Petition in No. 50/2020-21 could be evidenced from **Document No. 145.**
- c. M/s. Dhammanagi Jasmine Estates filed a suit in O. S. No. 6003/2019 against (1) Sri. Y. G. Murthy, (2) Sri. Y. G. Vasanth Kumar, (3) Sri. Y. G. Ravi Kumar, (4) Sri. Y. M. Nanjappa, (5) Sri. Y. M. Jayanna, (6) Sri. Y. M. Ramanna, (7) Sri. Y. K. Channappa, (8) Sri. Y. N. Ashwath and (9) Smt. Suchitra on the file of the 31st Additional Principal City Civil and Sessions Judge, Bengaluru seeking for Temporary Injunction and restraining the defendants and their accomplices from interfering or obstructing the peaceful possession and development of the Subject Property and also restricting the defendants from selling, transferring or assigning the Subject Property to third person. During the pendency of the suit, the case is referred to Lok-Adalath and the parties have amicably settled their disputes and the Plaintiff has filed a memo on 16-01-2023 for withdrawal of the said suit. Accordingly, the suit is dismissed. The copies of the Plaint, Written Statement and Order Sheet in O. S. No. 6003/2019 could be evidenced from **Document No. 146.**

Observations:

- (i) We have not been furnished the copy of the Memo filed in O. S. No.





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6003/2019, on the file of the 31st Additional Principal City Civil and Sessions Judge, Bengaluru.

(ii) The suit in O.S. No. 6003/2019 on the file of the 31st Additional Principal City Civil and Sessions Judge, Bengaluru refers to the Supplementary Agreement dated 30-03-2016 entered between Sri. Y.G. Murthy and others (Owners) and M/s. Dhammanagi Jasmine Estates and we had sought for the copy of the same. We are not furnished with the said Supplementary Agreement and the Joint Development Agreement entered by the Owners and M/s. Dhammanagi Jasmine Estates having been cancelled all the understandings therein shall also gets cancelled.

d. M/s. Dhammanagi Jasmine Estates filed a Miscellaneous First Appeal in No. 2547/2020 on the file of the Hon'ble High Court of Karnataka against (1) Sri. Y. G. Murthy, (2) Sri. Y. G. Vasanth Kumar, (3) Sri. Y. G. Ravi Kumar, (4) Sri. Y. M. Nanjappa, (5) Sri. Y. M. Jayanna, (6) Sri. Y. M. Ramanna, (7) Sri. Y. K. Channappa, (8) Sri. Y. N. Ashwath and (9) Smt. Suchitra seeking to dismiss the order dated 13-12-2019 passed in IA Nos. 1 and 2 in O.S. No. 6003/2019 on the file of the 31st Additional Principal City Civil and Sessions Judge, Bengaluru. During the pendency of the Appeal the parties amicably settled their disputes and the appellant has filed a Memo on 17-01-2023 for withdrawal. Accordingly, the said Appeal is dismissed as withdrawn. The copy of the Judgement passed in MFA No. 2547/2020 could be evidenced from **Document No. 147.**

XVIII.

Financial Reports

a. On perusal of the Balance Sheet of M/s. Dhammanagi Developers Private Limited for the year ending 31-03-2020, it is observed that an amount of Rs. 80,39,24,294/- is shown as outstanding towards long term borrowings from banks. It is further observed that as on 31-03-2021, an amount of Rs. 41,00,92,958/- is shown as outstanding towards long term borrowings from banks. The copies of the Balance Sheets for the period 31-03-2020 and 31-03-2021 could be evidenced from **Document No. 148.**

Observation: It is observed from the Balance Sheets for the period 31-03-2020 and 31-03-2021 that M/s. Dhammanagi Developers Private Limited is changed into Dhammanagi and Sanu Developers Private





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Limited. We have not been furnished the Form D issued by the Registrar of Firms, Jayanagar, Bengaluru acknowledging the change of name from M/s. Dhammanagi Developers Private Limited to M/s. Dhammanagi and Sanu Developers Private Limited.

- b. We have not carried out the diligence of the financial status of the M/s. Dhammanagi Developers Private Limited. The copy of the orders passed by the National Company Law Tribunal in case No. CP (IB) No. 42/BB/2021 filed by M/s. Piramal Capital and Housing Finance Limited filed the Petition in case No. CP (IB) No. 42/BB/2021 against M/s. Dhammanagi Developers Private Limited ("Corporate Debtor") on the file of the National Company Law Tribunal Bengaluru Bench, Bengaluru seeking to initiate Corporate Insolvency Resolution against the Corporate Debtor. The Hon'ble National Company Law Tribunal by its Order dated 05-04-2022 appointed Mr. Vinay Mruthyunjaya as the Interim Resolution Professional of the Corporate Debtor and declared moratorium and imposed prohibitions on the Corporate Debtor. The prohibitions imposed include transferring, encumbering, alienating or disposing off by corporate debtor any of the assets or any legal right or beneficial interest therein. The copy of the Petition and Order dated 05-04-2022 in No. CP (IB) No. 42/BB/2021 could be evidenced from **Document No. 149.**
- c. M/s. Piramal Capital and Housing Finance Limited filed the Interlocutory Application No. 190/2022 in case No. CP (IB) No. 42/BB/2021 on the file of the National Company Law Tribunal Bengaluru Bench, Bengaluru seeking to replace the existing Interim Resolution Professional Mr. Vinay Mruthyunjaya and appoint Ms. Devika Sathyanarayana as the Resolution Professional. It is stated that the Committee of Creditors by the meeting held on 09-05-2022 resolved to appoint Ms. Devika Sathyanarayana as the Resolution Professional. Accordingly, by its Order dated 06-07-2022, the Interlocutory Application was disposed by appointing Ms. Devika Sathyanarayana as the Resolution Professional. The copy of the said Order dated 06-07-2022 in case No. CP (IB) No. 42/BB/2021 could be evidenced from **Document No. 150.** The Committee of Creditors by the Voting Minutes held on 15-07-2022 resolved to transfer the Joint Development





Rights "AS IS WHERE IS BASIS" to M/s. Concorde Housing Corporation Private Limited and accordingly, the Resolution Professional issued IM dated 15-07-2022 to that effect.

- d. Ms. Devika Sathyanarayana, the Resolution Professional of M/s. Dhammanagi Developers Private Limited filed the Interlocutory Application No. 32/2023 in case No. CP (IB) No. 42/BB/2021 on the file of the National Company Law Tribunal Bengaluru Bench, Bengaluru for withdrawal of the said Petition in terms of the settlement entered between the parties. Accordingly, the said Interlocutory Application was allowed and the said Petition was disposed. The copy of the Order dated 23-01-2023 in case No. CP (IB) No. 42/BB/2021 could be evidenced from **Document No. 151.**

XIX.

Encumbrance Certificates

- a. On perusal of the Encumbrance Certificates produced with respect to the Site No. 7, bearing BBMP Khatha No. 596/1026/139/1/7 (carved out of Survey No. 139/1), measuring 4,029 square feet, it is observed that the following entries are found with respect to Survey No. 139/1:

Period		S. A. No.	Details of Entries
From	To		
01-04-1978	31-05-1990		There are no entries for the said period
01-04-2004	11-02-2008	9734/2007-08	1. Sale Deed dated 16-02-2006 executed by Smt. Poornima Srinivas and others represented by their GPA Holder Sri. S.K. Chandra Shekar in favour of Smt. Suchitra. 2. Rectification Deed dated 10-01-2008 executed by Smt. Poornima Srinivas and others represented by their GPA Holder Sri. S.K. Chandra Shekar in favour of Smt. Suchitra.



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12-02-2008	05-02-2022	10745/2022-23	1. Joint Development Agreement dated 07-02-2011 executed by Smt. Suchitra, Sri. Y. G. Murthy, Sri. Y. G. Vasanth Kumar and others and M/s. Jasmine Estates.
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The copy of the Encumbrance Certificates could be evidenced from **Document Nos.152 to 154**. Apart from the said entry the other entries does not pertain to the Subject Property.

- b. On perusal of the Encumbrance Certificates produced with respect to the land bearing Survey No. 140, measuring 03 acres 38 guntas it is observed that the following entries are made:

<u>Period</u>		<u>S. A. No.</u>	<u>Details of Entries</u>
<u>From</u>	<u>To</u>		
01-04-1937	01-04-1960	51529/2015-16	Partition Deed dated 23-08-1937 executed by Sri. Malliyappa alias Annayappa, Sri. Muniyappa and others.
01-04-1960	31-03-1989	42287/2015-16	There are no entries for the said period.
01-04-1977	31-03-1990		There are no entries for the said period.
01-06-1989	31-03-2004		There are no entries for the said period.

The copy of the Encumbrance Certificates could be evidenced from **Document Nos.155 to 158**.

- c. On perusal of the Encumbrance Certificates produced with respect to the land bearing BBMP Khatha No. 911/140, 912/140, 913/140, 914/140 (earlier Survey No. 140) measuring 01 acre 33.04 guntas, it is observed that the following entries are found

<u>Period</u>		<u>S. A. No.</u>	<u>Details of Entries</u>
<u>From</u>	<u>To</u>		
01-04-2004	18-01-2016	21299/2015-16	1. Partition Deed dated 19-04-2005



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			executed by Sri. Y. G. Murthy, Y. G. Vasanth kumar and others. 2. Joint Development Agreement dated 07-02-2011 executed by Sri. Y. G. Murthy, Sri. Y. G. Vasanth Kumar and others and M/s. Jasmine Estates.
18-01-2016	19-04-2017	1262/2017-18, 1266/2017-18, 1265/2017-18 and 1267/2017-18	There are no entries for the said period.
01-04-2018	31-01-2023	18955/2022-23	1. Deed of Cancellation of Joint Development Agreement dated 16-01-2023 executed by M/s. Dhammanagi Jasmine Estates in favour of Sri. Y.G. Vasanth Kumar, Sri. Y.G. Ravi Kumar and others. 2. Joint Development Agreement dated 16-01-2023 executed by Sri. Y.G. Vasanth Kumar, Sri. Y.G. Ravi Kumar and others in favour of M/s. Concorde Housing Corporation Private Limited.

The copy of the Encumbrance Certificates could be evidenced from
Document No.159 to 164.



- d. On perusal of the Encumbrance Certificates produced with respect to the land bearing Survey No. 141, measuring 02 acres 12 guntas, it is observed that the following entries are found:

Period		S. A. No.	Details of Entries
From	To		
01-04-1960	31-05-1989	5018/200 1-02	1. Sale Deed dated 19-06-1968 executed by Sri. Poojappa, Muniyappa and others in favour of Sri. Y. M. Nanjappa. 2. Deed of Release dated 19-06-1968 executed by Sri. Muniyappa, Sri. Appaiah and others in favour of Sri. Y. M. Nanjappa.
01-06-1989	31-03-2004		There are no entries for the said period.

The copy of the Encumbrance Certificates could be evidenced from **Document Nos. 165 & 166.**

- e. On perusal of the Encumbrance Certificates produced with respect to the land bearing BBMP Khatha No. 915/141, 916/141, 917/141, 918/141, measuring 01 acre 17 guntas it is observed that the following entries are found:

Period		S. A. No.	Details of Entries
From	To		
01-04-2004	16-09-2009	3578/2009- 10	Partition Deed dated 19-04-2005 executed by Sri. Y. G. Murthy, Y. G. Vasanth kumar and others.
17-09-2009	05-09-2022	10746/2022- 23	Joint Development Agreement dated 07-02-2011 executed by Sri. Y. G. Murthy, Sri. Y. G. Vasanth Kumar and others and M/s. Jasmine Estates.

The copy of the Encumbrance Certificates could be evidenced from **Document No.167 & 168.**



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On perusal of the Encumbrance Certificates produced with respect to the land bearing BBMP Khatha No. 911/140 [earlier bearing BBMP Khatha Nos. 911/140, 912/140, 913/140, 914/140, 915/141, 916/141, 917/141, 918/141 and 596/1026/139/1/7 and much earlier bearing Survey No. 140, 141 and Survey No. 139/1], measuring 03 acres 13 $\frac{3}{4}$ guntas it is observed that the following entries are found:

<u>Period</u>		<u>S. A. No.</u>	<u>Details of Entries</u>
<u>From</u>	<u>To</u>		
01-04-2017	21-01-2023	37120/2022-23	1. Deed of Cancellation of Joint Development Agreement dated 16-01-2023 executed by M/s. Dhammanagi Jasmine Estates in favour of Sri. Y.G. Vasanth Kumar, Sri. Y.G. Ravi Kumar and others 2. Joint Development Agreement dated 16-01-2023 executed by Sri. Y.G. Vasanth Kumar, Sri. Y.G. Ravi Kumar and others in favour of M/s. Concorde Housing Corporation Private Limited.
31-01-2023	10-05-2023	1695/2023-24	There are no entries for the said period.

The copy of the Encumbrance Certificates could be evidenced from **Document Nos. 169 & 170.**

Observation: Encumbrance Certificates for the period 01-04-2011 to 31-03-2017 and 22-01-2023 to 30-01-2023 with particulars of all the transactions along with the boundaries and the extent with respect to BBMP khatha No. 911/140.



XX.

Public Notice

- a. The Public Notice with respect to the Cancellation of the Joint Development Agreement and General Power of Attorney dated 07-02-2011 and Supplemental Joint Development Agreement dated 30-05-2016 of the Subject Property, entered by Sri. Y.G. Vasanth Kumar, Sri. Y.K. Channappa and others with M/s. Dhammanagi Jasmine Estates was published in the English daily "The Hindu" on 19-02-2019 stating that the Joint Development Agreement with M/s. Dhammanagi Jasmine Estates stands cancelled and Sri. Y.G. Vasanth Kumar, Sri. Y.K. Channappa and others are the Owners of the Subject Property. The copy of the said Public Notice could be evidenced from **Document No. 171**.

We have conducted inspection of the original title deeds pertaining to the Subject Property and a separate report to that effect is furnished to you

XXI.

Preliminary Title Report

On perusal of the above documents and subject to the observations made above, I am of the opinion that:

1. Smt. Suchitra, wife of Sri. N. Shivakumar is the absolute owner of the property earlier bearing BBMP Khatha No. 596/1026/139/1/7, now clubbed with BBMP khatha No. 911/140, situated at Yelahanka Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru, measuring 2,952.69 square feet;
2. Sri. Y. G. Murthy, son of Late Gopalappa is the absolute owner of the property earlier bearing BBMP Khatha No. 911/140, now clubbed with BBMP khatha No. 911/140, situated at Yelahanka Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru, measuring 10 guntas or 10,890 square feet;
3. Sri. Y. G. Vasanth kumar, son of Late Gopalappa is the absolute owner of the property earlier bearing BBMP khatam No. 912/140, now clubbed with BBMP khatha No. 911/140, situated at Yelahanka Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru, measuring 28 guntas or 30,492 square feet;
4. Sri. Y. K. Channappa, son of Late Kempanna is the absolute owner of the property earlier bearing BBMP Khatha No. 913/140, now clubbed with BBMP khatha No. 911/140, situated at Yelahanka Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru, measuring 17 ½ guntas or 19,057.50 square feet;



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5. Sri. Y. N. Ashwath, son of Late Nanjappa is the absolute owner of the property earlier bearing BBMP Khatha No. 914/140, now clubbed with BBMP khatha No. 911/140, situated at Yelahanka Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru, measuring 15 ¼ guntas or 16,607.25 square feet;
6. Sri. Y. G. Ravi Kumar, son of Late Gopalappa is the absolute owner of the property earlier bearing BBMP Khatha No. 915/141, now clubbed with BBMP khatha No. 911/140, situated at Yelahanka Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru, measuring 12 guntas or 13,068 square feet;
7. Sri. Y. M. Ramanna, son of Late Muniyappa is the absolute owner of the property earlier bearing BBMP Khatha No. 916/141, now clubbed with BBMP khatha No. 911/140, situated at Yelahanka Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru, measuring 04 guntas or 4,356 square feet;
8. Sri. Y. M. Nanjappa, son of Late Muniyappa is the absolute owner of the property earlier bearing BBMP Khatha No. 917/141, now clubbed with BBMP khatha No. 911/140, situated at Yelahanka Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru, measuring 26 guntas or 28,314 square feet;
9. Sri. Y. M. Jayanna, son of Late Muniyappa is the absolute owner of the property earlier bearing BBMP Khatha No. 918/141, now clubbed with BBMP khatha No. 911/140, situated at Yelahanka Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru, measuring 15 guntas or 16,335 square feet;

Further in terms of the Joint Development Agreement dated 16-01-2023, M/s. Concorde Housing Corporation Private Limited, a Company incorporated under the Companies Act, 2013, represented by its authorised signatory Sri. B.S. Nesara and Sri. R.G. Anil is entitled to develop the Subject Property and is entitled to 66% of the total development made on the Subject Property and the Owners are collectively entitled to 34% of the total development made on the Subject Property.

XXII. Requirement of additional documents for certification of marketable title

- 1) Re-grant Order passed by the Tahsildar for having granted occupancy rights to Survey No. 141, under the provisions of the Karnataka Village Offices Abolition Act, 1961.
- 2) Receipt for having remitted the amount equivalent to fifteen times the full assessment of the land bearing Survey No. 141 as ordered by the Thasildar by his Order dated 19-01-2002.





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- 3) Mutation Register extract in serial No. 2/1995-96 with respect to Survey No. 141.
- 4) Survey Sketch of Survey Nos. 139/1, 140 and 141 from the Survey Department clearly indicating the location showing the holdings of the owners with respect to their respective portions owned by them and the extent of the Subject Property and also demarking the extent acquired by National Highway Authority of India for formation of Bengaluru-Hyderabad National Highway NH-7 along with the boundaries and demarking the road and kharab land, if any.
- 5) Endorsements from Bengaluru Development Authority, KIADB and KHB regarding notification issued, if any for the acquisition of Subject Property for any of their development purposes.
- 6) Auditor's Certificate regarding mortgage /encumbrance /charges / lien, if any created on the Subject Property with respect to M/s. Dhammanagi Developers Private Limited.
- 7) Form D issued by the Registrar of Firms, Jayanagar, Bengaluru acknowledging the change of name from M/s. Dhammanagi Developers Private Limited to M/s. Dhammanagi and Sanu Developers Private Limited.
- 8) No Objection Certificate from Airports Authority of India.
- 9) Encumbrance Certificates for the period 01-04-2011 to 31-03-2017 and 22-01-2023 to 30-01-2023 with particulars of all the transactions along with the boundaries and the extent with respect to BBMP khatha No. 911/140.
- 10) Affidavit stating that, there are no suits, legal proceedings or claims initiated or pending before any Court of Law or quasi-judicial authorities, against the said property and there are no impediment relating to the said property under any law, order, decree or contract or arbitration award.
- 11) It is advised to publish a public notice in the daily newspaper intimating the general public regarding sale of the Subject Property and calling for objections or claims from the interested parties.



Jayanth M. Pattanshetti
Advocate



Annexure – 'A'

Standard Exceptions to the Title Search

- i) Defects, liens, encumbrances, adverse claims or other matters, if any, created subsequent to the effective date of this Title Report.
- ii) Any Testamentary dispositions made that are not disclosed or brought to our notice.
- iii) Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- iv) Rights or claims of a person not shown by the public records.
- v) Any easements, lien or a right to lien not shown in the public records or that may be ascertained by person in possession of the land.
- vi) Taxes or assessments or deficit stamp duty/registration charges which are not shown as existing liens in the public records.
- vii) All corporate matters.
- viii) Any suits that are filed claiming rights, partition or attachments, if any, that are not disclosed by verification of the documents furnished for scrutiny.





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Annexure - 'B'

This title report is prepared based on examination of the photocopies of the title deeds, revenue records, survey records and search reports furnished to us that are described here below and based thereon, the title to the Property is vested in this current owner.

<u>Sl. No.</u>	<u>Date of execution/issue</u>	<u>Description of Documents</u>
1.	21-08-1963	Partition Deed executed by Sri. K. Kempaiah and his sons namely, Sri. S.K. Narayana Gowda, Sri. S.K. Srinivas, Sri. S.K. Chandrashekar and others registered vide Document No. 4038/1936-64 of Book I, Volume 2321, at Pages 1 to 21, in the office of the Sub-Registrar, Bengaluru.
2.	11-04-1997	Copies of the Plaint, Written Statement, Order sheet and Final Decree in O.S. No. 3013/1997 on the file of the City Civil Judge at Bangalore.
3.	13-02-2006	Sale Deed executed by Smt. Poornima Srinivas, Smt. Arathi Bennet and Sri. Sanjay Srinivas represented by their General Power of Attorney holder Dr. S.K. Chandra Shekhar in favour of Smt. S. Suchitra registered vide Document No. YAN-1-13841/2005-06 of Book I, stored in CD No. YAND170, in the office of the Sub-Registrar, Yelahanka, Bangalore.
4.	10-01-2008	Rectification Deed executed by Smt. Poornima Srinivas, Smt. Arathi Bennet and Sri. Sanjay Srinivas represented by their General Power of Attorney holder Dr. S.K. Chandra Shekhar in favour of Smt. S. Suchitra registered vide Document No. YAN-1-02852/2007-08 of Book I, stored in C.D. No. YAND300, in the office of the Sub-Registrar, Yelahanka, Bengaluru.
5.	19-01-2002	General Power of Attorney executed by Smt. Poornima Srinivas, Smt. Arathi Bennet and Sri. Sanjay Srinivas in favour of Dr. S.K. Chandra Shekhar.
6.	28-08-1937	Partition Deed executed by Sri. Malliyappa alias Annayappa, Sri. Muniyappa, Sri. Channappa alias Chinnappa and Sri. Kempanna registered vide Document No. 905/1937-38 of Book I, Volume 400, at Pages 141 to 153, in the office of the Sub-Registrar, Bangalore.
7.	27-05-1955	Partition Deed executed by Sri. Channappa, Sri. Ramaiah and Sri. Narayanaswamy registered vide Document No. 1306/1955-56 of Book I, Volume 1469, at Pages 210 to 218, in the office of the Sub-Registrar, Bangalore Taluk.





Sl. No.	Date of execution/issue	Description of Documents
8.	18-11-1955	Sale Deed executed by Sri. Channappa, son of Late Sri. Malliyappa alias Annayyappa in favour of Sri. Muniyappa alias Appaiah, son of Sri. Junjappa registered vide Document No. 4815/1955-56 of Book I, Volume 1502, at Pages 215 to 217, in the office of the Sub-Registrar, Bangalore Taluk.
9.	31-07-1967	Sale Deed executed by Sri. Muniyappa alias Appaiah, son of Sri. Junjappa in favour of Sri. Channappa, son of Late Sri. Malliyappa alias Annayyappa registered vide Document No. 1176/1967-68 of Book I, Volume 2625, at Pages 164 to 166, in the office of the Sub-Registrar, Bangalore North Taluk.
10.	23-10-1967	Gift Deed executed by Sri. Channappa, son of Late Sri. Malliyappa alias Annayyappa in favour of his daughter Smt. Savithramma registered vide Document No. 2113/1967-68 of Book I, Volume 2637, at Pages 33 to 36, in the office of the Sub-Registrar, Bangalore North Taluk.
11.	12-06-1984	Agreement of Sale Deed executed by Smt. Savithramma, wife of Sri. Muniyappa alias Appayya in favour of Sri. Y.M. Gopalappa, son of Late Muniyappa.
12.	12-06-1984	General Power of Attorney executed by Smt. Savithramma, wife of Sri. Muniyappa alias Appayya in favour of Sri. Y.M. Gopalappa, son of Late Muniyappa.
13.	23-12-1985	Affidavit sworn by Smt. Savithramma.
14.	20-12-1983	Partition Deed executed by Sri. Kempanna, son of Sri. Maliyappa alias Kuralappa and Sri. Y.N. Ashwatha, son of Late Nanjappa.
15.	15-12-1986	Partition Deed executed by Sri. Y.M. Gopalappa, Sri. Y.M. Nanjappa, Sri. Y.M. Jayanna, Sri. Y.M. Ramanna and Smt. Lakshamma.
16.	18-04-2005	Partition Deed executed by Sri. Y.M. Gopalappa and his children Sri. Y.G. Murthy, Sri. Y.G. Vasanth Kumar and others registered vide Document No. YAN-1-01344/2005-06 of Book I, stored in CD No. YAND129, in the office of the Sub-Registrar, Yelahanka, Bengaluru.
17.	16-06-1968	Deed of Absolute Sale executed by Sri. Poojappa, son of Sri. Paramuniga and others, in favour of Sri. Y. M. Nanjappa, son



<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of Documents</u>
		of Sri. Maalige Muniyappa, registered vide Document No.823/1968-69 of Book I, Volume 2656, at Pages 68 and 69, in the office of the Sub-Registrar, Peenya, Bengaluru.
18.	19-06-1968	Deed of Release Deed executed by Sri. Munishamappa, son of Sri. Muniyappa and others in favour of Sri. Y. M. Nanjappa, son of Sri. Maalige Muniyappa, registered vide Document No.822/68-69 of Book I, Volume 2655, at Pages 237 and 239, in the office of the Sub-Registrar, Peenya, Bengaluru.
19.	19-01-2002	Order in case No. H. O. A. CR:27 (25): 97-98 passed by the Thasildar, Bengaluru North Taluk (Additional), Bengaluru.
20.	07-02-2011	Joint Development Agreement executed between Sri. Y. G. Vasanth Kumar, son of Sri. Y. M. Gopalappa & others and M/s. Jasmine Estates, represented by its Partner Sri. Sreenivas, son of Sri. P. N. Pillai registered vide Document No. YAN-1-04285/2010-11 of Book I, stored in C. D. No. YAND348, in the office of the Sub-Registrar, Yelahanka, Bengaluru.
21.	07-02-2011	General Power of Attorney executed by Sri. Y. G. Vasanth Kumar, son of Sri. Y. M. Gopalappa and others in favour of Sri. Sreenivas. N. Managing Partner of M/s Jasmine Estates registered vide Document No. YAN-4-00242/2010-11 of Book IV, stored in C. D. No. YAND348, in the office of the Sub-Registrar, Yelahanka, Bengaluru.
22.	16-01-2023	Deed of Cancellation of Joint Development Agreement executed between Sri. Y. G. Vasanth Kumar and others and M/s. Dhammanagi Jasmine Estates (previously known as Jasmine Estates) registered vide Document No. BYP-1-12049-2022-23 of Book I, stored in CD No. BYPD1300, in the office of the Sub-Registrar, Gandhi Nagar (Byatarayanapura), Bengaluru.
23.	16-01-2023	Deed of Revocation of General Power of Attorney executed by Sri. Y. G. Vasanth Kumar and others and M/s. Dhammanagi Jasmine Estates (previously known as Jasmine Estates) registered vide Document No. BYP-4-00691/2022-23 of Book IV, stored in CD No. BYPD1300, in the office of the Sub-Registrar, Gandhi Nagar (Byatarayanapura), Bengaluru.



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<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of Documents</u>
24.	16-01-2023	Joint Development Agreement entered between Sri. Y. G. Vasanth Kumar and others and M/s. Concorde Housing Corporation Private Limited, a company registered under the Companies Act, 1956 represented by its authorized signatories Sri. B.S. Nesara and Sri. R.G. Anil registered vide Document No. BYPD-1-12095-2022-23 of Book I, stored in CD No. BYPD1301, in the office of the Sub-Registrar, Gandhi Nagar (Byatrayanapura).
25.	16-01-2023	General Power of Attorney executed by Sri. Y. G. Vasanth Kumar and others in favour of M/s. Concorde Housing Corporation Private Limited, a company registered under the Companies Act, 1956 represented by its authorized signatories Sri. B.S. Nesara and Sri. R.G. Anil registered vide Document No. BYPD-4-00695/2022-23 of Book IV, stored in CD No. BYPD1301, in the office of the Sub-Registrar, Gandhi Nagar (Byatrayanapura) Bengaluru.
26.	09-01-2023	General Power of Attorney executed by Smt. M. Prathiba, wife of Mr. C. Rajendra, in favour of her husband Sri. C. Rajendra registered vide Document No. YAN-4-00496/2022-23 of Book IV, stored in CD No. YAND1696, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru.
27.	09-01-2023	General Power of Attorney executed by Smt. H. S. Girijamma, wife of Sri. Y. G. Murthy, Smt. Y. M. Sneha, daughter of Sri. Y. G. Murthy and Sri. Y. M. Sanjay Gowda, son of Sri. Y. G. Murthy in favour of Sri. Y. G. Murthy, son of Sri. Y. M. Gopalappa registered vide Document No. YAN-4-00513/2022-23 of Book IV, stored in CD No. YAND1699, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru.
28.	10-01-2023	General Power of Attorney executed by Smt. Sowmya Y.M., daughter of Sri. Y.G. Murthy in favour of her father Sri. Y.G. Murthy attested by the Notary Public at the State of Victoria, Commonwealth of Australia and is authenticated before the District Registrar, Gandhi Nagar, Bengaluru.
29.	09-01-2023	General Power of Attorney executed by Sri. Y. K. Channappa, son of Late Kempanna, Smt. V. Bharathi, wife of Sri. C. Manjunatha and Sri. Parinith M., son of Sri. C. Manjunatha in favour of Sri. C. Manjunatha registered vide Document No. YAN-4-00497/2022-23 of Book IV, stored in CD No.



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<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of Documents</u>
		YAND1696, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru.
30.	11-01-2023	General Power of Attorney executed by Sri. Y. N. Ashwatha, son of Late Nanjappa, Smt. Nelamma, wife of Sri. Y. N. Ashwatha and Smt. Sumithramma M., wife of Sri. Y. A. Srinivasa Murthy in favour of Sri. Y. A. Srinivasa Murthy, son of Sri. Y. N. Ashwatha registered vide Document No. YAN-4-00512/2022-23 of Book IV, stored in CD No. YAND1699, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru.
31.	10-01-2023	General Power of Attorney executed by Sri. Y. M. Nanjappa, son of Late Muniyappa in favour of his wife Smt. Rajamma registered vide Document No. YAN-4-00500/2022-23 of Book IV, stored in CD No. YAND1697, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru.
32.	09-01-2023	General Power of Attorney executed by Sri. Y. M. Jayanna, son of Late Muniyappa, Smt. N. Jayalakshamma, wife of Sri. Y. M. Jayanna and Smt. Bindu K., wife of Sri. Y. J. Chetan Kumar in favour of Sri. Y. J. Chetan Kumar, son of Sri. Y. M. Jayanna registered vide Document No. YAN-4-00499-2022-23 of Book IV, stored in CD No. YAND1697, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru.
33.	09-01-2023	General Power of Attorney executed by Smt. Rathnamma, wife of Sri. Ramanna Y. M. and Smt. Chandrakala Y.R., daughter of Sri. Ramanna Y.M in favour of Sri. Ramanna Y. M., son of Sri. Late Muniyappa registered vide Document No. YAN-4-00502/2022-23 of Book IV, stored in CD No. YAND1697, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru.
34.	14-01-2023	General Power of Attorney executed by Smt. Ramya Y.R., daughter of Sri. Ramanna Y.M. in favour of her father Sri. Ramanna Y.M., duly attested by the Notary Public at the State of New Jersey, United States of America and is authenticated before the District Registrar, Gandhi Nagar, Bengaluru.
35.	16-01-2023	General Power of Attorney executed byl) M/s. Dhammanagi Jasmine Estates (Previously Known as "Jasmine Estates"), Sri. Srinivas Narayan and others in favour of M/s. Concorde



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<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of Documents</u>
		Housing Corporation Private Limited, a company incorporated under Companies Act, 1956 and represented by its authorised signatories Sri. B.S. Nesara and Sri. R.G. Anil registered vide Document No. BYP-4-00690/2022-23 of Book IV, stored in CD No. BYPD1300, in the office of the Sub-Registrar, Gandhi Nagar (Yelahanka), Bengaluru.
36.	--	Family Tree of Sri. Maliyappa alias Channappa issued by the Village Accountant, Yelahanka Hobli, Bengaluru North (Addl.) Taluk.
37.	10-11-2006	Family Tree of Sri. Kempanna issued by the Village Accountant, Yelahanka Hobli, Bengaluru North (Addl.) Taluk.
38.	30-11-2004	Family Tree of Sri. Muniyappa issued by the Village Accountant, Yelahanka Hobli, Bengaluru North (Addl.) Taluk.
39.	25-10-2007	Family Tree of Sri. Y. M. Gopalappa, issued by the Village Accountant, Yelahanka Hobli, Bengaluru North (Addl.) Taluk.
40.	13-11-2006	Family Tree of Sri. Nanjappa, issued by the Village Accountant, Yelahanka Hobli, Bengaluru North (Addl.) Taluk.
41.	--	Family Tree of Sri. Y. M. Jayanna issued by the Village Accountant, Yelahanka Hobli, Bengaluru North (Addl.) Taluk.
42.	--	Family Tree of Sri. Y. M. Ramanna issued by the Deputy Thasildar, Yelahanka Hobli, Bengaluru North (Addl.) Taluk, Bengaluru District.
43.	--	Family Tree of Sri. Y. K. Channappa, issued by the Deputy Thasildar, Yelahanka Hobli, Bengaluru North (Addl.) Taluk, Bengaluru District.
44.	14-06-1990	Death Certificate of Y. M. Muniyappa Gowda issued by the Health Inspector, Town Municipal Council, Yelahanka.
45.	10-10-2016	No Objection Certificate in No. DE/SAN/BG/S-11/Vol XII/13 issued by the Divisional Engineer Telecom, Bharat Sanchar Nigam Limited, Jayanagar, Bengaluru.
46.	03-10-2016	No Objection Certificate in No. GFTS/ATM/NOC/JK-09/2016/1067 issued by the Director, Government Flying Training School, Jakkur Aerodrome, Bengaluru.



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<u>Sl. No.</u>	<u>Date of execution/issue</u>	<u>Description of Documents</u>
47.	28-04-2017	No Objection Certificate in No. EE/HD/AEE(O)/AE_2/539-41 issued by the Executive Engineer Electrical (CO&M), Bengaluru Electricity Supply Company Limited, Hebbal Division, Bengaluru.
48.	01-02-2017	No Objection Certificate in No. BWSSB/EIC/CE(M)/ACE(M)-II/DCE(M)-II/TA(M)-I/12109/2016-17 issued by the Chief Engineer (M), Bengaluru Water Supply and Sewerage Board, Bengaluru.
49.	04-06-2014	No Objection Certificate in No. B/W-278/NOC/Shrisrinivas. N. (GPA Holder)/643, issued by the Divisional Railway Manager, South Western Railway, Works Branch, Bengaluru.
50.	06-02-2017	No Objection Certificate in No. GBC (1)576/2012 (Docket No. KSFES/188/2016) issued by the Director General of Police and Director General, Karnataka Fire and Emergency Services, Bengaluru.
51.	26-11-2016	Environmental Clearance Certificate in No. SEIAA 127 CON 2016 issued by the Member Secretary, State Level Environment Impact Assessment Authority, Karnataka.
52.	12-10-2016	No Objection Certificate in No. AAI/KIA/Atm/NOC/8065-67 issued by the Airports Authority of India.
53.	21-02-2008	Partnership Deed executed between Sri. S. N. Ravichandra, son of Late Nagasubramanian and Sri. N. Sreenivaas, son of Sri. P. N. Pillai.
54.	03-03-2008	Form 'C' - Acknowledgement of Registration of Firm "Jasmine Estates" in No. 444/07-08 issued by the Registrar of Firms, Jayanagar, Bengaluru.
55.	08-08-2012	Deed of Re-constitution executed between Sri. S. N. Ravichandra, son of Late Nagasubramanian and Sri. N. Sreenivaas, son of Sri. P. N. Pillai and others.
56.	08-08-2012	Form 'A' in the name of M/s. Jasmine Estates, in No.444/07-08, issued by the Registrar of Firms, Jayanagar, Bengaluru.
57.	03-12-2015	Deed of Reconstitution [Retirement from the Partnership Firm] executed between Sri. S. N. Ravichandra, son of Late Nagasubramanian and others.



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<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of Documents</u>
58.	06-02-2016	Deed of Reconstitution executed between Sri. S. N. Ravichandra, son of Late Nagasubramanian, Sri. N. Sreenivaas, son of Sri. P. N. Pillai and Dhammanagi Developers Pvt. Ltd.,
59.	23-12-2016	Form 'D' - Change in the name and address of the firm "M/s. Jasmine Estates" to "M/s. Dhammanagi Jasmine Estates" issued by the Registrar of Firms, Jayanagar, Bengaluru.
60.	23-03-2007	Certificate of Incorporation of Dhammanagi Developers Private Limited, issued by the Registrar of Companies, Karnataka.
61.	--	Memorandum of Association and Articles of Association of Dhammanagi Developers Private Limited,
62.	--	Index of Lands and Record of Rights in serial No.881, issued by the Shirestheadar, Yelahanka Hobli, Yelahanka Taluk with respect to Survey No.140.
63.	--	Index of Lands and Record of Rights issued by the Shirestheadar, Yelahanka Hobli, Yelahanka Taluk with respect to Survey No.141.
64.	17-01-1989	Mutation Register extract in serial No.04/1988-89 issued by the Shirestheadar, Bengaluru North Taluk (Addl.), Yelahanka, Bengaluru.
65.	30-12-1983	Mutation Register extract in serial No.18/1983-84 issued by the Revenue Inspector, Yelahanka, Bengaluru.
66.	--	Mutation Register extract in serial No.06/1992-93 issued by the Shirestheadar, Bengaluru North Taluk (Addl.), Yelahanka, Bengaluru.
67.	--	Mutation Register extract in serial No.07/1994-95 issued by the Village Accountant, Yelahanka Hobli, Bengaluru North Taluk.
68.	--	Mutation Register extract in serial No.15/1999-2000 issued by the Village Accountant, Yelahanka Hobli, Bengaluru North Taluk.



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<u>Sl. No.</u>	<u>Date of execution/issue</u>	<u>Description of Documents</u>
69.	--	Mutation Register extract in serial No. 11/1994-95 issued by the Tahsildar, Bengaluru North Taluk.
70.	--	Mutation Register extract in serial No. 2/1991-9295 issued by the Revenue Inspector, Yelahanka Hobli, Yelahanka Taluk.
71.	04-12-2007	Mutation Register extract in serial No.13/2007-08 issued by the Village Accountant, Bengaluru North (Addl.) Taluk, Yelahanka, Bengaluru.
72.	25-08-2007	Mutation Register extract in serial No.06/2007-08 issued by the Village Accountant, Bengaluru North (Addl.) Taluk, Yelahanka, Bengaluru
73.	25-02-2009	Mutation Register extract in serial No.18/2008-09 issued by the Village Accountant, Bengaluru North (Addl.) Taluk, Yelahanka, Bengaluru
74.	07-06-2004	Mutation Register extract in serial No.43/2003-04 issued by the Village Accountant, Bengaluru North (Addl.) Taluk, Yelahanka, Bengaluru
75.	17-09-2009	Mutation Register extract in serial No.30/2004-05 issued by the Village Accountant, Bengaluru North (Addl.) Taluk, Yelahanka, Bengaluru
76.	25-02-2009	Mutation Register extract in serial No.19/2008-09 issued by the Village Accountant, Bengaluru North (Addl.) Taluk, Yelahanka, Bengaluru
77.	--	RTCs for the period 1987-88 to 1990-91, 1994-95 to 2008-09 to 2016-17 and 2018-19 to 2022-23 issued by the Shirestheadar / Village Accountant, Bengaluru North (Addl.) Taluk, Yelahanka, Bengaluru with respect to Survey No. 139/1
78.		RTCs for the period 1966-67 to 1981-82, 1987-88 to 1991-92 and 1997-98 to 2015-16 issued by the Shirestheadar / Village Accountant, Bengaluru North (Addl.) Taluk, Yelahanka, Bengaluru with respect to Survey No.140,
79.	--	RTCs for the period 1966-67 to 1981-82, 1987-88 to 1991-92 and 1997-98 to 2022-23 issued by the Shirestheadar / Village Accountant, Bengaluru North (Addl.) Taluk, Yelahanka, Bengaluru with respect to Survey No.141.



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<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of Documents</u>
80.	28-07-2016	Endorsement in No. R.K. CR --/2016-17, issued by the Taluk Shirestdhar, Yelahanka, Bengaluru North Taluk.
81.	--	Akarband issued by the Inspector, Bengaluru North (Addl.) Taluk, Bengaluru with respect to Survey No.139/1 measuring 1 acre 22 guntas.
82.	31-10-2007	Akarband issued by the Inspector, Bengaluru North (Addl.) Taluk, Bengaluru with respect to Survey No.140 measuring 3 acres 29 guntas.
83.	31-10-2007	Akarband issued by the Inspector, Bengaluru North (Addl.) Taluk, Bengaluru with respect to Survey No.141 measuring 2 acres 12 guntas.
84.	--	Hissa Tippyany issued by the Inspector, Bengaluru North (Addl.) Taluk, Bengaluru with respect to Survey No.139.
85.	--	Moola Tippyany issued by the Inspector, Bengaluru North (Addl.) Taluk, Bengaluru with respect to Survey No.139/1, 140 and 141.
86.	--	Village map of Yelahanka.
87.	24-08-1995	Official Memorandum in No. BDis: ALN: NA SR: 137:94-95 issued by the Deputy Commissioner, Bengaluru District, Bengaluru with respect to Survey No. 139 measuring 24 guntas.
88.	09-06-2009	Official Memorandum in No. ALN: (N.A.Y) S.R: 186/2008-09 issued by the Deputy Commissioner, Bengaluru District, Bengaluru with respect to Survey No. 140 measuring 27 1/2 guntas.
89.	09-06-2009	Official Memorandum in No. ALN: (N.A.Y) S.R: 191/2008-09 issued by the Deputy Commissioner, Bengaluru District, Bengaluru with respect to Survey No. 140 measuring 28 guntas.
90.	13-04-2009	Official Memorandum in No. ALN: (N.A.Y) S.R: 190/2008-09 issued by the Deputy Commissioner, Bengaluru District, Bengaluru with respect to Survey No. 140 measuring 10 guntas.
91.	09-06-2009	Official Memorandum in No. ALN: (N.A.Y) S.R: 189/2008-09 issued by the Deputy Commissioner, Bengaluru District.





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<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of Documents</u>
		Bengaluru with respect to Survey No. 140 measuring 15¼ guntas.
92.	09-06-2009	Official Memorandum in No. ALN: (N.A.Y) S.R: 184/2008-09 issued by the Deputy Commissioner, Bengaluru District, Bengaluru with respect to Survey No. 141 measuring 12 guntas.
93.	09-06-2009	Official Memorandum in No. ALN: (N.A.Y) S.R: 187/2008-09 issued by the Deputy Commissioner, Bengaluru District, Bengaluru with respect to Survey No. 140 measuring 2½ Guntas and Survey No.141 measuring 4 guntas.
94.	09-06-2009	Official Memorandum in No. ALN: (N.A.Y) S.R: 192/2008-09 issued by the Deputy Commissioner, Bengaluru District, Bengaluru with respect to Survey No.141 measuring 26 guntas.
95.	09-06-2009	Official Memorandum in No. ALN: (N.A.Y) S.R: 185/2008-09 issued by the Deputy Commissioner, Bengaluru District, Bengaluru with respect to Survey No.141 measuring 15 guntas.
96.	07-11-2007	Endorsement in No. LRF [BNA] CR: 362/2007-2008 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, with respect to Survey No.141 measuring 1 acre 17 guntas.
97.	30-09-2009	Endorsement in No. PTCL: CR: 668/2009-10 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, with respect to Survey No.139/1, 140 and 141.
98.	13-11-2007	Endorsement in No. LRF: CR: 621: 2007-08 issued by the Special Thasildar, Bengaluru North (Addl.) Taluk, Yelahanka Upanagara, Bengaluru with respect to Survey No.140.
99.	13-11-2007	Endorsement in No. LRF: CR: 620: 2007-08 issued by the Special Thasildar, Bengaluru North (Addl.) Taluk, Yelahanka Upanagara, Bengaluru with respect to Survey No.141.
100.	28-07-2016	Endorsement in No. RK/ CR / 214/2016-17 issued by the Tahsildar, Bengaluru North Taluk (Additional).
101.	17-09-2022	Endorsement in No. R.K/ CR/ 2416/2022-23 issued by the Tahsildar Grade - 2, Yelahanka, Bengaluru North Taluk (Additional).



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<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of Documents</u>
102.	19-09-2022	Endorsement in No. Bengaluru/SLAO-2/2471/2022-23 issued by the Special land Acquisition Officer-2, Karnataka Industrial Area Development Board.
103.	23-09-2022	Endorsement in No. KHB/ SLAO/INFO/ 04/2022-23 issued by the Right to Information Officer, Land Acquisition Branch, Karnataka Housing Board.
104.	17-09-2022	Endorsement in No. LAQ/ N.H - 44 (Old No. 4)/ R.T.I/CR/ 28/2022-23 issued by the Special Land Acquisition Officer, National Highways Authority of India.
105.	31-03-2004	Order in No. LAQ: NH - 7: CA: CR: 21/2003-04 passed by the National Highways Authority of India, Hyderabad - Bengaluru Road, National Highway No. 7, Bengaluru.
106.	11-05-2004	Supplementary Order in No. LAQ: NH - 7: CA: CR: 1/2004-05 passed by the National Highways Authority of India, Hyderabad - Bengaluru Road, National Highway No. 7, Bengaluru.
107.	17-04-2004	Award Notice in No. LAQ: NH-7: CA: CR: 24:2003-04, issued by the Special Land Acquisition officer, Hyderabad - Bengaluru National Highway (NH 7), Bengaluru.
108.	17-04-2004	Award Notice in No. LAQ: NH-7: CA: CR: 24:2003-04, issued by the Special Land Acquisition officer, Hyderabad - Bengaluru National Highway (NH 7), Bengaluru.
109.	02-04-2011	Order in No. LAQ/ NH7/ NHAI/CA/CR/ (A) 10/2010-11 passed by the National Highways Authority of India, Hyderabad - Bengaluru Road, National Highway No. 7, Bengaluru.
110.	01-12-2011	Voucher for payment of compensation in No. LAQ/ NH-7/ CA/ CR--/2011-12, issued by the Special Land Acquisition officer, Hyderabad - Bengaluru National Highway (NH 7), Bengaluru.
111.	29-09-2014	Voucher for payment of compensation in No. LAQ/ NH-7/ Hy-R/ CR 18/2014-15, issued by the Special Land Acquisition officer, Hyderabad - Bengaluru National Highway (NH 7), Bengaluru.



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<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of Documents</u>
112.	--	Khatha Endorsement in No. 362/2008-09, in the name of Smt. Suchithra, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 596/1026/139/1/17.
113.	--	Property Tax Receipts for the period 2008-09 to 2011-12 in the name of Smt. Suchithra, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
114.	--	Khatha Certificate in No. YNK/W1/KTR/524/2010-11 and YNK/W1/MTR/08/2011-12, in the name of Sri. Y. G. Murthy, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 911/140.
115.	--	Khatha Extract for the period 2011-12 in the name of Sri. Y. G. Murthy, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 911/140 measuring 10 guntas or 10,890 square feet.
116.	24-09-2011	Betterment / Improvement charges of Rs.4,04,833/- paid by Sri. Y. G. Murthy to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, Bengaluru with respect to property No.911/140, measuring 10 guntas or 10,890 square feet.
117.	--	Khatha Certificate in No. YNK/W1/KTR/522/2010-11 and YNK/W1/MTR/09/2011-12, in the name of Sri. Y. G. Vasanth Kumar, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 912/140.
118.	--	Khatha Extract for the period 2011-12 in the name of Sri. Y. G. Vasanth Kumar, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 912/140 measuring 28 guntas or 30,492 square feet.
119.	24-09-2011	Betterment / Improvement charges of Rs. 9,00,000/-paid by Sri. Y. G. Vasanth Kumar to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, Bengaluru with respect to property No.912/140, measuring 28 guntas or 30,492 square feet.



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<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of Documents</u>
120.	--	Khatha Certificate in No. YNK/W1/KTR/523/2010-11 and YNK/W1/MTR/10/2011-12, in the name of Sri. Y. K. Channappa, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 913/140.
121.	--	Khatha Extract for the period 2011-12, in the name of Sri. Y. K. Channappa issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 913/140 measuring 20 guntas or 21,780 square feet.
122.	24-09-2011	Betterment / Improvement charges of Rs. 8,09,670/-paid by Sri. Y. G. Channappa to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, Bengaluru with respect to property No.913/140, measuring 20 guntas or 21,780 square feet.
123.	--	Khatha Certificate in No. YNK/W1/KTR/525/2010-11 and YNK/W1/MTR/11/2011-12 in the name of Sri. Y. N. Ashwath issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 914/140.
124.	--	Khatha Extract for the period 2011-12 in the name of Sri. Y. N. Ashwath, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 914/140 measuring 15¼ guntas or 16,607.25 square feet.
125.	24-09-2011	Betterment / Improvement charges of Rs. 6,17,370/-paid by Sri. Y. G. Ashwath to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, Bengaluru with respect to property No.914/140, measuring 15¼ guntas or 16,607.25 square feet.
126.	--	Khatha Certificate in No. YNK/W1/KTR/526/2010-11 and YNK/W1/MTR/12/2011-12 in the name of Sri. Y. G. Ravi Kumar, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 915/141.
127.	--	Khatha Extract for the period 2011-12 in the name of Sri. Y. G. Ravi Kumar, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with



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<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of Documents</u>
		respect to property No. 915/141 measuring 0.012 guntas or 13,068 square feet.
128.	24-09-2011	Betterment / Improvement charges of Rs. 4,85,300/-paid by Sri. Y. G. Ravi Kumar to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, Bengaluru with respect to property No.915/141, measuring 12 guntas or 13,068 square feet.
129.	--	Khatha Certificate in No. YNK/W1/KTR/529/2010-11 and YNK/W1/MTR/13/2011-12 in the name of Sri. Y. M. Ramanna, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 916/141.
130.		Khatha Extract for the period 2011-12 in the name of Sri. Y. M. Ramanna, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 916/141 measuring 0.04 guntas or 4,356 square feet.
131.	24-09-2011	Betterment / Improvement charges of Rs. 1,21,450/-paid by Sri. Y. M. Ramanna to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, Bengaluru with respect to property No.916/141, measuring 4 guntas or 4,356 square feet.
132.	--	Khatha Certificate in No. YNK/W1/KTR/527/2010-11 and YNK/W1/MTR/15/2011-12, in the name of Sri. Y. M. Nanjappa, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 917/141.
133.	--	Khatha Extract for the period 2011-12 in the name of Sri. Y. M. Nanjappa, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 917/141 measuring 0.26 guntas or 28,314 square feet.
134.	24-09-2011	Betterment / Improvement charges of Rs. 10,52,570/-paid by Sri. Y. M. Nanjappa to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, Bengaluru with respect to property No.917/141, measuring 26 guntas or 28,134 square feet.
135.	--	Khatha Certificate in No. YNK/W1/KTR/528/2010-11 and YNK/W1/MTR/14/2011-12, in the name of Sri. Y. M. Jayanna, issued by the Assistant Revenue Officer, Bruhat





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Continuation Sheet

<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of Documents</u>
		Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 918/141.
136.	--	Khatha Extract for the period 2011-12 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru with respect to property No. 918/141 measuring 0.15 guntas or 16,335 square feet.
137.	24-09-2011	Betterment / Improvement charges of Rs. 6,07,250/-paid by Sri. Y. M. Jayanna, to the Bruhat Bengaluru Mahanagara Palike, Yelahanka, Bengaluru with respect to property No.918/141, measuring 15 guntas or 16,335 square feet.
138.	08-03-2012	Special Notice in No. YNK/W1/MR/21/2011-12, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Yelahanka Sub-Division, Bengaluru.
139.	09-06-2015	Khatha Certificate bearing No.911/140, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
140.	09-06-2015	Khatha Extract for the period 2015-16, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
141.	06-04-2023	Khatha Certificate bearing No. 911/140, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
142.	06-04-2023	Khatha Extract for the period 2023-24 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
143.	03-04-2023	Tax paid receipt for the period 2023-24 with respect to BBMP Khatha No. 911/140.
144.	15-02-2019	Order in No. RRT (Y) CR- 168/2018-19 passed by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru.
145.	26-03-2021	Order in Revision Petition No.50/2020-21 passed in the Court of the Deputy Commissioner, Bengaluru Urban District at Bengaluru.





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Continuation Sheet

<u>Sl. No.</u>	<u>Date of execution/issue</u>	<u>Description of Documents</u>
146.	--	Copies of the Complaint, Written Statement and Order Sheet in O. S. No. 6003/2019 on the file of the 31 st Additional Principal City Civil and Sessions Judge, Bengaluru.
147.	--	Copy of the Judgement passed in MFA No. 2547/2020 on the file of the Hon'ble High Court of Karnataka.
148.	--	Balance Sheets for the period 31-03-2020 and 31-03-2021 of Dhammanagi Developers Private Limited,
149.	--	Order in Case No. CP (IB) 42/BB/2021 passed by the National Company Law Tribunal, Bengaluru Bench, Bengaluru.
150.	06-07-2022	Order passed in case No. CP (IB) No. 42/BB/2021 on the file of the National Company Law Tribunal Bengaluru Bench, Bengaluru.
151.	23-01-2023	Order passed in case No. CP (IB) No. 42/BB/2021 on the file of the National Company Law Tribunal Bengaluru Bench, Bengaluru.
152.	07-10-2009	Encumbrance Certificate in S. A. No. nil for the period 01-04-1978 to 31-05-1990 issued by the Sub-Registrar, Peenya, Bengaluru.
153.	12-02-2008	Encumbrance Certificate in S. A. No. 9734/07-08 for the period 01-04-2004 to 11-02-2008.
154.	06-09-2022	Encumbrance Certificate in S. A. No. 10745/2022-23 for the period 12-02-2008 to 05-02-2022 issued by the Sub-Registrar, Yelahanka, Bangalore.
155.	15-03-2016	Encumbrance Certificate in S. A. No. 51529/2015-16 for the period 01-04-1937 to 31-03-1960 issued by the Sub-Registrar, Peenya, Bengaluru.
156.	21-01-2016	Encumbrance Certificate in S. A. No. 42287/2015-16 for the period 01-04-1960 to 31-03-1989 issued by the Sub-Registrar, Peenya, Bengaluru.
157.	06-11-2003	Encumbrance Certificate in S. A. No. nil for the period 01-04-1977 to 31-05-1990 issued by the Sub-Registrar, Peenya, Bengaluru.



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<u>Sl. No.</u>	<u>Date of execution/issue</u>	<u>Description of Documents</u>
158.	12-11-2007	Encumbrance Certificate in S. A. No. nil/2007-08 for the period 01-06-1989 to 31-03-2004 issued by the Sub-Registrar, Yelahanka, Bengaluru.
159.	20-01-2016	Encumbrance Certificate in S. A. No. 21299/2015-16 for the period 01-04-2004 to 18-01-2016 issued by the Sub-Registrar, Peenya, Bengaluru.
160.	19-04-2017	Encumbrance Certificate in S. A. No. 1262/2017-18 for the period 18-01-2016 to 19-04-2017 issued by the Sub-Registrar, Yelahanka, Bengaluru.
161.	19-04-2017	Encumbrance Certificate in S. A. No. 1266/2017-18 for the period 18-01-2016 to 19-04-2017 issued by the Sub-Registrar, Yelahanka, Bengaluru.
162.	19-04-2017	Encumbrance Certificate in S. A. No. 1265/2017-18 for the period 18-01-2016 to 19-04-2017 issued by the Sub-Registrar, Yelahanka, Bengaluru.
163.	19-04-2017	Encumbrance Certificate in S. A. No. 1267/2017-18 for the period 18-01-2016 to 19-04-2017 issued by the Sub-Registrar, Yelahanka, Bengaluru.
164.	01-02-2023	Encumbrance Certificate in S. A. No. 18955/2022-23 for the period 01-04-2018 to 31-01-2023 issued by the Sub-Registrar, Jayanagar (Shanthinagar), Bengaluru.
165.	16-06-2001	Encumbrance Certificate in S. A. No.5018/2001-02 for the period 01-04-1960 to 31-05-1989 issued by the Sub-Registrar, Peenya, Bengaluru.
166.	12-11-2007	Encumbrance Certificate in S. A. No. nil for the period 01-06-1989 to 31-03-2004 issued by the Sub-Registrar, Yelahanka, Bengaluru.
167.	17-09-2009	Encumbrance Certificate in S. A. No.3578/09-10 for the period 01-04-2004 to 16-09-2009 issued by the Sub-Registrar, Yelahanka, Bengaluru.
168.	06-09-2022	Encumbrance Certificate in S. A. No. 10746/2022-23 for the period 17-09-2009 to 05-09-2022 issued by the Sub-Registrar, Jayanagar, Bengaluru.





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<u>Sl. No.</u>	<u>Date of execution/ issue</u>	<u>Description of Documents</u>
169.	23-01-2023	Encumbrance Certificate in S. A. No. 37120/2022-23 for the period 01-04-2017 to 21-01-2023 issued by the Sub-Registrar, Yelahanka, Bengaluru.
170.	11-05-2023	Encumbrance Certificate in S. A. No. 1695/2023-2423 for the period 31-01-2023 to 10-05-2023 issued by the Sub-Registrar, Jayanagar (Shanthinagar), Bengaluru.
171.	19-02-2019	Public Notice published in the daily newspaper 'The Hindu' intimidating the Cancellation of the Joint Development Agreement.

