

Ref. 23.10.2025
Bangalore.

G

To,

M/s Sattva Resi Private Limited
Bangalore.

Sirs,

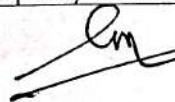
Sub:-	Legal scrutiny report regarding the title of Sri.Ajit G. Nambiar rep by his GPA holder M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Vivek Hangal converted land bearing Sy nos.15/1, 15/2, 15/3 & 15/5 (converted vide official memorandum/s dated 30.01.2025, 09.01.2025 13.02.2025 bearing nos.699201, 702492, 724620 & 733379 issued by the office of Deputy Commissioner, Bangalore District) situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore
Total Extent :	4 acres 13.04 guntas

I DESCRIPTION OF PROPERTY :

Item-1

All that piece and parcel of converted land bearing Sy no.15/1 (converted vide official memorandum dated 30.01.2025 bearing no.699201 issued by the office of Deputy Commissioner, Bangalore District) measuring 1 acre 10 guntas situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded as follows :

On the East by	:	Property belonging to the Developer
West by	:	Private property
North by	:	Sy no.15/4 being Item no.4
South by	:	Property belonging to Munivenkatappa




Item-2

All that piece and parcel of converted land bearing Sy no.15/2 measuring 1 acre 08 guntas (converted vide official memorandum dated 30.01.2025 bearing no.702492 issued by the office of Deputy Commissioner, Bangalore District) situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded as follows :

On the East by	:	Property belonging to the Developer
West by	:	Private property
North by	:	Survey no.15/1 being Item no.1
South by	:	Survey no.15/3 being Item no.3

Item-3

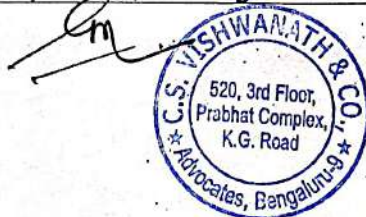
All that piece and parcel of converted land bearing Sy no.15/3 measuring 1 acre 09 guntas (converted vide Official Memorandum dated 13.02.2025 bearing no.724620 issued by the office of Deputy Commissioner, Bangalore District) situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded as follows :

On the East by	:	Property belonging to the Developer
West by	:	Private property
North by	:	Survey no.15/2 being Item no.2
South by	:	Private property

Item-4

All that piece and parcel of converted land bearing Sy no.15/5 (earlier bearing Sy no.15/4) measuring 26.04 guntas (converted vide official memorandum dated 09.01.2025 bearing no.733379 issued by the office of Deputy Commissioner, Bangalore District) situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded as follows :

On the East by	:	Property belonging to the Developer
West by	:	Property belonging to Sri.Krishnappa
North by	:	Remaining portion of Sy no.15/4
South by	:	Survey no.15/1 being Item no.1



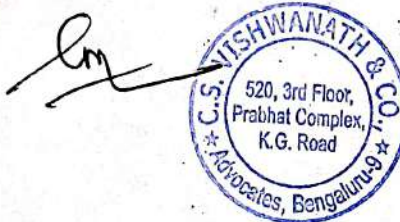
COMPOSITE PROPERTY

All that piece and parcel of converted land bearing Sy nos.15/1, 15/2, 15/3 & 15/5 (converted vide official memorandum/s dated 30.01.2025, 09.01.2025 13.02.2025 bearing nos.699201, 702492, 724620 & 733379 issued by the office of Deputy Commissioner, Bangalore District) situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore 4 acres 13.04 guntas and bounded as follows:

On the East by	:	Property belonging to the Developer
West by	:	Private property
North by	:	Remaining portion of Sy no.,15/4
South by	:	Private property

II LIST OF DOCUMENTS SCRUTINISED (all photo-copies):**In respect of Sy no.15/1**

1. RTC/s for the period 1968-69 to 1972-73, 1973-74, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 2000-01 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore East Taluk, Bangalore in respect of Sy no.15/1, Cheemasandra Village, Bidarahalli Hobli,
2. Agreement to sell dated 25.01.1995 entered into between Sri.G.Muniraju of the one part and Smt.T.P.Ammu Amma of the other part.
3. Power of attorney dated 25.03.1995 executed by Sri.G.Muniraju in favour of Smt.Anju Nambiar and Sri.V.Balagopalan (notarised).
4. Deed of Declaration dated 31.08.1995 executed by Sri.G.Muniraju (notarised).
5. Endorsement dated 29.01.2024 bearing no.RK.CR/4329/2023-24 issued by the office of Tahsildar, Bangalore East Taluk, Bangalore.
6. Official memorandum dated 30.01.2025 bearing no.699201 issued by the office of Deputy Commissioner, Bangalore District regarding conversion of 1 acre 10 guntas of land in Sy no.15/1, Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore from agriculture to non-agricultural layout-residential purpose.
7. Copy of karda.
8. Copy of Hissa Survey Tippani.



9. Copy of Atlas.
10. Copy of settlement akarbhandh.
11. Copy of RR Balabagha
12. Encumbrance certificates :
 - a) Dated 27.08.2024 for the period 01.04.1960 to 31.07.1986 depicting the entries of declaration/s dated 22.12.1981 (doc no.4243) & 15.03.1984 (doc no.754), discharge deeds dated 10.04.1985 (doc no.Sl. no.Vo-2/PV) and 26.06.1985 (doc no.Sl. no.109/IV)
 - b) Dated 13.09.2024 for the period 01.08.1986 to 31.05.1989
 - c) Dated 20.08.2024 for the period 01.06.1989 to 31.03.2004 (Sy no.15/1)
 - d) Dated 25.09.2024 for the period 01.04.2004 to 20.09.2024 depicting the entries of sale deed dated 25.02.2008 (doc no.516).
 - e) Dated 21.10.2025 for the period 01.04.2024 to 08.10.2025 depicting the entry of JDA dated 17.02.2025 (doc no.17442)

In respect of Sy no.15/2

1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 2000-01, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore East Taluk, Bangalore in respect of Sy no.15/2, Cheemasandra Village, Bidarahalli Hobli,
2. Agreement to sell dated 25.01.1995 entered into between Sri.Munivenkatappa for self and as kartha of his HUF, Sri.N.Siddappa, Sri.N.Krishnappa, Sri.M.Nagaraja, Sri.M.Srinivasamurthy, Sri.S.Anandakumar, Sri.S.Ashok Kumar of the one part and Smt.T.P.Ammu Amma rep by her GPA holder Smt.Anju Nambiar of the other part.
3. Power of Attorney dated 28.03.1995 executed by Sri.Munivenkatappa, Sri.N.Siddappa, Sri.N.Krishnappa, Sri.M.Nagaraja, Sri.M.Srinivasamurthy, Sri.S.Anandakumar, Sri.S.Ashok Kumar in favour of Smt.Anju Nambiar and Sri.V.Balagopalan (notarised).
4. Deed of declaration dated 20.06.1995 executed by Sri.Munivenkatappa, Sri.N.Siddappa, Sri.N.Krishnappa, Sri.M.Nagaraja, Sri.M.Srinivasamurthy, Sri.S.Anandakumar, Sri.S.Ashok Kumar (notarised).
5. Endorsement dated 29.01.2024 bearing no.RK/CR/4326/2023-24 issued by the office of Tahsildar, Bangalore East Taluk, Bangalore
6. Official memorandum dated 30.01.2025 bearing no.702492 issued by the office of Deputy Commissioner, Bangalore District regarding conversion of 1 acre 09 guntas of land in Sy no.15/2, Cheemasandra Village, Bidarahalli Hobli,

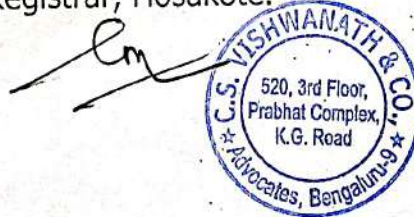


Bangalore East Taluk, Bangalore from agriculture to non-agricultural layout-residential purpose.

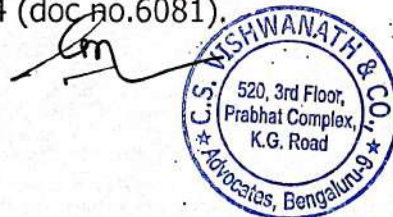
7. Copy of karda.
8. Copy of Hissa Survey Tippani.
9. Copy of settlement akarbhandh.
10. Copy of RR Balabagha
11. Encumbrance certificate:
 - a) Dated 20.08.2024 for the period 01.04.1960 to 31.06.1964
 - b) Dated 17.11.1994 for the period 01.07.1964 to 30.07.1981 depicting the entry of mortgage deed dated 16.05.1977 (doc no.968).
 - c) Dated 17.10.1994 for the period 31.07.1981 to 31.07.1986.
 - d) Dated 19.10.1994 for the period 01.08.1986 to 31.05.1989.
 - e) Dated 17.10.1994 for the period 01.06.1989 to 11.10.1994.
 - f) Dated 22.11.1994 for the period 12.10.1994 to 21.11.1994 depicting the entry of discharge deed dated 18.11.1994 (doc no.7688).
 - g) Dated 20.08.2024 for the period 22.11.1994 to 31.03.2004 depicting the entry of discharge deed dated 18.11.1994 (doc no.7688)
 - h) Dated 25.09.2024 for the period 01.04.2004 to 20.09.2024 depicting the entry of sale deed dated 25.02.2008 (doc no.516)
 - i) Dated 21.10.2025 for the period 01.04.2024 to 08.10.2025 depicting the entry of JDA dated 17.02.2025 (doc no.17442)

In respect of Sy no.15/3

1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 2000-01 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore East Taluk, Bangalore in respect of Sy no.15/3, Cheemasandra Village, Bidarahalli Hobli
2. Mutation register bearing MR no.12/1978-79.
3. Mutation register bearing MR no.32/2007-08.
4. Mutation register bearing MR no.T28/2022-23.
5. Sale deed dated 16.07.1977 executed by Sri.Beerappa in favour of Sri.B.Nagappa, registered as doc no.2472/1977-78, in Book-I, Volume-1524, entered in pages 78 to 79, at the office of Sub-Registrar, Hosakote.
6. Sale deed dated 18.02.1978 executed by Sri.B.Nagappa in favour of Sri.Beerappa, registered as doc no.3395/1977-78, in Book-I, Volume-1534, entered in pages 97 to 98, at the office of Sub-Registrar, Hosakote.



7. Agreement to sell dated 25.01.1995 entered into between Sri.N.Beerappa, Sri.B.Munikumar, Sri.B.Manjunath and Sri.B.Venkatesh of the one part and Smt.T.P.Ammu Amma rep by her GPA holder Smt.Anju Nambiar of the other part.
8. Power of Attorney dated 25.03.1995 executed by Sri.N.Beerappa, Sri.B.Munikumar, Sri.B.Manjunath and Sri.B.Venkatesh in favour of Smt.Anju Nambiar and Sri.V.Balagopalan (notarised)
9. Deed of Declaration dated 20.06.1995 executed by Sri.N.Beerappa, Sri.B.Munikumar, Sri.B.Manjunath and Sri.B.Venkatesh (notarised).
10. Endorsement dated 29.01.2024 bearing no.RK/CR/4324/2023-24 issued by the office of Tahsildar, Bangalore East Taluk, Bangalore
11. Official memorandum dated 13.02.2025 bearing no.724620 issued by the office of Deputy Commissioner, Bangalore District regarding conversion of 1 acre 12 guntas of land in Sy no.15/3, Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore from agriculture to non-agricultural apartment residential purpose.
12. Confirmation deed dated 05.09.2024 executed by Smt.Munithayamma, Sri.B.Venkatesh, Sri.B.Manjunatha, Smt.Hemavathi B, Smt.Munirathnamma, Smt.Nagarathna, Sri.Karthik M, Ms.Chethana M, Sri.Hemanth Kumar, Ms.Lekhana M.U, Ms.Nandana M.U, Sri.V.Nirajan, Sri.V.Charan in favour of Sri.Ajit G.Nambiar, registered as doc no.6081/2024-25, in Book-I, at the office of Senior Sub-Registrar, Shivajinagar, Bangalore
13. General Power of Attorney dated 05.09.2024 executed by Smt.Munithayamma, Sri.B.Venkatesh, Sri.B.Manjunatha, Smt.Hemavathi B, Smt.Munirathnamma, Smt.Nagarathna, Sri.Karthik M, Ms.Chethana M, Sri.Hemanth Kumar, Ms.Lekhana M.U, Ms.Nandana M.U, Sri.V.Nirajan, Sri.V.Charan in favour of Sri.Ajit G.Nambiar, registered as doc no.474/2024-25, in Book-IV, at the office of Senior Sub-Registrar, Shivajinagar, Bangalore
14. Copy of settlement akarbhandh.
15. Copy of karda.
16. Copy of Hissa Survey Tippani.
17. Copy of RR Balabagha
18. Encumbrance certificates :
 - a) Dated 22.08.2024 for the period 01.04.1960 to 31.06.1964.
 - b) Dated 17.11.1994 for the period 01.07.1964 to 30.07.1981 depicting the entries of sale deeds dated 16.11.1977 (doc no.2472) and 18.02.1978 (doc no.3395).
 - c) Dated 17.10.1994 for the period 31.07.1981 to 31.07.1986.
 - d) Dated 19.10.1994 for the period 01.08.1986 to 31.05.1989.
 - e) Dated 17.10.1994 for the period 01.06.1989 to 11.10.1994.
 - f) Dated 22.08.2024 for the period 01.04.1960 to 31.06.1964.
 - g) Dated 28.08.2024 for the period 01.04.1994 to 31.03.2004.
 - h) Date (illegible) for the period 01.04.2004 to 20.09.2024 depicting the entries of consent deed dated 04.09.2024 (doc no.6081).



- i) Dated 17.10.2025 for the period 01.04.2024 to 08.10.2025 depicting the entry of JDA dated 17.02.2025 (doc no.17442)

In respect of Sy no.15/4

1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 2000-01 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore East Taluk, Bangalore in respect of Sy no.15/4, Cheemasandra Village, Bidarahalli Hobli
2. Agreement to sell dated 25.01.1995 entered into between Sri.Munivenkatappa for self and as kartha for HUF, Sri.K.Siddappa, Sri.N.Krishnappa, Sri.M.Nagaraja, Sri.M.Srinivasamurthy, Sri.S.Anandakumar, Sri.S.Ashok Kumar, Sri.N.Beerappa, Sri.B.Munikumar, Sri.B.Manjunath, Sri.B.Venkatesh and Sri.G.Muniraju of the one part and Smt.T.P.Ammu Amma rep by her GPA holder Smt.Anju Nambiar of the other part
3. Supplemental Agreement dated 01.09.1995 entered into between Sri.Munivenkatappa for self and as kartha for HUF, Sri.K.Siddappa, Sri.N.Krishnappa, Sri.M.Nagaraja, Sri.M.Srinivasamurthy, Sri.S.Anandakumar, Sri.S.Ashok Kumar, Sri.N.Beerappa, Sri.B.Munikumar, Sri.B.Manjunath, Sri.B.Venkatesh and Sri.G.Muniraju of the one part and Smt.T.P.Ammu Amma rep by her GPA holder Smt.Anju Nambiar of the other part
4. Power of Attorney dated 07.10.1996 executed by Sri.Munivenkatappa Sri.K.Siddappa, Sri.N.Krishnappa, Sri.M.Nagaraja, Sri.M.Srinivasamurthy, Sri.S.Anandakumar, Sri.S.Ashok Kumar, Sri.N.Beerappa, Sri.B.Munikumar, Sri.B.Manjunath, Sri.B.Venkatesh and Sri.G.Muniraju in favour of Smt.Anju Nambiar and Col.Venugopalan (notarised).
5. Official memorandum dated 09.01.2025 bearing no.733379 issued by the office of Deputy Commissioner, Bangalore District regarding conversion of 26.4 guntas of land in Sy no.15/5, Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore from agriculture to non-agricultural group housing/apartment-residential purpose.
6. Endorsement dated 29.01.2024 bearing no.RK/CR/4325/2023-24 issued by the office of Tahsildar, Bangalore East Taluk, Bangalore.
7. Copy of karda.
8. Copy of hissa survey tippani.
9. Copy of settlement akarbandh.



10. Encumbrance certificates :

- a) Date (illegible) for the period 01.04.1960 to 31.07.1986 depicting the entries of declaration dated 15.03.1984 (doc no.754), discharge deed dated 10.04.1985 (S.L. no.V-02/IV) and 26.06.1985 (S.L. no.109/IV)
- b) Dated 13.09.2024 for the period 01.08.1986 to 31.05.1989.
- c) Dated 20.08.2024 for the period 01.06.1989 to 31.03.2004.
- d) Dated 25.09.2024 for the period 01.04.2004 to 20.09.2024 depicting the entries of sale deed dated 25.02.2008 (doc no.516)
- e) Dated 21.10.2025 for the period 01.04.2024 to 08.10.2025 depicting the entry of JDA dated 17.02.2025 (doc no.17442)

Common documents :

1. Mutation register bearing MR no.H19/2015-16.
2. Special Power of Attorney dated 26.11.2007 executed by Smt.T.P.Ammu Amma in favour of Sri.Ajit G. Nambiar (notarised).
3. Sale deed dated 20.02.2008 executed by Sri.M.Siddappa, Sri.M.Krishnappa, Sri.M.Nagaraja, Sri.M.Srinivasamurthy, Sri.S.Anandakumar, Sri.S.Ashok Kumar, Sri.G.Muniraju, Sri.N.Beerappa, Sri.B.Munikumar, Sri.B.Manjunath, Sri.B.Venkatesh rep by their GPA holder Smt.Anju Nambiar in favour of Smt.T.P.Ammu Amma rep by her GPA holder Sri.Ajit G.Nambiar, registered as doc no.516/2008-09, in Book-I, stored in C.D. no.BDHD14, at the office of Sub-Registrar, Bidarahalli, Bangalore.
4. General Power of Attorney dated 10.07.2010 executed by Smt.T.P.Ammu Amma in favour of Sri.K.Vishwanath (notarised).
5. Order dated 08.01.2010 passed by the Deputy Tahsildar, Bangalore East Taluk, Bangalore in case no.RRT CS.25/08-09.
6. General Power of Attorney dated 15.04.2015 executed by Smt.T.P.Ammu Amma in favour of Sri.Ajit G. Nambiar (notarised).
7. Will dated 06.02.2016 executed by Smt.T.P.Ammu Amma.
8. Certified copy of Will dated 06.02.2016 executed by Smt.T.P.Ammu Amma.
9. Death certificate dated 23.01.2017 of Smt.T.P.Ammu Amma.
10. Special Power of Attorney dated 12.04.2017 executed by Ms.Sharmila Mallinath in favour of Sri.T.P.Sunil (notarised)
11. Affidavit dated 12.04.2017 executed by Smt.T.P.Sathi, Smt.Sujatha Ravindran, Smt.Sharmila Mallinath and Sri.T.P.Sunil (notarised)
12. Special Power of Attorney dated 12.04.2017 executed by Smt.T.P.Sathi, Smt.Sujatha Ravindran in favour of Sri.T.P.Sunil (notarised).
13. Special Power of Attorney dated 22.06.2017 executed by Sri.T.P.Sunil in favour of Sri.Ajit Nambiar
14. Special Power of Attorney dated 06.09.2022 executed by Sri.Ajit Nambiar in favour of Sri.M.L.Kiran



15. Commencement certificate dated 02.08.2024 issued by BDA.
16. Joint Development Agreement dated 17.02.2025 entered into between Sri.Ajit G. Nambiar of the one part and M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Vivek Hangal of the other part, registered as doc no.17442/2024-25, in Book-I, at the office of Sub-Registrar, Shivajinagar (Banaswadi), Bangalore.
17. General Power of Attorney dated 17.02.2025 executed by Sri.Ajit G. Nambiar in favour of M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Vivek Hangal, registered as doc no.1290/2024-25, in Book-IV, at the office of Sub-Registrar, Shivajinagar (Banaswadi), Bangalore.
18. Compromise petition under order XXIII Rule 3 read with section 151 of CPC filed before the Hon'ble High Court of Karnataka at Bengaluru in W.P. no.10609/2023.
19. Order dated 21.02.2022 passed by the Court of Deputy Commissioner, Bengaluru Urban District at Bengaluru in Revision Petition no.171/2016-17.
20. Order dated 28.04.2016 passed by the Court of Asst. Commissioner, Bengaluru North Sub-Division, Bengaluru in R.A. no.68/2010-11
21. Copy of order sheet filed in O.S. no.1516/2015
22. Application under Order VII Rule 1 of CPC filed in O.S. no.1516/2015
23. Written statement filed in O.S. no.1516/2015
24. Application under Order XXXIX Rule 1 and 2 filed in O.S. no.1516/2015
25. Amended plaint filed in O.S. no.1516/2015.
26. Amended Petition filed in R.P. no.171/2016-17.
27. Affidavit dated 22.09.2025 executed by Sri.T.P.Sunil Nambiar (notarised).
28. Affidavit dated 22.09.2025 executed by Smt.Sharmila Mallinath (notarised).
29. Affidavit dated 22.09.2025 executed by Smt.Sujatha Ravindran (notarised).
30. Affidavit dated 22.09.2025 executed by Smt.T.P.Sathi (notarised).

III SOURCE OF TITLE :

In respect of Sy no.15/1

On perusal of documents produced for scrutiny, it is noticed that land bearing Sy no.15/1 measuring 1 acre 10 guntas situated at Cheemasandra Village, Bidarahalli Hobli, Hosakote Taluk was the ancestral property of one Sri.Giddappa (S/o Sri.Kempasiddanna) as could be evidenced from entries made in the RTC/s 1968-69 to 1972-73, 1973-74, 1979-80 to 1983-84, issued by the office of Tahsildar, Bangalore East Taluk, Bangalore. Further, the copy of RR Balabaghada Nakalu also reflects the name of Sri.Giddappa (S/o Sri.Kempasiddanna) in respect of Sy no.15/1 measuring 1 acre 10 guntas of Cheemasandra. *However, copy of title deed through Sri.Kempasiddanna acquired land bearing Sy no.15 measuring 4 acres 36 guntas is not made available.*



Further, the sought for copies of Partition deed of 1930 executed amongst Sri.Nagappa, Sri.Giddappa and Sri.Munivenkatappa (children of Sri.Kempasiddanna) and mutation register showing the allotments to the shares of Sri.Nagappa, Sri.Giddappa, Sri.Munivenkatappa and Smt.Nagamma are not produced.

The RTCs for the period 1979-80 to 2014-15 reflects the transfer of katha from the name of Sri.Giddappa to the name of his son Sri.G.Muniraju based on IHC no.34/1984-85. However, the sought for copies of IHC no.34/1984-85, death certificate and family tree of Sri.Giddappa are not made available.

The said Sri.G.Muniraju (S/o Sri.Giddanna) entered into an Agreement to sell dated 25.01.1995 with Smt.T.P.Ammu Amma for sale of land bearing Sy no.15/1 measuring 1 acre 10 guntas of Cheemasandra Village.

Further, Sri.G.Muniraju executed a Power of attorney dated 25.03.1995 (notarised) in favour of Smt.Anju Nambiar and Sri.V.Balagopalan empowering the attorney to do various acts, deeds and things, with power of alienation of land bearing Sy no.15/1, of Cheemasandra Village.

In furtherance to the agreement, Sri.G.Muniraju executed a Deed of Declaration dated 31.08.1995 (notarised) confirming the receipt of entire sale consideration from Smt.T.P.Ammu Amma, besides confirming the delivery of Sy no.15/1 of Cheemasandra unto her.

The office of Tahsildar, Bangalore East Taluk, Bangalore has issued an Endorsement dated 29.01.2024 bearing no.RK.CR/4329/2023-24 confirming non-availability of records for issue of IHC register bearing no.4/1981-82 and RTC/s for the period 1995 to 2000 in respect of Sy no.15/1

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 2000-01 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore East Taluk, Bangalore reflects the names of respective owners as kathedars and occupants in respect of Sy no.15/1, Cheemasandra Village, Bidarahalli Hobli

The land in Sy no.15/1 measuring 1 acre 10 guntas was converted from agriculture to non-agricultural layout-residential purpose vide Official memorandum dated 30.01.2025 bearing no.699201 issued by the office of Deputy Commissioner, Bangalore District.



The copies of karda, Hissa Survey Tippani, Atlas, settlement akarbandh and RR Balabagha depicts the extent, size, shape and phodi of subject lands.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

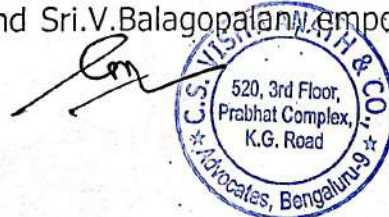
Sl. No.	Period of E.C.	Nature & Nomenclature
1	Dated 27.08.2024 for the period 01.04.1960 to 31.07.1986	depicting the entries of declaration/s dated 22.12.1981 (doc no.4243) & 15.03.1984 (doc no.754), discharge deeds dated 10.04.1985 (doc no.Sl. no.Vo-2/PV) and 26.06.1985 (doc no.Sl. no.109/IV)
2	Dated 25.09.2024 for the period 01.04.2004 to 20.09.2024	depicting the entries of sale deed dated 25.02.2008 (doc no.516).
3.	Dated 21.10.2025 for the period 01.04.2024 to 08.10.2025	depicting the entry of JDA dated 17.02.2025 (doc no.17442)

In respect of Sy no.15/2

Whereas land bearing Sy no.15/2, Cheemasandra Village, Bidarahalli Hobli, Hosakote Taluk was the ancestral property of Sri.Munivenkatappa, S/o Sri.Kempasiddanna as evidenced from the entries made in the RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 2000-01, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, issued by the office of Tahsildar, Bangalore East Taluk, Bangalore. Further, the copy of RR Balabagha Nakalu reflects the name of Sri.Munivenkatappa S/o Sri.Kemppasiddanna) in respect of Sy no.15/2 measuring 1 acre 09 guntas of Cheemasandra.

The said Sri.Munivenkatappa for self and as kartha of his HUF consisting of Sri.N.Siddappa, Sri.N.Krishnappa, Sri.M.Nagaraja, Sri.M.Srinivasamurthy, Sri.S.Anandakumar, Sri.S.Ashok Kumar entered into an Agreement to sell dated 25.01.1995 with Smt.T.P.Ammu Amma rep by her GPA holder Smt.Anju Nambiar for sale of land bearing Sy no.15/2, Cheemasandra Village.

In furtherance to the said agreement, Sri.Munivenkatappa, Sri.N.Siddappa, Sri.N.Krishnappa, Sri.M.Nagaraja, Sri.M.Srinivasamurthy, Sri.S.Anandakumar, Sri.S.Ashok Kumar executed a Power of Attorney dated 28.03.1995 (notarised) in favour of Smt.Anju Nambiar and Sri.V.Balagopalan, empowering the attorney to do



various acts, deeds and things with power of alienation of Sy no.15/2, Cheemasandra Village.

Further, Sri.Munivenkatappa, Sri.N.Siddappa, Sri.N.Krishnappa, Sri.M.Nagaraja, Sri.M.Srinivasamurthy, Sri.S.Anandakumar, Sri.S.Ashok Kumar executed a Deed of declaration dated 20.06.1995 (notarised) confirming the receipt of entire sale consideration from Smt.T.P.Ammu Amma, besides confirming the delivery of possession of Sy no.15/2, Cheemasandra Village unto her.

The office of Tahsildar, Bangalore East Taluk, Bangalore has issued an Endorsement dated 29.01.2024 bearing no.RK/CR/4326/2023-24 confirming non-availability of records for issue of RTC/s for the period 1995 to 2000 Sy no.15/2, Cheemasandra Village

The land in Sy no.15/2 measuring 1 acre 09 guntas was converted from agriculture to non-agricultural layout-residential purpose of vide Official memorandum dated 30.01.2025 bearing no.702492 issued by the office of Deputy Commissioner, Bangalore District

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 2000-01, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore East Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.15/2, Cheemasandra Village, Bidarahalli Hobli.

The copies of karda, Hissa Survey Tippani, settlement akarbhandh and RR Balabagha confirms the shape, size, extent and phodi of subject lands.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1	Dated 17.11.1994 for the period 01.07.1964 to 30.07.1981	depicting the entry of mortgage deed dated 16.05.1977 (doc no.968).
2	Dated 22.11.1994 for the period 12.10.1994 to 21.11.1994	depicting the entry of discharge deed dated 18.11.1994 (doc no.7688).
3	Dated 20.08.2024 for the period	depicting the entry of discharge



	22.11.1994 to 31.03.2004	deed dated 18.11.1994 (doc no.7688)
4	Dated 25.09.2024 for the period 01.04.2004 to 20.09.2024	depicting the entry of sale deed dated 25.02.2008 (doc no.516)
5	Dated 21.10.2025 for the period 01.04.2024 to 08.10.2025	depicting the entry of JDA dated 17.02.2025 (doc no.17442)

In respect of Sy no.15/3

Whereas land bearing Sy no.15/3 measuring 1 acre 09 guntas situated at Cheemasandra Village, Bidarahalli Hobli, Hosakote Taluk was earlier owned by Sri.B.Nagappa, having acquired the same from the predecessor-in-title Sri.Beerappa under a Sale deed dated 16.07.1977 (doc no.2472/1977-78). The copy of RR Balabaghada Nakalu depicts the name of Sri.Nagappa in respect of Sy no.15/3 measuring 1 acre 12 guntas with 3 guntas of kharab land.

Subsequently, Sri.B.Nagappa sold land bearing Sy no.15/3 measuring 1 acre 09 guntas of Cheemasandra Village in favour of Sri.Beerappa in terms of a Sale deed dated 18.02.1978 (doc no.3395/1977-78). The factum of sale is reflected in the Mutation register bearing MR no.12/1978-79 issued by the office of Village Accountant, Hosakote Taluk.

The said Sri.N.Beerappa and his sons Sri.B.Munikumar, Sri.B.Manjunath and Sri.B.Venkatesh entered into an Agreement to sell dated 25.01.1995 with Smt.T.P.Ammu Amma rep by her GPA holder Smt.Anju Nambiar for sale of land bearing Sy no.15/3 measuring 1 acre 09 guntas with 03 guntas of kharab land of Cheemasandra Village.

Further, Sri.N.Beerappa, Sri.B.Munikumar, Sri.B.Manjunath and Sri.B.Venkatesh executed a Power of Attorney dated 25.03.1995 (notarised) in favour of Smt.Anju Nambiar and Sri.V.Balagopalan, empowering the attorney to various acts, deeds and things with power of alienation of Sy no.15/3 measuring 1 acre 09 guntas with 03 guntas of kharab land of Cheemasandra Village.

The said Sri.N.Beerappa, Sri.B.Munikumar, Sri.B.Manjunath and Sri.B.Venkatesh also executed a Deed of Declaration dated 20.06.1995 (notarised) confirming the receipt of entire sale consideration of Smt.T.P. Ammu Amma, besides confirming the delivery of possession of Sy no.15/3 measuring 1 acre 09 guntas with 03 guntas of kharab land of Cheemasandra Village unto her



The copy of Mutation register bearing MR no.32/2007-08 issued by the office of Village Accountant, KR Puram reflects the transfer of katha from the name of Sri.Beerappa to the name of his wife Smt.Munithayamma in respect of Sy no.15/3 measuring 1 acre 09 guntas of Cheemasandra Village.

The office of Tahsildar, Bangalore East Taluk, Bangalore has issued an Endorsement dated 29.01.2024 bearing no.RK/CR/4324/2023-24 confirming non-availability of records for issue of RTC/s for the period 1995-2000 in respect of Sy no.15/3 of Cheemasandra Village.

The land in Sy no.15/3 measuring 1 acre 12 guntas was converted from agriculture to non-agricultural apartment residential purpose vide Official memorandum dated 13.02.2025 bearing no.724620 issued by the office of Deputy Commissioner, Bangalore District.

The legal heirs of Late Sri.Beerappa (erstwhile owner) viz., Smt.Munithayamma, Sri.B.Venkatesh, Sri.B.Manjunatha, Smt.Hemavathi B, Smt.Munirathnamma, Smt.Nagarathna, Sri.Karthik M, Ms.Chethana M, Sri.Hemanth Kumar, Ms.Lekhana M.U, Ms.Nandana M.U, Sri.V.Nirajan, Sri.V.Charan executed a Confirmation deed dated 05.09.2024 (doc no.6081/2024-25) in favour of Sri.Ajit G.Nambiar confirming and ratifying the execution of sale deed dated 20.02.2008 (doc no.516/2008-09) in favour of Smt.T.P. Ammu Amma, besides confirming that they have not filed any other suits in respect of Sy no.15/3, pursuant to dismissal of suit in O.S. no.1516/2015 filed before the Principal Senior Civil Judge at Bangalore Rural District and further undertaken as to not to file any civil suits subsequent to dismissal of W.P. no.10609/2023.

The said Smt.Munithayamma, Sri.B.Venkatesh, Sri.B.Manjunatha, Smt.Hemavathi B, Smt.Munirathnamma, Smt.Nagarathna, Sri.Karthik M, Ms.Chethana M, Sri.Hemanth Kumar, Ms.Lekhana M.U, Ms.Nandana M.U, Sri.V.Nirajan, Sri.V.Charan also executed a General Power of Attorney dated 05.09.2024 in favour of Sri.Ajit G.Nambiar (doc no.474/2024-25) empowering the attorney to do various acts, deeds and things and to execute any rectification deed to principal deed (*confirmation deed dated 05.09.2024 -doc no.6081*) in respect of Sy no.15/3 measuring 1 acre 09 guntas of Cheemasandra Village.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 2000-01 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar,



Bangalore East Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.15/3, Cheemasandra Village, Bidarahalli Hobli

The copies of Settlement Akarbandh, Karda, Hissa Survey Tippani and RR Balabagha depicts the extent, size and location of subject land.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1	Dated 17.11.1994 for the period 01.07.1964 to 30.07.1981	depicting the entries of sale deeds dated 16.11.1977 (doc no.2472) and 18.02.1978 (doc no.3395).
2	Date (illegible) for the period 01.04.2004 to 20.09.2024	depicting the entries of consent deed dated 04.09.2024 (doc no.6081).
3.	Dated 17.10.2025 for the period 01.04.2024 to 08.10.2025	depicting the entry of JDA dated 17.02.2025 (doc no.17442)

In respect of Sy no.15/4

Whereas land bearing Sy no.15/4 measuring 1 acre 09 guntas situated at Cheemasandra Village, Bidarahalli Hobli, Hosakota Taluk was the ancestral property of Smt.Nagamma W/o Sri.Kempa Siddanna as evidenced from the entries made in the RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1979-80 to 1983-84, issued by the office of Tahsildar, Bangalore East Taluk, Bangalore. Further, the copy of RR Balabaghada Nakalu reflects the name of Smt.Nagamma (W/o Sri.Kempasiddanna) in respect of Sy no.15/4 measuring 1 acre 09 guntas of Cheemasandra Village.

The copy of RTC/s for the period 1984-85 to 1988-89 issued by the office of Tahsildar, Bangalore East Taluk, Bangalore reflects the transfer of katha in respect of Sy no.15/4 to the name of Sri.Giddappa (S/o Sri.Kempasiddanna). *However, copies of death certificates of Sri.Kempasiddanna and his wife Smt.Nagamma AND genealogical tree of family of Sri.Kempasiddanna and his children and grand children are not produced.*

After the demise of the said Sri.Gidappa, the katha in respect of Sy no.15/4 was transferred to the name of his adopted son Sri.G.Muniraju as recorded in the RTC/s, 1989-90 to 1994-95, 1995-96 to 1996-97, 2000-01 to 2001-02, 2001-02, 2002-03,



2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, issued by the office of Tahsildar, Bangalore East Taluk, Bangalore. However, copy of IHC register no.34/1981-82 is not produced.

The said Sri.Munivenkatappa (S/o Sri.Kempasiddanna) for self and as kartha for HUF and his family members viz., Sri.K.Siddappa, Sri.N.Krishnappa, Sri.M.Nagaraja, Sri.M.Srinivasamurthy, Sri.S.Anandakumar, Sri.S.Ashok Kumar, Sri.N.Beerappa, Sri.B.Munikumar, Sri.B.Manjunath, Sri.B.Venkatesh and Sri.G.Muniraju entered into an Agreement to sell dated 25.01.1995 with Smt.T.P.Ammu Amma rep by her GPA holder Smt.Anju Nambiar for sale of portion of land bearing Sy no.15/4 measuring 34 guntas of Cheemasandra Village.

Further, Sri.Munivenkatappa for self and as kartha for HUF, Sri.K.Siddappa, Sri.N.Krishnappa, Sri.M.Nagaraja, Sri.M.Srinivasamurthy, Sri.S.Anandakumar, Sri.S.Ashok Kumar, Sri.N.Beerappa, Sri.B.Munikumar, Sri.B.Manjunath, Sri.B.Venkatesh and Sri.G.Muniraju entered into a Supplemental Agreement dated 01.09.1995 with Smt.T.P.Ammu Amma rep by her GPA holder Smt.Anju Nambiar for sale of portion of land bearing Sy no.15/4 to an extent of 26.66 guntas as against agreed in the previous agreement.

In furtherance to the aforesaid agreement, Sri.Munivenkatappa Sri.K.Siddappa, Sri.N.Krishnappa, Sri.M.Nagaraja, Sri.M.Srinivasamurthy, Sri.S.Anandakumar, Sri.S.Ashok Kumar, Sri.N.Beerappa, Sri.B.Munikumar, Sri.B.Manjunath, Sri.B.Venkatesh and Sri.G.Muniraju executed a Power of Attorney dated 07.10.1996 (notarised) in favour of Smt.Anju Nambiar and Col.Venugopalan, empowering the attorney to do various acts, deeds and things with power of alienation of land bearing Sy no.15/4 measuring 26.66 guntas.

The land in Sy no.15/5 measuring 26.4 guntas was converted from agriculture to non-agricultural group housing/apartment- residential purpose vide Official memorandum dated 09.01.2025 bearing no.733379 issued by the office of Deputy Commissioner, Bangalore District.

The office of Tahsildar, Bangalore East Taluk, Bangalore has issued an Endorsement dated 29.01.2024 bearing no.RK/CR/4325/2023-24 confirming non-availability of records for issue of IHC no.34/1981-82 of Sy no.15/4, Cheemasandra Village.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 2000-01 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-



17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore East Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.15/4, Cheemasandra Village, Bidarahalli Hobli.

The copies of karda, hissa survey tippani and settlement akarbhandh reflects the extent, size and location of subject land.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1	Date (illegible) for the period 01.04.1960 to 31.07.1986	depicting the entries of declaration dated 15.03.1984 (doc no.754), discharge deed dated 10.04.1985 (S.L. no.V-02/IV) and 26.06.1985 (S.L. no.109/IV)
2	Dated 25.09.2024 for the period 01.04.2004 to 20.09.2024	depicting the entries of sale deed dated 25.02.2008 (doc no.516)
3.	Dated 21.10.2025 for the period 01.04.2024 to 08.10.2025	depicting the entry of JDA dated 17.02.2025 (doc no.17442)

Common Documents :

The said Smt.T.P.Ammu Amma executed a Special Power of Attorney dated 26.11.2007 (notarised) in favour of Sri.Ajit G. Nambiar, empowering the attorney to do various acts, deeds and things with regard to purchase of land bearing Sy no.12/1B measuring 1 acre 26 guntas, Sy no.15/1 measuring 1 acre 10 guntas, Sy no.15/2 measuring 1 acre 08 guntas, Sy no.15/3 measuring 1 acre 09 guntas and Sy no.15/4 measuring 26.66 guntas of Cheemasandra Village.

Thereafter, Sri.M.Siddappa, Sri.M.Krishnappa, Sri.M.Nagaraja & Sri.M.Srinivasamurthy (children of Late Sri.Munivenkatappa), Sri.S.Anandakumar, & Sri.S.Ashok Kumar (sons of Sri.M.Siddappa), Sri.G.Muniraju (S/o Late Sri.Giddappa), Sri.N.Beerappa (S/o Late Sri.Nagappa) and his children Sri.B.Munikumar, Sri.B.Manjunath & Sri.B.Venkatesh rep by their GPA holder Smt.Anju Nambiar for a valuable consideration, sold and conveyed the aforesaid land in Sy no.15/1 measuring 1 acre 10 guntas, Sy no.15/2 measuring 1 acre 08 guntas, Sy no.15/3 measuring 1 acre 09 guntas and Sy no.15/4 measuring 26.66 guntas of Cheemasandra Village along with land bearing Sy no.12/1B measuring 1 acre 26 guntas in favour of Smt.T.P.Ammu Amma rep by her GPA holder Sri.Ajit G.Nambiar in



terms of a Sale deed dated 20.02.2008 and registered as doc no.516/2008-09, at the office of Sub-Registrar, Bidarahalli, Bangalore. *However, the copy of death certificate of Sri.Munivenkatappa is also not given for perusal.*

The copy of General Power of Attorney dated 10.07.2010 (notarised) executed by Smt.T.P.Ammu Amma in favour of Sri.K.Vishwanath is produced.

The said Smt.T.P.Ammu Amma executed a General Power of Attorney dated 15.04.2015 (notarised) in favour of Sri.Ajit G. Nambiar, empowering the attorney to do various acts, deeds and things with power of alienation of land bearing Sy no.15/1 measuring 1 acre 10 guntas, Sy no.15/2 measuring 1 acre 08 guntas, Sy no.15/3 measuring 1 acre 09 guntas and Sy no.15/4 measuring 26.66 guntas of Cheemasandra Village.

Thereafter, Smt.T.P.Ammu Amma (W/o Sri.P.Kunhirama Kurup) executed a Will dated 06.02.2016 bequeathing land bearing Sy no.15/1 measuring 1 acre 10 guntas, Sy no.15/2 measuring 1 acre 08 guntas, Sy no.15/3 measuring 1 acre 09 guntas, Sy no.15/4 measuring 26.66 guntas to her nephew Sri.Ajit G. Nambiar. The copy of Death certificate dated 23.01.2017 of Smt.T.P.Ammu Amma is produce.

One of the daughters of Late Smt.Ammu Amma viz., Ms.Sharmila Mallinath executed a Special Power of Attorney dated 12.04.2017 (notarised) in favour of Sri.T.P.Sunil, empowering the attorney to do various acts, deeds and things, concerning O.S. no.1516/2015 and Appeal bearing R.P. no.171/2016 in respect of Sy no.15/3 measuring 1 acre 09 guntas.

Similarly, the other daughters of Late Smt.Ammu Amma viz., Smt.T.P.Sathi, Smt.Sujatha Ravindran executed a Special Power of Attorney dated 12.04.2017 (notarised) in favour of Sri.T.P.Sunil empowering the attorney to do various acts, deeds and things, concerning O.S. no.1516/2015 and Appeal bearing R.P. no.171/2016 in respect of Sy no.15/3 measuring 1 acre 09 guntas.

Further, the children of Late Smt.Ammu Amma viz., Smt.T.P.Sathi, Smt.Sujatha Ravindran, Smt.Sharmila Mallinath and Sri.T.P.Sunil executed an Affidavit dated 12.04.2017 (notarised) confirming the demise of her mother Smt.T.P.Ammu Amma on 23.01.2017, besides confirming that they are her only legal heirs.

In turn, Sri.T.P.Sunil executed a Special Power of Attorney dated 22.06.2017 in favour of Sri.Ajit Nambiar empowering the attorney to do various acts, deeds and things concerning O.S. no.1516/2015 and Appeal bearing R.P. no.171/2016 in respect of Sy no.15/3 measuring 1 acre 09 guntas.




The said Sri.Ajit Nambiar executed a Special Power of Attorney dated 06.09.2022 in favour of Sri.M.L.Kiran , empowering the attorney to do various acts, deeds and things concerning procuring of probate of Will dated 06.02.2016 executed by her aunt Smt.Ammu Amma.

The office of BDA has Commencement certificate dated 02.08.2024 confirming the change of land usage from agriculture to residential purpose in respect of Sy no.15/1, 15/2, 15/3 & 15/4 of Cheemasandra.

The owner Sri.Ajit G. Nambiar has entered into a Joint Development Agreement dated 17.02.2025 (doc no.17442/2024-25) with M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Vivek Hangal for the beneficial development of subject property under symbiotic terms. The parties to the said JDA have agreed to share the undivided share in land and built-up area in the ratio of 21 % (to the owners) : 79 % (to the builders).

In furtherance to the said JDA, Sri.Ajit G. Nambiar executed a General Power of Attorney dated 17.02.2025 (doc no.1290/2024-25) in favour of M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Vivek Hangal, empowering the attorney to do various acts, deeds and things with power of alienation of builder's share of 79 % of undivided share in land with corresponding built-up area.

The proceedings in case no.RRT CS.25/08-09 initiated by Sri.M.Siddappa, Sri.M.Nagaraj, Sri.M.Srinivasamurthy, Sri.B.Munikumar, Sri.B.Manjunath, Sri.B.Venkatesh against Smt.T.P.Ammu Ramma before the Deputy Tahsildar, Bangalore East Taluk, Bangalore concerning Sy nos.15/1, 15/2, 15/3 & 15/4 along with Sy no.12/1B was rejected vide an Order dated 08.01.2010.

The said Smt.T.P.Ammu Amma preferred an appeal before the Court of Asst. Commissioner, Bangalore North Sub-division, Bangalore in R.A. (BE)68/2010-11 against The Deputy Tahsildar, Sri.M.Siddappa and others challenging the orders dated 08.01.2010 in RRT (DIS)CR.25/2008-09 in respect of Sy nos.15/1, 15/2, 15/3 & 15/4 of Cheemasandra Village. The appeal was allowed vide order dated 28.04.2016, thereby the order dated 08.01.2010 in RRT (DIS).CR.25/2008-09 was set aside with direction to the Tahsildar, Bangalore East Taluk, KR Puram, Bangalore to effect the mutation in the name of appellant Smt.T.P.Ammu Amma in respect of Sy nos.15/1, 15/2, 15/3 & 15/4 on the basis of sale deed dated 20.02.2008 (doc no.516). Based on the order passed in R.A. (BE)68/2010-11, the Mutation register bearing MR no.H19/2015-16 was issued in respect of Sy nos.15/1, 2, 3 & 4 for transfer of katha from the names of Sri.J.Muniraju, Sri.Munivenkatappa and Smt.Munithayamma to the name of Smt.T.P.Ammu Amma.



That Smt.Munithayamma (W/o Late Sri.Beerappa) and others filed a suit in O.S. no.1516/2016 before the Court of the II Addl. Senior Civil Judge, Bangalore Rural District seeking for declaration of their title to the suit property and to declaration that the sale deed dated 20.02.2008 as null and void and not binding upon them and for consequential injunction. The said suit came to be dismissed on 08.12.2021 for non-prosecution. *Further, the sought for death certificate of Sri.Beerappa is also not made available.*

Further, the children of Late Sri.T.P.Ammu Amma viz., Sri.T.P.Sunil Nambiar, Smt.Sharmila Mallinath, Smt.Sujatha Ravindran and Smt.T.P.Sathi have individually executed separate Affidavit/s all dated 22.09.2025 (notarised) confirming that the execution of separate Power of Attorney/s in favour of Sri.T.P.Sunil, who in turn had appointed Sri.Ajit G. Nambiar as attorney to do various acts, deeds and things, with regard to suit in O.S. no.1516/2015 and Appeal bearing R.P. no.171/2016 in respect of Sy no.15/3 measuring 1 acre 09 guntas filed by Smt.Munithayamma (W/o Late Sri.Beerappa) and others before the Court of the II Addl. Senior Civil Judge, Bangalore Rural District seeking declaration of sale deed dated 20.02.2008 as null and void and for consequential injunction, besides confirming the indefeasible title of Sri.Ajit G.Nambiar over the subject property and further confirm that neither they nor their legal heirs have any manner of right, title, claim and interest over the captioned property.

During the pendency of the said suit, Smt.Munithayamma and others filed a Revision petition no.171/2016-17 before the Deputy Commissioner, Bangalore Urban District challenging the order dated 28.04.2016 passed by The Asst. Commissioner, Bangalore North Sub-division. The Deputy Commissioner, Bangalore Urban District passed an order dated 21.02.2022 holding that sale deed dated 20.02.2008 as a invalid document in law, thereby allowing the revision petition and directed the revenue authorities to restore the name of Smt.Munithayamma in the revenue records as the owner of the said property. As per the order passed Revision petition no.171/2016-17, the katha in respect of Sy no.15/3 measuring 1 acre 9 guntas was transferred from the name of Smt.T.P.Ammu Amma to the name of Smt.Munithayamma vide Mutation register bearing MR no.T28/2022-23.

Aggrieved by the order dated 21.02.2022 passed by the Deputy Commissioner, Bangalore Urban District in Revision Petition no.171/2016-17 filed by Smt.Munithayamma and 15 others directing the Tahsildar, Bangalore East Taluk to restore the name of Smt.Munithayamma as per mutation register bearing MR no.32/2007-08 in Column no.9 and 12 (2) of RTC in respect of Sy no.15/3 measuring 1 acre 09 guntas of Cheemasandra Village, Smt.T.P.Ammu Amma (since dead by her LR's viz., Sri.T.P.Sunil, Smt.T.P.Sathi, Smt.Sujatha Ravindran and Smt.Sharmila Mallinath have filed a Writ Petition no.10609/2023 before the Court of Hon'ble High



Court of Karnataka, Bangalore against Smt.Munithayamma and 15 others to set aside the impugned order 21.02.2022. However, the said petition is pending disposal.

IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of subject property in favour of Sri.Ajit G. Nambiar rep by his GPA holder M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Vivek Hangal.

V OPINION:

On the basis of documents perused & information furnished, SUBJECT TO THE PRODUCTION AND VERIFICATION OF FOLLOWING DOCUMENTS viz.,

1. KATHA CERTIFICATE ISSUED BY THE JURISDICTIONAL REVENUE AUTHORITY IN FAVOUR OF SRI.AJIT G. NAMBIAR
2. TAX PAID RECEIPT FOR THE PERIOD 2025-26
3. ORDER PASSED IN WRIT PETITION NO.10609/2023
4. RERA REGISTRATION CERTIFICATE
5. COPY OF SANCTION PLAN FOR THE BUILDING.

We are of the opinion that the title of Sri.Ajit.G.Nambiar rep by his GPA holder M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Vivek Hangal in respect of subject property is legally valid, clear and marketable.

NOTE :

1. IT IS ADVISABLE TO VERIFY ALL THE ORIGINAL DOCUMENTS OF TITLE.
2. COPIES OF DOCUMENTS PERUSED HEREIN ARE BONA-FIDE BELIEVED TO BE GENUINE.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you,

For C.S.Vishwanath & Co.,

Advocate.



Ref. 07.03.2026
Bangalore.

G

To,

M/s Sattva Resi Private Limited
Bangalore.

Sirs,

Sub:-	Supplementary legal scrutiny report regarding the title of Sri.Ajit G. Nambiar rep by his GPA holder M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Vivek Hangal converted land bearing Sy nos.15/1, 15/2, 15/3 & 15/5 (converted vide official memorandum/s dated 30.01.2025, 09.01.2025 13.02.2025 bearing nos.699201, 702492, 724620 & 733379 issued by the office of Deputy Commissioner, Bangalore District) situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore
Total Extent :	4 acres 13.04 guntas
Ref:	Report dated 23.10.2025

I DESCRIPTION OF PROPERTY :

Item-1

All that piece and parcel of converted land bearing Sy no.15/1 (converted vide official memorandum dated 30.01.2025 bearing no.699201 issued by the office of Deputy Commissioner, Bangalore District) measuring 1 acre 10 guntas situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded as follows :

On the East by	:	Property belonging to the Developer
West by	:	Private property
North by	:	Sy no.15/4 being Item no.4
South by	:	Property belonging to Munivenkatappa

lm



Item-2

All that piece and parcel of converted land bearing Sy no.15/2 measuring 1 acre 08 guntas (converted vide official memorandum dated 30.01.2025 bearing no.702492 issued by the office of Deputy Commissioner, Bangalore District) situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded as follows :

On the East by	:	Property belonging to the Developer
West by	:	Private property
North by	:	Survey no.15/1 being Item no.1
South by	:	Survey no.15/3 being Item no.3

Item-3

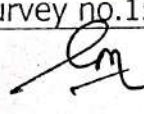
All that piece and parcel of converted land bearing Sy no.15/3 measuring 1 acre 09 guntas (converted vide Official Memorandum dated 13.02.2025 bearing no.724620 issued by the office of Deputy Commissioner, Bangalore District) situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded as follows :

On the East by	:	Property belonging to the Developer
West by	:	Private property
North by	:	Survey no.15/2 being Item no.2
South by	:	Private property

Item-4

All that piece and parcel of converted land bearing Sy no.15/5 (earlier bearing Sy no.15/4) measuring 26.04 guntas (converted vide official memorandum dated 09.01.2025 bearing no.733379 issued by the office of Deputy Commissioner, Bangalore District) situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded as follows :

On the East by	:	Property belonging to the Developer
West by	:	Property belonging to Sri.Krishnappa
North by	:	Remaining portion of Sy no.15/4
South by	:	Survey no.15/1 being Item no.1




COMPOSITE PROPERTY

All that piece and parcel of converted land bearing Sy nos.15/1, 15/2, 15/3 & 15/5 (converted vide official memorandum/s dated 30.01.2025, 09.01.2025 13.02.2025 bearing nos.699201, 702492, 724620 & 733379 issued by the office of Deputy Commissioner, Bangalore District) situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore 4 acres 13.04 guntas and bounded as follows:

On the East by	:	Property belonging to the Developer
West by	:	Private property
North by	:	Remaining portion of Sy no.,15/4
South by	:	Private property

Adverting to the above, we have been provided with copies of following documents :

1. Tax demand register extract in form no.11 (A) dated 29.01.2026 issued by Avalahalli Village Panchayath in favour of M/s Darshith Buildtech Pvt. Ltd., in respect of Sy nos.16/1, 16/2, 89, 15/1, 2 & 5, PID no.150200400501200209
2. Modified plan sanction letter issued by BDA
3. Copy of modified sanction plan issued by BDA.
4. Nil tenancy endorsement dated 11.12.2025 bearing no.RD1218114041568 issued by the office of Tahsildar, Bangalore East Taluk, Bangalore
5. Encumbrance certificates :
 - a) Dated 04.03.2026 for the period 01.04.2024 to 04.03.2026 depicting the entries of JDA dated 17.02.2025 (doc no.17442) -15/1
 - b) Dated 04.03.2026 for the period 01.04.2024 to 04.03.2026 depicting the entries of JDA dated 17.02.2025 (doc no.17442) - Sy no.15/2
 - c) Dated 04.03.2026 for the period 01.04.2024 to 04.03.2026 depicting the entries of JDA dated 17.02.2025 (doc no.17442) -15/3
 - d) Dated 04.03.2026 for the period 01.04.2024 to 04.03.2026 depicting the entries of JDA dated 17.02.2025 (doc no.17442) - Sy no.15/5

CONTINUATION OF SOURCE OF TITLE :

The copies of modified plan sanction letter and modified sanction plan issued in respect of Sy no.16/1 measuring 3 acres 33 guntas, Sy no.16/2 measuring 3 acres 38 guntas and Sy no.89 measuring 4 acres 02 guntas, Sy no.15/1 measuring 1 acre 10



guntas, Sy no.15/2 measuring 1 acre 08 guntas, Sy no.15/3 measuring 1 acre 09 guntas, Sy no.15/5 (old no.15/4) measuring 26.25 guntas by Bangalore Development Authority permits the construction of :

Sl. Nos.	Building details	Floor details
Phase-1 (sanctioned)		
1.	Tower-1	2BF+GF+29UF+TF
2.	Tower-2	2BF+GF+30UF+TF
3.	Tower-3	2BF+GF+31UF+TF
4.	Tower-4	2BF+GF+30UF+TF
5.	Row Houses (Option-1)	BF+GF+2UF+Terrace
6.	Row Houses (option -1)	BF+GF+2UF+Terrace
Phase-1 (sanctioned)		
7.	Amenity-1	2BF+GF+03UF+TF
8.	Amenity-2	2BF+GF+02UF+TF
9.	Amenity -3 (partially)	GF+1 st floor
10.	Amenity-4 (partially)	GF+1 st floor
Phase-2 (proposal)		
11.	Tower-5 (proposed)	3BF+GF+42UF+TF)
12.	Tower-6 (Proposed)	3BF+GF+7UF+TF)
13.	Amenity Block-5	3BF+GF+03UF+TF

The copy of Nil tenancy endorsement dated 11.12.2025 bearing no.RD1218114041568 issued by the office of Tahsildar, Bangalore East Taluk, Bangalore in respect of Sy nos.15/1, 15/2, 15/3 & 15/5 of Cheemasandra Village is produced.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 04.03.2026 for the period 01.04.2024 to 04.03.2026	depicting the entry of JDA dated 17.02.2025 (doc no.17442) -15/1
2.	Dated 04.03.2026 for the period 01.04.2024 to 04.03.2026	depicting the entry of JDA dated 17.02.2025 (doc no.17442) - Sy no.15/2
3.	Dated 04.03.2026 for the period 01.04.2024 to 04.03.2026	depicting the entry of JDA dated 17.02.2025 (doc no.17442) -15/3



4.	Dated 04.03.2026 for the period 01.04.2024 to 04.03.2026	depicting the entry of JDA dated 17.02.2025 (doc no.17442) – Sy no.15/5
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IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of subject property in favour of Sri.Ajit G. Nambiar rep by his GPA holder M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Vivek Hangal.

V OPINION:

On the basis of documents perused & information furnished, SUBJECT TO THE PRODUCTION AND VERIFICATION OF FOLLOWING DOCUMENTS viz.,

1. TAX PAID RECEIPT FOR THE PERIOD 2025-26
2. ORDER PASSED IN WRIT PETITION NO.10609/2023
3. RERA REGISTRATION CERTIFICATE

We are of the opinion that the title of Sri.Ajit.G.Nambiar rep by his GPA holder M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Vivek Hangal in respect of subject property is legally valid, clear and marketable.

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Thanking you,
For C.S.Vishwanath & Co.,

Advocate.

