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27/05/2024

LEGAL SCRUTINY REPORT

We are required to give our Legal Scrutiny Report in respect of the Residentially Converted Land bearing Sy.No.109, measuring 4 Acres 30 Guntas and 7 Guntas Kharab (converted vide the Official Memorandum, dated 10/09/2020 bearing No.34831, issued by Deputy Commissioner, Bangalore Urban District, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, which property is morefully described in the Schedule hereunder and hereinafter referred to as the 'SUBJECT PROPERTY', for brevity. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

I) DESCRIPTION OF THE PROPERTY (SUBJECT PROPERTY):

ALL THAT PIECE AND PARCEL OF the Residentially Converted Land bearing Sy.No.109, measuring 4 Acres 30 Guntas and 7 Guntas Kharab (converted vide the Official Memorandum, dated 10/09/2020 bearing No.34831, issued by Deputy Commissioner, Bangalore District, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, and bounded on the :

East by : Land in bearing Sy. No.112;
West by : Land in bearing Sy. No. 46;
North by : Land in bearing Sy. No. 46;
South by : Land belonging to Sri.Lakshminarayana Reddy;

II) LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):



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1. Village Map of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
2. Orders passed in Case No.26 by the Special Tahsildar, For Abolition of Inams, Bangalore filed by Sri.Narasimhaiah S/o Sri.Ramaiah. As per the Order, Sri.Narasimhaiah S/o Sri.Ramaiah is granted occupancy rights in respect of several Lands including the Land bearing Sy.No.109 measuring 4 Acres 30 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
3. Form No.8 and Endorsement dated 8/8/1959, issued by the Special Deputy Commissioner, For Abolition of Inams, Bangalore registering the name of Sri.Narasimhaiah S/o Sri.Ramaiah as Khatedar and Hiduvalidar of the Land bearing Sy.No.109 measuring 4 Acres 30 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore pursuant to the above Orders.
4. Mutation Register in the name of Sri.Narasimhaiah S/o Sri.Ramaiah pursuant to the above grant order, in respect of land bearing Sy.No.109 measuring 4 Acres 30 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
5. Sale Deed dated 31/10/1988, registered as Document No.9810/1988-89, at pages of 168-172, Volume No.2976 of Book 1, in the Office of Sub-Registrar, Bangalore South Taluk, Bangalore executed by Sri.Narasimhaiah S/o Sri.Ramaiah along with his brothers in favour of Smt.Nanjamma and her son Sri.A.Shivakumar in respect of land



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bearing Sy.No.109 measuring 4 Acres 30 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.

6. Mutation Register bearing No.28/1988-89 in the name of Smt.Nanjamma and her son Sri.A.Shivakumar pursuant to the above Sale Deed, in respect of land bearing Sy.No.109 measuring 4 Acres 30 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
7. Sale Deed dated 28/08/2002, registered as Document No.9410/2002-03, stored in CD No.98 of Book 1, in the Office of Sub-Registrar, Kengeri Bangalore executed by Smt.Nanjamma and her son Sri.A.Shivakumar in favour of Sri.Raghu S/o Sri.Rajanna in respect of land bearing Sy.No.109 measuring 4 Acres 30 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
8. Mutation Register bearing No.99/2002-03 in the name of Sri.Raghu S/o Sri.Rajanna pursuant to the above Sale Deed, in respect of land bearing Sy.No.109 measuring 4 Acres 30 Guntas excluding 7 Guntas kharab situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
9. Record of Rights, Tenancy and Crop Inspection (RTC) in respect of Land bearing in respect of land Sy.No.109 measuring 4 Acres 30 Guntas excluding 7 Guntas kharabh situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore for the period of 1970 -2024.



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10. Akar Bandh Extract (Uttar) in respect of Land bearing Sy.No.109 measuring 4 Acres 30 Guntas excluding 7 Guntas kharabh of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
11. Endorsement dated 27.10.2023 issued by the Asst. Commissioner, Bangalore stating that there are no cases pending in respect of the Subject Land under the provisions of PTCL Act.
12. Endorsement dated 11.12.2023 issued by the Land Acquisition Officer, Bangalore stating that there are no acquisition proceedings pending in respect of the Subject Land by this Authority.
13. Official Memorandum dated 10/09/2020, bearing No.34831, issued by the Deputy Commissioner, Bangalore District, in respect of Conversion of Land measuring 4 Acres 30 Guntas in Sy.No.109 of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore for residential personal Housing purposes.
14. Mutation Register bearing No.T3/2020-21 pursuant to the above conversion of the subject land.
15. Rectification deed dated 27/12/2023, registered as Document No. 12438/2023-24 in the Office of Sub-Registrar, Attibele Bangalore executed by Smt.Nanjamma and her son Sri.A.Shivakumar in favour of Sri.Raghu, Trustee of Ved Vignan Maha Vidya Peeth, in respect of the Subject Land.



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16. Sale Deed dated 24/4/2024, registered as Document No. BSK-1-01195/2024-25, in the Office of Sub-Registrar, Banashankari Bangalore, executed by Sri.Raghu S/o Sri.Rajanna as the Trustee of Ved Vignan Maha Vidya Peeth in favour of M/s Sri Sumeru Realty Private Limited represented by its Managing Director Sri.Narendra Singh Lamba in respect of the Subject Land.
17. Encumbrance Certificates in respect of Sy.No.109 from the Period of:
- a. 01/04/1979 to 31/05/1989
 - b. 01/06/1989 to 31/03/2004
 - c. 01/04/2004 to 31/10/2023
 - d. 01/04/2023 to 03/05/2024

III) GENESIS OF TITLE:

A perusal of the documents furnished to us, we understand that that occupancy rights in respect of the Land bearing Sy.No.109 measuring 4 Acres 22 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore along with various other lands came to be granted to one Sri.Narasimhaiah S/o Sri.Ramaiah under the Provisions of Inams, as evident from the Orders passed in Case No.26 by the Special Deputy Commissioner, For Abolition of Inams, Bangalore to be read along with Form No.8/Endorsement issued by the Special Deputy Commissioner, For Abolition of Inams, Bangalore furnished to us. Thus the said Grantee was the Hiduvalidhar and Khatedar of the said land and he was in possession and enjoyment of the same. The revenue records stood mutated in his name.



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The said Sri.Narasimhaiah has along with his brothers viz., Sri.Doddamuniyappa, Sri.Hanumaiah and Sri.Chikkamuniyappa have jointly conveyed the said entire land bearing Sy.No.109 measuring 4 Acres 30 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore to Smt.Nanjamma and her son Sri.A.Shivakumar vide Sale Deed dated 31/10/1988, registered as Document No. 9810/1988-89, at pages of 168-172, Volume No.2976 of Book 1, in the Office of Sub-Registrar, Bangalore South Taluk, Bangalore. Pursuant which the revenue records stood mutated in their names vide Mutation Register bearing No.28/1988-89. Thus Smt.Nanjamma and Sri.A.Shivakumar having acquired the said land in the manner mentioned above, were in peaceful possession and enjoyment of the same.

Under a Sale Deed dated 28/08/2002, registered as Document No. 9410/2002-03, stored in CD No.98 of Book 1, in the Office of Sub-Registrar, Kengeri Bangalore, the said Smt.Nanjamma and her son Sri.A.Shivakumar conveyed land bearing Sy.No.109 measuring 4 Acres 30 Guntas excluding 7 Guntas kharabh situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore to Sri.Raghu S/o Sri.Rajanna and the said Sale deed to be read along with Rectification deed dated 27/12/2023, registered as Document No. 12438/2023-24 in the Office of Sub-Registrar, Attibele Bangalore executed by Smt.Nanjamma and her son Sri.A.Shivakumar in favour of Sri.Raghu, Trustee of Ved Vignan Maha Vidya Peeth, in respect of the Subject Land. The revenue records stands mutated in his name vide Mutation Register bearing No.99/2002-03. Thus Sri.Raghu S/o Sri.Rajanna Trustee of Ved Vignan Maha Vidya Peeth, having acquired the said land in the manner mentioned above, was in peaceful possession and enjoyment of the same.



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We have the benefit of examining the Record of Rights, Tenancy and Crop Inspection (RTC) in respect of Land bearing Sy.No.109 measuring 4 Acres 30 Guntas excluding 7 guntas kharabh of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore for the period from 1970 to 2024, which would reiterate the flow of title in the manner mentioned above. The Village Map and Akar Bandh Extract (Uttar) goes to show the location and assessment of the land in question.

An Endorsement dated 27.10.2023 issued by the Asst. Commissioner, Bangalore confirms that there are no cases pending in respect of the Subject Land under the provisions of PTCL Act. An Endorsement dated 11.12.2023 issued by the Land Acquisition Officer, Bangalore confirms that there are no acquisition proceedings pending in respect of the Subject Land by this Authority.

The Land measuring 4 Acres 30 Guntas in Sy.No.109 of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore stands converted for residential purposes vide Official Memorandum dated 10/09/2020, bearing No.34831, issued by the Deputy Commissioner, Bangalore District and accordingly Mutation Register bearing No.T3/2020-21 stood mutated in his name.

Subsequent thereto the said Sri.Raghu S/o Sri.Rajanna as the Trustee of Ved Vignan Maha Vidya Peeth has conveyed the Subject Land in favour of M/s Sri Sumeru Realty Private Limited represented by its Managing Director Sri.Narendra Singh Lamba vide Sale Deed dated 24/4/2024, registered as Document No. BSK-1-01195/2024-25, in the Office of Sub-Registrar, Banashankari Bangalore.



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Thus M/s Sri Sumeru Realty Private Limited has become the sole and absolute owner of the Subject Property.

Encumbrances: The encumbrance certificates are furnished for the period from 01/04/1979 to 03/05/2024.

IV) CERTIFICATE:

We certify that M/s Sri Sumeru Realty Private Limited is the sole and absolute owner of the Subject Land and its title over the same is clear, good and marketable.

Regards,

Shanti L
Advocate



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27.5.2024

LEGAL SCRUTINY REPORT

We are required to give our Legal Scrutiny Report in respect of the Residentially Converted Land bearing Sy.No.112, measuring 4 Acres 22 Guntas (converted vide the Official Memorandum dated 9.1.2024 bearing No.581546 issued by the Deputy Commissioner, Bangalore District, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, which property is morefully described in the Schedule hereunder and hereinafter referred to as the 'SUBJECT PROPERTY', for brevity. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

I) DESCRIPTION OF THE PROPERTY (SUBJECT PROPERTY):

ALL THAT PIECE AND PARCEL OF the Residentially Converted Land bearing Sy.No.112, measuring 4 Acres 22 Guntas (converted vide the Official Memorandum dated 9.1.2024 bearing No.581546 issued by the Deputy Commissioner, Bangalore District, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore and bounded on the:

East by	:	Road and Land bearing Sy.No.113
West by	:	Land bearing Sy.No.109
North by	:	Halla and Road
South by	:	Land bearing Sy.Nos.111 & 115

II) LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):

1. Village Map of Kagalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore



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2. Order Sheet pertaining to Orders dated 6/8/1958 passed in Case No.6 by the Special Deputy Commissioner, For Abolition of Inams, Bangalore filed by Sri.K.V.Krishnaiah Shetty S/o Sri.Venkataramana Shetty. As per this Order, Sri.K.V.Krishnaiah Shetty S/o Sri. Venkataramana Shetty has been registered as Kadim tenant of several Lands including the Land bearing Sy.No.112 measuring 4 Acres 22 Guntas situated Kagalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore under Section 4 of the Act.
3. Endorsement issued by the Special Deputy Commissioner, For Abolition of Inams, Bangalore registering the name of Sri.K.V.Krishnaiah Shetty S/o Sri. Venkataramana Shetty as Khatedar and Hiduvalidar of the Land bearing Sy.No.112 measuring 4 Acres 22 Guntas situated Kagalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore pursuant to the above Orders.
4. Sale Deed dated 01/12/1984, registered as Document No. 5509/1984-85, at pages of 191-194, Volume No.2236 of Book 1, in the Office of Sub-Registrar, Bangalore South Taluk, Bangalore executed by Sri.K.V.Krishnaiah Shetty S/o late Sri.Venkataramana Shetty in favour of Smt.Nanjamma and her son Sri.A.Shivakumar in respect of Land bearing Sy.No.112 measuring 4 Acres 22 Guntas situated Kagalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
5. Mutation Register bearing No.99/1993-94 in the name of Smt.Nanjamma and her son Sri.A.Shivakumar pursuant to the above Sale Deed, in respect of land bearing



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Sy.No.112 measuring 4 Acres 22 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.

6. Sale Deed dated 16/09/2002, registered as Document No. 10605/2002-03, stored in CD No.100 of Book 1, in the Office of Sub-Registrar, Kengeri Bangalore executed by Smt.Nanjamma and her son Sri.A.Shivakumar in favour of Sri.Raghu S/o Sri.Rajanna in respect of land bearing Sy.No.112 measuring 4 Acres 22 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
7. Mutation Register bearing No.138/2002-03 in the name of Sri.Raghu S/o Sri.Rajanna pursuant to the above Sale Deed, in respect of land bearing Sy.No.112 measuring 4 Acres 22 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
8. Record of Rights, Tenancy and Crop Inspection (RTC) in respect of Land bearing in respect of land bearing Sy.No.112 measuring 4 Acres 22 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore for the period from 1970 -1985 ,1992-2024.
9. Akar Bandh Extract (Uttar) in respect of Land bearing Sy.No.112 measuring 4 Acres 22 Guntas of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.



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10. Endorsement dated 27.10.2023 issued by the Asst. Commissioner, Bangalore stating that there are no cases pending in respect of the Subject Land under the provisions of PTCL Act.
11. Endorsement dated 11.12.2023 issued by the Land Acquisition Officer, Bangalore stating that there are no acquisition proceedings pending in respect of the Subject Land by this Authority.
12. Rectification deed dated 27/12/2023, registered as Document No.12441/2023-24 in the Office of Sub-Registrar, Attibele Bangalore executed by Smt.Nanjamma and her son Sri.A.Shivakumar in favour of Sri.Raghu, Ved Vignam Maha Vidhya Peeth, in respect of the Subject Land.
13. Official Memorandum dated 9.1.2024 bearing No.581546 issued by the Deputy Commissioner, Bangalore District in respect of Conversion of the Land bearing Sy.No.112 measuring 4 Acres 22 Guntas of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore for residential purposes
14. Sale Deed dated 24/4/2024, registered as Document No. BSK-1-01195/2024-25, in the Office of Sub-Registrar, Banashankari Bangalore, executed by Sri.Raghu S/o Sri.Rajanna as the Trustee of Ved Vignan Maha Vidya Peeth in favour of M/s Sri Sumeru Realty Private Limited represented by its Managing Director Sri.Narendra Singh Lamba in respect of the Subject Land.



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15. Encumbrance Certificates in respect of Sy.No.112 from the Period of:

- a. 01/04/1979 to 31/05/1989
- b. 01/04/1998 to 31/03/2004
- c. 01/04/2004 to 31/10/2023
- d. 01/04/2023 to 03/05/2024

III) GENESIS OF TITLE:

A perusal of the documents furnished to us, we understand that the Land bearing Sy.No.112 measuring 4 Acres 22 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore along with various other lands came to be granted to one Sri.K.V.Krishnaiah Shetty S/o Sri.Venkataramana Shetty under the Provisions of Inams, vide Order dated 6/8/1958 passed in Case No.6/1958-59 passed by the Special Deputy Commissioner, For Abolition of Inams, Bangalore filed by Sri.K.V.Krishnaiah Shetty S/o Sri. Venkataramana Shetty. An Endorsement issued by the Special Deputy Commissioner, For Abolition of Inams, Bangalore confirms the said Grant in favour of Sri.K.V.Krishnaiah Shetty and also registering his name as Khatedar and Hiduvalidar of the said Land. Thus Sri.K.V.Krishnaiah Shetty having acquired the said land in the manner mentioned above was in peaceful possession and enjoyment of the same.

Inturn, Sri.K.V.Krishnaiah Shetty conveyed the said land bearing Sy.No.112 measuring 4 Acres 22 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore to Smt.Nanjamma and her son Sri.A.Shivakumar vide Sale Deed dated 01/12/1984, registered as Document No. 5509/1984-85, at pages of 191-194, Volume No.2236 of Book 1, in the Office of Sub-Registrar, Bangalore South Taluk, Bangalore. Pursuant which the revenue records stood mutated in their name vide Mutation Register



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bearing No.99/1993-94. Thus Smt.Nanjamma and Sri.A.Shivakumar were in peaceful possession and enjoyment of the said land.

Under a Sale Deed dated 16/09/2002, registered as Document No. 10605/2002-03, stored in CD No.100 of Book 1, in the Office of Sub-Registrar, Kengeri Bangalore, the said Smt.Nanjamma and her son Sri.A.Shivakumar conveyed the land bearing Sy.No.112 measuring 4 Acres 22 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore to Sri.Raghu S/o Sri.Rajanna. Pursuant which the revenue records stood mutated in his name vide Mutation Register bearing No.138/2002-03.

The said Sale deed to be read along with Rectification deed dated 27/12/2023, registered as Document No. 12441/2023-24 in the Office of Sub-Registrar, Attibele Bangalore executed by Smt.Nanjamma and her son Sri.A.Shivakumar in favour of Sri.Raghu, Trustee of Ved Vignan Maha Vidya Peeth, in respect of the Subject Land.

Thus Sri.Raghu S/o Sri.Rajanna, Trustee of Ved Vignan Maha Vidya Peeth having acquired the said land in the manner mentioned above, was in peaceful possession and enjoyment of the same.

We have the benefit of examining the Record of Rights, Tenancy and Crop Inspection (RTC) in respect of Land bearing Sy.No.112 measuring 4 Acres 22 Guntas of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore for the period from 1970 -1985 & 1992- to 2024, which would reiterate the flow of title in the manner mentioned above. The Village



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Map and Akar Bandh Extract (Uttar) goes to show the location and assessment of the land in question.

An Endorsement dated 27.10.2023 issued by the Asst. Commissioner, Bangalore confirms that there are no cases pending in respect of the Subject Land under the provisions of PTCL Act. An Endorsement dated 11.12.2023 issued by the Land Acquisition Officer, Bangalore confirms that there are no acquisition proceedings pending in respect of the Subject Land by this Authority.

The Land measuring 4 Acres 22 Guntas in Sy.No.112 of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore stands converted for residential purposes vide Official Memorandum dated 9.1.2024 bearing No.581546 issued by the Deputy Commissioner, Bangalore District.

Subsequent thereto the said Sri.Raghu S/o Sri.Rajanna as the Trustee of Ved Vignan Maha Vidya Peeth has conveyed the Subject Land in favour of M/s Sri Sumeru Realty Private Limited represented by its Managing Director Sri.Narendra Singh Lamba vide Sale Deed dated 24/4/2024, registered as Document No. BSK-1-01195/2024-25, in the Office of Sub-Registrar, Banashankari Bangalore.

Thus M/s Sri Sumeru Realty Private Limited has become the sole and absolute owner of the Subject Property.



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Encumbrances: The encumbrance certificates are furnished for the period from 01/04/1979 to 03/05/2024.

IV) CERTIFICATE:

We certify that M/s Sri Sumeru Realty Private Limited is the sole and absolute owner of the Subject Land and its title over the same is clear, good and marketable.

Regards,

Shanti. L
Advocate



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Date : 16.10.2024

LEGAL SCRUTINY REPORT

We are required to give our Legal Scrutiny Report in respect of the Residentially Converted Land bearing Sy.No.113/3, measuring 23½ Guntas (converted vide the Official Memorandum, dated 5.10.2024 bearing No.704112, issued by Deputy Commissioner, Bangalore Urban District, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, which property is more fully described in the Schedule hereunder and hereinafter referred to as the '**SUBJECT PROPERTY**', for brevity. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

I) DESCRIPTION OF THE PROPERTY (SUBJECT PROPERTY):

ALL THAT PIECE AND PARCEL OF the Residentially Converted Land bearing Sy.No.113/3, measuring 23½ guntas (converted vide the Official Memorandum, dated 5.10.2024 bearing No.704112, issued by Deputy Commissioner, Bangalore Urban District, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, and bounded on the :

East by : Road & Land bearing Sy.No.113/2;
West by : Land bearing Sy.No.112;
North by : Land bearing Sy.No.112;
South by : Land bearing Sy.No.114;

II) LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):

1. Village Map of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore
2. Order Sheet pertaining to Case No.6/1958-59 passed by the Special Deputy Commissioner, for abolition of inams, Bangalore, Kolar & Tumkur District filed



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by Sri.K.V.Krishnaiah Shetty S/o Sri.Venkataramana Shetty. As per this Order, Sri.K.V.Krishnaiah Shetty S/o Sri. Venkataramana Shetty has been registered as Kadim tenant of several Lands including the Land bearing Sy.No.113 measuring 4 Acres 8 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore under Section 4 of the Act.

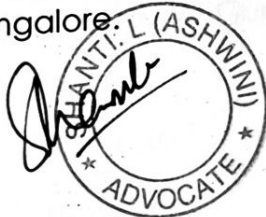
3. Endorsement issued by the Special Deputy Commissioner, For Abolition of Inams, Bangalore registering the name of Sri.K.V.Krishnaiah Shetty S/o Sri. Venkataramana Shetty as Khatedar and Hiduvalidar of the Land bearing Sy.No.113 measuring 4 Acres 8 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore pursuant to the above Orders.
4. Sale Deed dated 01/12/1984, registered as Document No. 5508/1984-85, at pages of 63-65, Volume No.2243 of Book 1, in the Office of Sub-Registrar, Bangalore South Taluk, Bangalore executed by Sri.K.V.Krishnaiah Shetty S/o late Sri.Venkataramana Shetty in favour of Smt.Nanjamma and her son Sri.A.Shivakumar in respect of land bearing Sy.No.113 measuring 4 Acres 8 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore. Thus, the said Smt. Nanjamma and her son, Sri. A. Shivakumar were in peaceful possession and enjoyment of the said land.
5. Sale Deed dated 28/8/2002 registered as Document No.9407/2002-03, of Book 1, in the Office of Sub-Registrar, Kengeri, Bangalore executed by Smt.Nanjamma and her son Sri.A.Shivakumar in favour of Sri.R.Raghu S/o. Sri.Rajanna in respect of Portion of land bearing Sy.No.113 measuring 38 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore. Pursuant to which the revenue records stood mutated in his name.
6. Rectification Deed dated 27/12/2023 registered as Document No.12440/2023-24, of Book I, in the Office of Sub-Registrar, Attibele



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Bangalore, executed by Smt.Nanjamma and her son Sri.A.Shivakumar in respect of the Subject Property.

7. Phodi Records/Extracts in respect of the Subject Property.
8. Record of Rights, Tenancy and Crop Inspection (RTC) in respect of Land bearing Sy.No.113 measuring 4 Acres 10 Guntas including 2 Guntas Kharab of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore for the period from 1970 to 2025.
9. Akar Bandh Extract (Uttar) in respect of Land bearing Sy.No.113/3 measuring 23 ½ Guntas of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore
10. Atlas Nakalu/Village Pakka Book (Hissa Survey Nakalu) for the Subject Property
11. Village Map of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
12. Endorsement dated 23/09/2013, issued by the Special Tahsildar Bangalore South Taluk to the effect that there are no Tenancy claims in respect of Land bearing Sy.No.113 of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
13. Official Memorandum dated 5.10.2024 bearing No.704112, issued by Deputy Commissioner, Bangalore District in respect of Conversion of Land measuring 23 ½ in Sy.No.113/3 of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore for residential purposes.
14. MR T37/2024-25 in respect of Conversion of Land measuring 23 ½ in Sy.No.113/3 of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.



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15. Sale Deed dated 14/10/2024, registered as document No.9665/2024-25 of Book 1, in the Office of the Sub-Registrar, Banashankari, Bangalore executed by Sri.R.Raghu S/o. Sri.Rajanna, as the Trustee of Ved Vignan Maha Vidya Peeth in favour of M/s Sri Sumeru Realty Private Limited in respect of Portion of land bearing Sy.No.113/3 measuring 23 ½ Guntas situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore
16. Encumbrance Certificates in respect of Sy.No.113 & 113/3 from the Period:
 - a. 01/04/1957 to 31/03/1989
 - b. 01/04/1989 to 31/03/2004
 - c. 01/04/2004 to 20/09/2024
 - d. 01/04/2024 to 14/10/2024

III) GENESIS OF TITLE:

A perusal of the documents furnished to us, we understand that the Land bearing Sy.No.113 measuring 4 Acres 8 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore along with various other lands came to be granted to one Sri.K.V.Krishnaiah Shetty S/o Sri.Venkataramana Shetty under the Provisions of Inams, vide orders in Case No.6/1958-59 passed by the Special Deputy Commissioner, for abolition of inams, Bangalore, Kolar & Tumkur District filed by Sri.K.V.Krishnaiah Shetty S/o Sri. Venkataramana Shetty. An Endorsement issued by the Special Deputy Commissioner, for abolition of inams, Bangalore Kolar & Tumkur District confirms the said Grant in favour of Sri.K.V.Krishnaiah Shetty and also registering his name as Khatedar and Hiduvalidar of the said Land.

Thus Sri.K.V.Krishnaiah Shetty having acquired the said land in the manner mentioned above was in peaceful possession and enjoyment of the same.

Inturn, Sri.K.V.Krishnaiah Shetty conveyed the said entire land bearing Sy.No.113 measuring 4 Acres 8 Guntas situated Kaggalipura Village, Uttarahalli Hobli,



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Bangalore South Taluk, Bangalore to Smt.Nanjamma and her son Sri.A.Shivakumar vide Sale Deed dated 01/12/1984, registered as Document No. 5508/1984-85, at pages of 63-65, Volume No.2243 of Book 1, in the Office of Sub-Registrar, Bangalore South Taluk, Bangalore.

Thus Smt.Nanjamma and Sri.A.Shivakumar were in peaceful possession and enjoyment of the said land. They in turn conveyed the Portion of land bearing Sy.No.113 measuring 38 Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore to Sri.R.Raghu S/o. Sri.Rajanna vide Sale Deed dated 28/8/2002 registered as Document No.9407/2002-03, of Book I, in the Office of Sub-Registrar, Kengeri Bangalore. Pursuant to which the revenue records stood mutated in his name.

Subsequently, Deed of Rectification was executed between the erstwhile owners, namely, Smt. Nanjamma and her son, Sri. A. Shivakumar and R. Raghu, vide Deed of Rectification dated 27-12-2023, registered as Document No. 12440/2023-24 of Book I, in the office of the Sub-Registrar, Attibele, Bangalore.

Having acquired the above said property (including the Schedule Property) in the manner given above, the Vendor / VVMVP is (a) in peaceful vacant possession of the Schedule Property, and (b) paying the up-to-date property taxes inter-alia exercising all act of domination and ownership in over the same without any claim, objection or hindrance from any one whomsoever.

Subsequently, the Schedule Property got phodied and was allotted with new survey number bearing Survey No. 113/3. Pursuant to acquisition of some land by BWSSB, the extent of land in Survey No. 113 got reduced from 38 Guntas to 23½ Guntas i.e. the Schedule Property.

We have the benefit of examining the Record of Rights, Tenancy and Crop Inspection (RTC) in respect of Land bearing Sy.No.113 measuring 4 Acres 10 Guntas including 2 Guntas Kharab of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore for the period from 1970 to 2022 and Record of



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Rights, Tenancy and Crop Inspection (RTC) in respect of Land bearing Sy.No.113/3 measuring 23 ½ Guntas of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore for the period from 2024-25, which would reiterate the flow of title in the manner mentioned above.

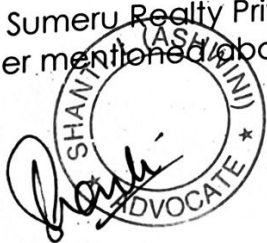
The Village map, Akar Bandh Extracts (Uttar), Atlas Nakalu/Village Pakka Book (Hissa Survey Nakalu) and Phodi records in respect of the Subject Property, reveals the exact location, shape and assessment of the land in question.

An Endorsement dated 23/09/2013, issued by the Special Tahsildar Bangalore South Taluk confirms that there are no Tenancy claims in respect of Land bearing Sy.No.113 of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.

The Land measuring 23 ½ in Sy.No.113/3 of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore stands converted for residential purposes vide Official Memorandum dated 5.10.2024 bearing No.704112, issued by Deputy Commissioner, Bangalore Urban District. Pursuant to which, the revenue records stood mutated in the name of R.Raghu vide MR T37/2024-25.

Thus Sri.R.Raghu acquired the above said Subject Property for fulfilling the purposes and objectives of Ved Vignana Maha Vidya Peeth Trust with funds at its disposal in the name of its Trustee R.Raghu who was an agriculturist and was acting as a facilitator, in the fiduciary capacity as the Trustee of the Ved Vignana Maha Vidya Peeth Trust and thus Sri.R.Raghu as the Trustee of Ved Vignana Maha Vidya Peeth Trust conveyed the Portion of land bearing Sy.No.113/3 measuring 23 ½ Guntas situated Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore in favour of M/s Sri Sumeru Realty Private Limited vide Sale Deed dated 14/10/2024, registered as document No.9665/2024-25 of Book I, in the Office of the Sub-Registrar, Banashankari, Bangalore.

Thus, M/s Sri Sumeru Realty Private Limited having acquired the Subject Property in the manner mentioned above has become the owner of the same.



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Encumbrances: There are no existing charges and mortgages on the subject property as seen in the Encumbrance Certificates furnished for the period from:

- a. 01/04/1957 to 31/03/1989
- b. 01/04/1989 to 31/03/2004
- c. 01/04/2004 to 20/09/2024
- d. 01/04/2024 to 14/10/2024

IV) CERTIFICATE: We certify that **M/s SRI SUMERU REALTY PRIVATE LIMITED** is the absolute owner of the Subject Land and its title over the same is clear, good and marketable.

Shanti L
Advocate

