



To,

Sterlite Developers LLP,
1st Floor, 27th main road,
17th Cross, 1st Sector,
HSR Layout
Bangalore-560102.

Dear Sir,

We are pleased to have the opportunity to provide legal opinion to our Client, Sterlite Developers LLP, and represent it. As we discussed in our recent conversation, this opinion is intended to confirm the terms of our representation

LEGAL SCRUTINY REPORT

Sub: Legal Opinion with respect to the converted land in **Survey No. 342/1**(Old Survey No.342 and Previous Survey No.154/10), measuring to an extent of 4 Acres, **Survey No. 342/2** (Old Survey No. 342 and Previous Survey No. 154/10), measuring to an extent of 1 Acre, **Survey No. 342/3** (Old Survey No. 342 and Previous Survey No. 154/10), measuring to an extent of 1 Acre **Survey No. 342/4** (Old Survey No. 342 and Previous Survey No. 154/10), measuring to an extent of 1 Acre, **Survey No. 342/5** (Old Survey No. 342 and Previous Survey No. 154/10), measuring to an extent of 1 Acre, **Survey No.344/1** (Old Survey No.344 & Previous Survey No.154/13 measuring to an extent of 1 Acre 25 Guntas, **Survey No. 344/4** (Old Survey No 344 & Previous Survey No 154/13), measuring to an extent of 2 Acres, **Survey No. 344/5**, (Old Sy. No. 344 & Previous Sy. No. 154/13), measuring to an extent of 0-15 Guntas, **Survey No.345** (Old Survey No.154/14) measuring 8 Acres, **Survey No. 348/2** (Old Survey No. 348 & Previous Survey No.154/17) measuring 1 Acre, **Survey No. 348/3** (Old Survey No.348/1 & 348



& Previous Survey No.154/17) measuring to an extent of 1 Acre 20 Guntas out of 2 Acres and 0-2 Guntas, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru.

SCHEDULE PROPERTY:

Item No.1:-

All that piece and parcel of the Undeveloped converted Land bearing Survey No. 342/1 (Old Survey No.342 and Previous Survey No.154/10, measuring to an extent of 4 Acres, duly converted from Agricultural to Residential Purpose vide Official Memorandum of Conversion dated 25.01.2023 bearing No.ALN/AJ/SR/218/2022-23 issued by the Deputy Commissioner Bangalore, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru and bounded on:

East by : Land bearing Survey No. 354;
West by : Land bearing Survey No. 341;
North by: Road;
South by: Land bearing Survey No. 342/2.

Item No.2:-

All that piece and parcel of the Undeveloped converted land bearing Survey No. 342/2 (Old Survey No. 342 and Previous Survey No. 154/10), measuring to an extent of 1 Acre, duly converted from Agricultural to Residential Purpose vide Official Memorandum of Conversion dated 31.10.2022 bearing No. ALN/AJ/SR/159/2022-23 issued by the Deputy Commissioner Bangalore, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District and bounded on:



East by: Land bearing Survey No. 354;
West by: Land bearing Survey No. 341;
North by: Land bearing Survey No. 342/1;
South by: Land bearing Survey No. 342/3.

Item No.3:-

All that piece and parcel of the Undeveloped converted land bearing Survey No. 342/3 (Old Survey No. 342 and Previous Survey No. 154/10), measuring to an extent of 1 Acre, duly converted from Agricultural to Residential Purpose vide Official Memorandum of Conversion dated 31.10.2022 bearing No. ALN/AJ/SR/153/2022-23 issued by the Deputy Commissioner Bangalore, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District and bounded on:

East by: Land bearing Survey No. 354;
West by: Land bearing Survey No. 341;
North by: Land bearing Survey No. 342/2;
South by: Land bearing Survey No. 342/4.

Item No.4:-

All that piece and parcel of the Undeveloped converted land bearing Survey No. 342/4 (Old Survey No. 342 and Previous Survey No. 154/10), measuring to an extent of 1 Acre, duly converted from Agricultural to Residential Purpose vide Official Memorandum of Conversion dated 31.10.2022 bearing No. ALN/AJ/SR/152/2022-23 issued by the Deputy Commissioner Bangalore,



situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District and bounded on:

East by: Land bearing Survey No. 354;
West by: Land bearing Survey No. 341;
North by: Land bearing Survey No. 342/3;
South by: Land bearing Survey No. 342/5.

Item No.5:-

All that piece and parcel of the Undeveloped converted land bearing Survey No. 342/5 (Old Survey No. 342 and Previous Survey No. 154/10), measuring to an extent of 1 Acre, duly converted from Agricultural to Residential Purpose vide Official Memorandum of Conversion dated 31.10.2022 bearing No. ALN/AJ/SR/157/2022-23 issued by the Deputy Commissioner Bangalore situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District and bounded on:

East by: Land bearing Survey No. 354;
West by: Land bearing Survey No. 341;
North by: Land bearing Survey No. 342/4;
South by: Land bearing Survey No. 344/6, 344/1 & 345

Item No.6:-

All that piece and parcel of the Undeveloped converted land bearing Survey No.344/1 (Old Survey No.344 & Previous Survey No.154/13 measuring to an extent of 1 Acre 25 Guntas duly converted from Agricultural to Residential Purpose vide Official Memorandum of Conversion dated 31.10.2022 bearing No.



ALN/AJ/SR/156/22-23 issued by the Deputy Commissioner Bengaluru situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District and bounded on:

East by: Land bearing Survey No. 344/5;
West by: Land bearing Survey No. 344/6 & 344/2;
North by: Land bearing Survey No. 342/5;
South by: Land bearing Survey No. 344/2.

Item No.7:-

All that piece and parcel of the Undeveloped converted land bearing Survey No. 344/4 (Old Survey No 344 & Previous Survey No 154/13), measuring to an extent of 2 Acres duly converted from Agricultural to Residential Purpose vide Official Memorandum of Conversion dated 31.10.2022 bearing No. ALN/AJ/SR/160/22-23 situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District and bounded on:

East by: Land bearing Survey No. 344/5 & 348/2;
West by: Land bearing Survey No. 271;
North by: Land bearing Survey No. 344/3;
South by: Land bearing Survey No. 347.

Item No.8:-

All that piece and parcel of the Undeveloped converted land bearing Survey No. 344/5 (Old Sy. No. 344 & Previous Sy. No. 154/13), measuring to an extent of 0-15 Guntas duly converted from Agricultural to Residential Purpose vide Official Memorandum of Conversion dated 31.10.2022 bearing No. ALN/AJ/SR/154/22-



23 issued by the Deputy Commissioner Bengaluru situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District and bounded on:

East by: Land bearing Survey No. 345 & 348/2;

West by: Land bearing Survey Nos. 344/1, 344/2, 344/3 & 344/4;

North by: Land bearing Survey No. 342/5;

South by: Land bearing Survey No. 347.

Item No.9:-

All that piece and parcel of the Undeveloped converted land bearing Survey No.345 (Old Survey No.154/14) measuring 8 Acres duly converted from Agricultural to Residential Purpose vide Official Memorandum of Conversion dated 21.11.2022 bearing No. ALN/AJ/SR/158/22-23 issued by the Deputy Commissioner Bengaluru situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District and bounded on:

East by : Land bearing Survey.No 346;

West by : Land bearing Survey.No 344/5;

North by : Land bearing Survey.No 342/5 & 354;

South by : Land bearing Survey.No 348 /2 & 348/3.

Item No.10:-

All that piece and parcel of the Undeveloped converted land bearing Survey No. 348/2 (Old Survey No. 348 & Previous Survey No.154/17) measuring 1 Acre, duly converted from Agricultural to Residential Purpose vide Official Memorandum of Conversion dated 31.10.2022 bearing No. ALN/AJ/SR/155/22-23 issued by the Deputy Commissioner Bangalore situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District and bounded on:



East by: Land bearing Survey No.348/3;
West by: Land bearing Survey No.344/4 & 344/5;
North by: Land bearing Survey No.345;
South by: Land bearing Survey No.347.

Item No.11:-

All that piece and parcel of the Undeveloped converted land bearing Survey No. 348/3 (Old Survey No.348/1 & 348 & Previous Survey No.154/17) measuring to an extent of 1 Acre 20 Guntas out of 2 Acres and 0-2 Guntas, duly converted from Agricultural to Residential Purpose vide Official Memorandum of Conversion dated 06.06.2023 bearing No. ALN/AJ/SR/354/22-23 issued by the Deputy Commissioner Bangalore, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District bounded on:

East by : Land bearing Survey No.349;
West by : Land bearing Survey No.348/2 & 347;
North by : Land bearing Survey No.345 & 346;
South by : Remaining portion of Survey No.348/3.

COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of the Undeveloped Converted Land bearing Sy.No.342/1, Sy.No.342/2, Sy.No.342/3, Sy.No.342/4, Sy.No.342/5, Sy.No.344/1, Sy.No.344/4, Sy.No.344/5, Sy.No.345, Sy.No.348/2, Sy.No.348/3, as per Grama Panchayath Records Property No. 621/342/1, bearing Form No. 9 & 11 A-Khata No. 150200102901024364 issued by the Hulimangala Grama Panchayath, totally measuring 48939.15 Sq.Mtrs as per the approved plan bearing No.



BDA/TPM/PRL-60/2022-23/2992/2023-24 dated 25.03.2024, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by : Land bearing Survey Nos.354, 346, 349;
West by : Land bearing Survey No.341, 344, 271;
North by : Hulimangala to Thirupalya Road;
South by : Land bearing Survey No. 347 & 348/1.

SCOPE OF LIMITATION:

The scope of our review and this Opinion is subject to the following limitations: While performing the review, we have assumed the (a) genuineness of all documents and the accuracy and correctness of all information/representations provided/made to us, including the facts mentioned in agreements and executed copies of documents.

For the purposes of this Opinion, we have relied on the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Opinion.

Our observations, in this Opinion, are limited to issues and risks arising from a legal perspective regarding the property's title, as analysed by us only from the information and documents furnished to us.



CONFIDENTIALITY:

The contents of this Opinion are confidential. Neither this Opinion nor any of its contents may be disclosed to any person other than to the professional advisers, officers and employees of Client and of its affiliates who are directly involved in the transaction relating to the Schedule Property. We accept no responsibility to any person other than the Client in relation to the contents of this Opinion.

Item No.1:-

Survey No. 342/1

LIST OF DOCUMENTS SCRUTINIZED:

Sl. No	Date of document	Name / Type of document	Regd / Ref No. of the document with the date	Whether original/ certified/ true copy /Photostat
TITLE RELATED DOCUMENTS				
1.	10.04.1958	Will bequeathed by Sri. B. V. Thimmarayappa, Son of Sri. Dodda Venkatappa with respect to Survey No.154/10 measuring 8 Acres along with other lands.	Document No. 8/1958-59	Photostat



2.		Family Tree of Sri. B.V. Thimmarayappa was issued by the village accountant, Anekal.		Photostat
3.		Death Certificate of Late. B.V. Thimmarayappa, Son of Dodda Venkatappa.		Photostat
4.		Phodi Thakthe		Photostat
5.	26.04.2002	Partition Deed entered into between Sri. H.T. Somashekar Reddy, Son of Sri. B.V. Thimmarayappa, and H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani, Daughter of Sri. H.T. Somashekar Reddy with respect to Survey No.342, measuring to an extent of 8 Acres.	Document No. 933/2002-03	Photostat
6.	14.09.2004	Mutation Register	M.R. No. 68/2004-05	Photostat
7.	29.07.2022	Change of Land use issued by the Bangalore Development Authority with respect to	CLU-58/2021-22/970/2022-23	Photostat



		Survey No. 342/1 measuring to the extent of 4 Acres.		
8.	13.09.2022	Mutation Register	M.R. No. T45/2022-23	Photostat
9.	16.01.2023	Conversion Application, Challan Paid		Photostat
10.	25.01.2023	The Deputy Commissioner Bengaluru issued the official memorandum of conversion with respect to Survey No.342/1 measuring 4 Acres.	ALN/AJ/SR/218/2022-23	Photostat
11.		Conversion Sketch		Photostat
12.	25.01.2023	Mutation Register	M.R. No. T96/2022-23	Photostat
13.	01.03.2023	Joint Development Agreement between Sri. H.S. Gopinath, Son of Somashekar Reddy, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, & others AND Sterlite Developers LLP, represented by its designated Partners Sri. N. Shivarama Reddy, Son of M. Narayana Reddy and Sri.	Document No. 9958/2022-23	Photostat



		Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Survey No.342/1 measuring 4 Acres.		
14.	01.03.2023	General Power Of Attorney executed by Sri. H.S. Gopinath, Son of Somashekar Reddy, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, & others in favour of Sterlite Developers LLP represented by its designated Partners Sri.N. Shivarama Reddy, Son of M.Narayana Reddy and Sri.Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Survey No.342/1 measuring 4 Acres.	Document No. 626/2022-23	Photostat
15.	02.01.2024	Death Certificate of Sri.Vuppala Srinivas Reddy Son of Vuppala Yadagiri Reddy	Application No.DMCV122300 7171	Photostat
16.	09.02.2024	Family tree of Sri.Vuppala Srinivas Reddy Son of Vuppala Yadagiri Reddy issued by the Deputy	No.RD003820865 3257	Photostat



Legal Nexus

Advocates & Consultants

Kiran Kumar Hegde M.A, LL.B
Chennakeshava B.S BAL, LL.B
Rajesh P Karkera BA, LL.B
Suguna V Karkera BAL, LL.B
Krithi M.K BA, LL.B
Prabhakar M Kunder BAL, LL.B

		Tahsildar reflects all his legal heirs.		
17.	25.01.2024	LLP Amendment Agreement between Sri. H.N. Shivaramareddy and Smt.Vuppala Deepika Reddy	IN-KA113683805936 26W	Photostat
18.	25.03.2024	Approved Layout Plan issued by the Bangalore Development Authority	No. BDA/TPM/PRL-60/2022-23/2992/2023-24	Photostat
19.	26.06.2024	Computerised Form 9 & 11A Khatha issued by Panchayath Raj	Khatha No.150200102901 024364	Photostat
20.	01.08.2024	Sharing Agreement entered into Sri.H.S.Gopinath Son of Sri.H.T.Somashekar Reddy & others with Sterlite Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt Vuppala Deepika Reddy, Wife of Late. Vuppula Srinivas Reddy.	Document No.4548/24-25	Photostat



REVENUE RECORDS				
21.		Index of Land		Photostat
22.		Record of Rights 289 Record of Rights 1436		Photostat
23.		Pahani Thakthe for the period 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69 02 with respect to Survey No.154/10.		Photostat
24.		Manual RTCs for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1993-94 to 1996-97, 1997-98 to 2001-02, with respect to Survey. No. 154/10.		Photostat
25.		Computerised RTCs from 2000-01, 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, 2019-20, 2020-21,		Photostat



		2021-22, 2022-23, 2023-24 with respect to Survey No. 342/1.		
ENDORSEMENTS				
26.	27.07.2021	The Karnataka Housing Board Society issued a no-objection certificate stating nil acquisition of land with respect to Survey No.342/1, measuring to the extent of 4 Acres	No. KHB/LAQ/AN K/ 78/2021-22	Photostat
27.	28.07.2021	Endorsement issued by the Assistant Commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No.342/1, measuring to an extent of 4 Acres	No. P.T.C.L/(A)/CR /138/2021-22	Photostat
28.	09.08.2021	An endorsement issued by the Karnataka Industrial Areas Development Board stating Nil Acquisition of Land with respect to Survey No. 342/1 measuring to an extent of 4 Acres.	No. 1612/2021-22	Photostat



29.	04.09.2021	Nil Tenancy Certificate issued by the Tahsildar, with respect to Survey No. 342/1.	RD003802521396 6	Photostat
30.	08.06.2022	An endorsement was issued by Tahsildar, Anekal Taluk, with regards to the non-availability of Pahani Thakte from 1969-97 with respect to Survey No.342/1.	No. RK/CR/234/202 2-23	Photostat
31.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of the Preliminary Record with respect to Survey No.342/1.	No. RK/CR/201/202 2-23	Photostat
32.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of a Khetuwar copy with respect to Survey No.342/1.	No. RK/CR/213/202 2-23	Photostat
33.	28.07.2022	An endorsement issued by the Tahsildar, Anekal Taluk, stating the non-availability of RRT/170/79-80 with respect to Survey No.342/1.	No. RK/CR/305/202 2-23	Photostat



34.	19.09.2022	An endorsement issued by the Tahsildar, Anekal Taluk, stating the non-availability of IL with respect to Survey No.342/1.	No. RK/CR/195/202 2-23	Photostat
35.	07.02.2024	The Special Deputy Commissioner, Anekal, issued an endorsement stating the non-availability of an Inheritance Certificate bearing No.13/1983-84.	No. R.R.T/NAKALU /C.R./632/2023- 24	Photostat
36.	07.05.2024	An endorsement of the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.	No. R.K/C.R/221/20 24-25	Photostat
SURVEY RECORDS				
37.		Kardha Nakalu		Photostat
38.		Moola Tippyany		Photostat
39.		Hissa Tippyany		Photostat
40.		Atlas		Photostat
41.		RR Edabagh & Balabagh		Photostat



42.		Akarbandh		Photostat
43.		Village map		Photostat
ENCUMBRANCE CERTIFICATES				
44.	23.09.2022	Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Survey No. 154/10	S.A. No. 12415/2022-23	Photostat
45.	17.09.2021	Encumbrance Certificate from 01.04.1960 to 31.03.2004 with respect to Survey No. 342	S.A.No.156050/2021-22	Photostat
46.	02.04.2024	Encumbrance Certificate from 01.01.2003 to 02.04.2024 with respect to Survey. No. 342/1	JGN-EC-A-021902-2024-25	Photostat

The flow of Title: -

On perusing the above documents, it is observed that the immovable property, an agricultural land bearing Survey No.154/10 measuring 8 Acres and situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, originally belonged to Sri.Thimmarayappa, Son of Sri. Doddavenkatappa, as could be seen in the Kardha Nakalu.

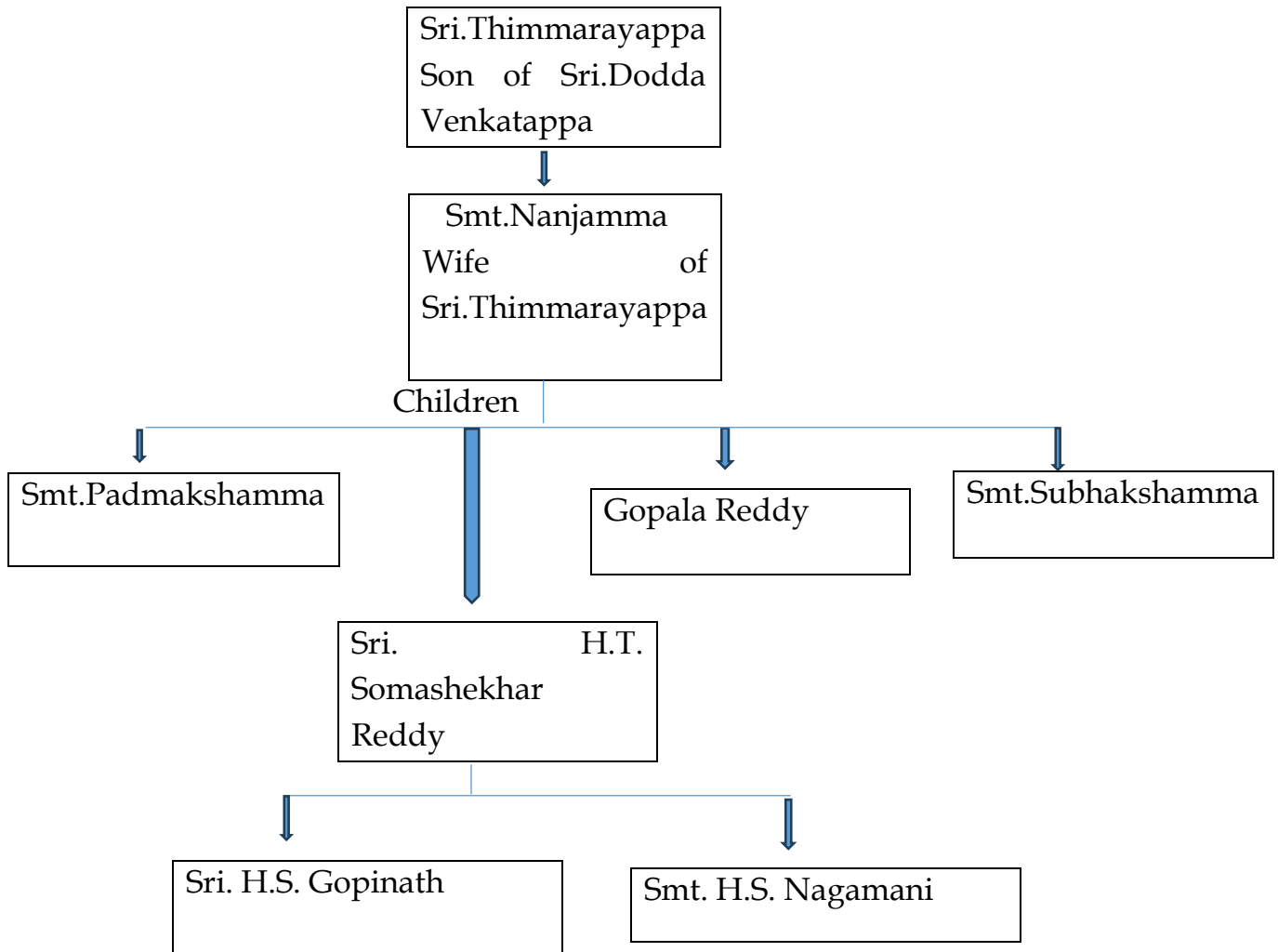
Further, it can be seen that, Sri.Thimmarayappa, Son of Sri. Doddavenkatappa bequeathed the land bearing Survey No.154/10, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, among his legal heirs vide Will dated 10.04.1958 registered as document



No.8/1958-59, pages 178 -183 of Book III in the office of the sub-registrar, Anekal and the aforementioned lands were allotted to the parties in the following manner:

- **The land bearing Survey No.154/10 measuring 8 Acres interalia was allotted to the share of Smt.Nanjamma, Wife of B.V.Thimmarayappa.**
- The land bearing Survey No.154/13, measuring 8 Acres interalia, was allotted to the share of Smt. Padmakhamma, Daughter of Sri.Thimmarayappa.
- The land bearing Survey No.154/17, measuring 8 Acres interalia, was allotted to the share of Sri.T.Somashekhar Reddy, Son of Sri.Thimmarayappa.
- The land bearing Survey No.154/7 measuring 8 Acres along with various lands were allotted to the share of Smt. Subhakshamma, Daughter of Sri.Thimmarayappa.

Further, the family tree of Sri.Thimmarayappa Son of Sri. Doddavenkatappa issued by the Village Accountant, Anekal, reflecting all his legal heirs, has been furnished and justified as follows: -



Further, the Death Certificate of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa has been furnished for perusal. It could be observed that Gopal Reddy, Son of Late Thimmarayappa, died at the age of 2 years, evidenced in the Will dated 10.04.1958 mentioned above.



Whereas, it could be observed that during the Phodi proceedings Survey Number 154/10 was assigned new Survey Number 342.

Further, Smt.Nanjamma, Wife of Sri. B.V. Thimmarayappa died intestate, leaving behind her the land measuring 8 Acres in Survey No 342 to Sri. H.T. Somashekara Reddy, as mentioned in the aforementioned Will dated 10.04.1958, registered as document No.8/1958-59. Subsequently, Sri. H.T. Somashekara Reddy and his son Sri.Gopinath acquired the same vide inheritance bearing IHC No. 13/1983-84.

Whereas, it comes to our observation that the land bearing Survey No.342 measuring 8 Acres along with other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, was partitioned among Sri. H.T Somashekar Reddy, Son of Sri. B.V. Thimmarayappa, Sri. H.S. Gopinath, Son of H.T. Somashekar Reddy and Smt.H.S.Nagamani, Daughter of Sri. H.T Somashekar Reddy, in terms of the Partition deed dated 26.04.2002, registered as Document No 933/2002-2003, whereby the land in Survey No.342 has been allotted to Sri. H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy, measuring to the extent of 8 Acres.

Whereas it could be observed that, Sri. Gopinath, Son of H.T. Somashekara Reddy, conveyed 4 Acres out of 8 Acres in Survey No 342 situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, vide various sale deeds to others and retained the remaining 4 Acres.



Further, the Survey Numbers were bifurcated and evidenced in the Mutation Register bearing SRI.No 68/2004-05 as follows:

Previous Sy.No	Old Sy.No	New Sy.No	Extent	Owner
154/10	342	342/1	4 Acres	H.S. Gopinath
154/10	342	342/2	1 Acre	R.Appanna Reddy
154/10	342	342/3	1 Acre	G.Thulasamma
154/10	342	342/4	1 Acre	R.Appanna Reddy
154/10	342	342/5	1 Acre	G.Thulasamma

Whereas, thus in the aforesaid manner, Sri. Gopinath, Son of H.T.Somashekar Reddy, became the absolute owner of the land measuring 4 Acres in Survey No. 342/1, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District.

It could be seen that the Bangalore Development Authority issued an order for change of Land use from agricultural to non-agricultural Residential Purposes with respect to the SyNo.342/1 measuring to an extent of 4 Acres vide document No CLU-58/2021-22/970/2022-23 Situated at Hulimangala Village.

On applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore



Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 25.01.2023 Vide document bearing No. ALN/AJ/SR/218/2022-23, after paying the Conversion Charges, with respect to Survey No. 342/1, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, totally measuring to the extent of 4 Acres. Subsequently, the same has been mutated, as evidenced in Mutation Register bearing SRI. No.T96/2022-23.

Further, it could be seen that, Sri. H.S. Gopinath, Son of H.T.Somashekar, Sri.Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt.V.Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri. K.J. Preetham, Son of Sri. K.C. Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna entered into a Joint Development Agreement dated 01.03.2023, registered as document no. SRJ-1-09958-2022-23, Stored in the CD. No. SRJD1330J, in the Office of the Sub Registrar, Sarjapura, Basavanagudi, with Sterlite Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, for the development of residential layout, with respect to the land bearing Survey No.342/1 (Old Survey No.342), measuring to the extent of 4 Acres, along with various other lands situated Hulimangala Village, with a sharing ratio of 70: 30. i.e., 70% of the developed area is allocated to the owners, and 30% of the developed area is allocated to the developer.



Further, Sri. H.S. Gopinath, Son of Somashekar Reddy, Sri.Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J.Preetham, Son of Sri. K.C. Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna executed a General Power of Attorney dated 01.03.2023, registered as document no. SRJ-04-00626-2022-23, Stored in the CD. No. SRJD1330 in the Office of the Sub Registrar, Sarjapura, Basavanagudi, to deal with the 30% of the developed area shall belong to Sterlitee Developers LLP represented by its designated Partners Sri.N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy of saleable area.

Whereas it could be observed that, Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, the designated Partner in Sterlitee Developers LLP, died intestate, and the LLP Amendment Agreement dated 25.01.2024 clearly states that Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy has been nominated to become the partner for Sterlitee Developers LLP to continue the business. Henceforth Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy, along with Sri.N. Shivarama Reddy, Son of M. Narayana Reddy, are the designated partners of Sterlitee Developers LLP and will carry forward the development with respect to the land bearing Survey No.342/1 (Old Survey No.342), measuring to the extent of 4 Acres and various other lands situated Hulimangala Village.

Further, the Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, and the Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, issued by the deputy tahsildar, Bengaluru South, reflecting all his legal heirs, has been furnished for perusal.



Whereas, it can be observed that the Bangalore Development Authority (BDA) has issued an approved layout plan dated 25.03.2024 bearing No. BDA/TPM/PRL-60/2022-23/2992/2023-24 in Survey No. 342/1,342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 total 251 sites is formed in the Layout.

Further the Panchayath Raj, has issued a Computerised Form 9 & 11A Khatha bearing No. 150200102901024364 dated 26.06.2024 for Survey No. 342/1,342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 measuring 48939.15 Sq.Meters.

Whereas, Sri. H.S. Gopinath, Son of Somashekar Reddy, Smt. Thulasamma, Wife of Late Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, @ H.T. Somasekara Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J.Preetham, Son of Sri. K.C. Jagannath Reddy entered into a Sharing Agreement dated 30.07.2024 with Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppula Srinivas Reddy registered on 01.08.2024 as document No.ANK-1-04548-2024-25 of Book I in the office of the sub-registrar, Anekal for the demarcation of their respective shares in the Residential sites as per the ratio agreed under the Joint Development Agreement dated 01.03.2023.

REVENUE DOCUMENTS:

- ❖ Index of land is available for perusal in the name of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa.
- ❖ Record of Rights 289 & 1436 are available for perusal in the name of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa.



- Pahani Thakthe for the period 1963-64 to 1968-69 with respect to Sy. No.154/10 reflects Sri. B.V. Thimmarayappa's name is the Khathedar of the land.
- RTCs for the period 1969-70 to 1983-84 with respect to Sy.No.154/10 reflect Sri. B.V. Thimmarayappa's name is the Khathedar of the land.
- RTCs for the period 1984-85 to 1988-89 with respect to Sy. No.154/10 reflects the name of Sri. B.V. Thimmarayappa, Sri. H.S. Gopinath, Sri.H.T.Somshekara Reddy as the Khathedar of the land.
- RTCs for the period 1989-90 to 1993-94 with respect to Sy. No.154/10 reflects the name of Sri. H.S. Gopinath as the Khathedar of the land.
- RTCs for the period 1994-95 to 2001-02 with respect to Sy. No.154/10 reflects the name of Sri. H.S. Gopinath, Sri.Appanna Reddy & Smt.Thulasamma is the Khathedar of the land.
- RTCs for the period 2000-01 to 2003-04 with respect to Sy. No.342 reflects the name of Sri.H.T.Somshekara Reddy, Sri.Appanna Reddy, Smt.Thulasamma, Sri. H.S. Gopinath, as the Khathedar of the land.
- RTCs from 2004-05 to 2021-22 with respect to Sy. No.342/1 reflects the name of Sri.H.T.Somshekara Reddy, Sri. H.S. Gopinath, as the Khathedar of the land.



- RTCs for 2021-22 to 2023-2024 with respect to Sy. No.342/1 reflects the name of Sri. H.S. Gopinath, as the Khathedar of the land.

REGARDING ENDORSEMENTS:

- No Objection Certificate dated 27.07.2021 issued by the Karnataka Housing Board Society bearing No. 78/2021-22 stating nil acquisition of land with respect to Survey No.342/1, measuring to an extent of 4 Acres.
- Endorsement dated 28.07.2021 issued by the Assistant Commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No.342/1 vide No. P.T.C.L/(A)/CR/138/2021-22.
- An endorsement dated 09.08.2021 issued by the Karnataka Industrial Areas Development Board states that there was no Acquisition of Land with respect to Survey No.342/1 measuring 4 Acres vide No. 1612/2021-22.
- Nil Tenancy Certificate dated 04.09.2021 issued by the Special Tahsildar with respect to Survey No.342/1 vide No. RD0038025213966.
- An endorsement dated 08.06.2022 issued by the Tahsildar bearing No. RK/CR/232/2022-23 states that Pahani Thakthe was unavailable from 1969-97 regarding Survey No.342/1.
- Endorsement dated 08.06.2022, issued by the Tahsildar bearing No. RK/CR/201/2022-23, stating non-availability of Preliminary Record with respect to Survey No.342/1.



- An endorsement dated 08.06.2022, issued by the Tahsildar bearing No. RK/CR/213/2022-23 states that the Khetuwar Copy concerning Survey No.342/1.
- Endorsement dated 28.07.2022, issued by the Tahsildar bearing No. RK/CR/305/2022-23, stating non-availability of RRT/170/79-80 with respect to Survey No.342/1.
- Endorsement dated 19.09.2022, issued by the Tahsildar bearing No. SUM.RK/CR/195/2022-23, stating the non-availability of IL with respect to Survey No.342/1.
- The Special Deputy Commissioner, Anekal issued an endorsement dated 07.02.2024 stating the non-availability of Inheritance Certificate No.13/1983-84 vide No. R.R.T/NAKALU/C.R./632/23-24.
- An endorsement of the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.

SURVEY RECORDS:

- Survey records such as Karda Nakalu, Moola Tippani, Hissa Tippany, Atlas, RR Edabagha & Balabagha, Akarbandh, Village Map confirms the measurement, location, identity & boundary of the Land bearing Survey No. 342/1, situated at Hulimangala Village.

TRACING OF ENCUMBRANCES:



- **Encumbrance Certificate from 01.04.1920 to 31.03.2004 reflects transactions for the remaining extents with respect to Survey No. 342 as follows: -**
- Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath, Son of Sri H.T. Somasekhara Reddy, in favour of Sri. R. Appanna Reddy Son of Sri. Ramakrishna Reddy, with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres
 - Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath, Son of Sri H.T. Somasekhara Reddy, in favour of Smt.G.Tulasamma with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres.
 - Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath, Son of Sri H.T. Somasekhara Reddy, in favour of Sri. R. Appanna Reddy Son of Sri. Ramakrishna Reddy, with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres.
 - Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath, Son of Sri H.T. Somasekhara Reddy, in favour of Smt.G.Tulasamma with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres.
- **Encumbrance Certificate from 01.04.1960 to 31.03.2004, with respect to Survey No. 342, reflects the following transactions: -**
- Partition Deed dated 26.04.2002 entered into between Sri. H.T. Somashekar Reddy Son of Sri. B.V. Thimmarayappa, and H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani Daughter of Sri. H.T. Somashekar Reddy with respect to Survey No.342, measuring to an extent of 8 Acres.



➤ **Encumbrance Certificate from 01.01.2003 to 02.04.2024 with respect to Survey No.342/1, reflects the following transactions: -**

- Joint Development Agreement between H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy & others, dated 01.03.2023 vide Doc. No. 9958/2022-23 AND Sterlitee Developers LLP, represented by its designated Partners Sri. N. Shivarama Reddy, Son of M. Narayana Reddy, and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, with respect to Sy. No.342/1 measuring 4 Acres.

Item No.2:-

Survey No. 342/2

LIST OF DOCUMENTS SCRUTINIZED:

Sl. No	Date of document	Name/ Type of document	Regd/Ref No. of the document with the date	Whether original/ certified/ true copy/ Photostat
TITLE RELATED DOCUMENTS				
1.	10.04.1958	Will bequeathed by Sri. B. V. Thimmarayappa, Son of Sri. Dodda Venkatappa with respect to Survey No.154/10	Document No. 8/1958-59	Photostat



		measuring 8 Acres along with other lands.		
2.		Family Tree of Sri. B.V. Thimmarayappa was issued by the village accountant, Anekal.		Photostat
3.		Death Certificate of Late. B.V. Thimmarayappa, Son of Dodda Venkatappa.		Photostat
4.		Phodi Thakthe		Photostat
5.	03.05.1995	Sale Deed executed by Sri. H.S. Gopinath, Son of Sri H.T. Somasekhara Reddy, in favour of Sri. R. Appanna Reddy, Son of Sri. Ramakrishna Reddy, with respect to Survey No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres	Document No. 444/1995-96	Photostat
6.		Mutation Register	M.R. No. 4/ 1994-95	Photostat
7.	26.04.2002	Partition Deed entered into between Sri. H.T. Somashekar	Document No. 933/2002-03	Photostat



		Reddy Son of Sri. B.V. Thimmarayappa, and H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani Daughter of Sri. H.T. Somashekar Reddy, with respect to Survey No. 342, measuring to an extent of 8 Acres.		
8.	14.09.2004	Mutation Register	M.R. No. 68/2004-05	Photostat
9.	29.07.2022	Change of Land use issued by the Bangalore Development Authority with respect to Survey No. 342/2 measuring to an extent of 1 Acre.	CLU-58/2021-22/970/2022-23	Photostat
10.	17.08.2022	Letter by the Bangalore Development Authority	BDA/Nayosa/M BC-990/1052/2022-23	Photostat
11.		Conversion Application, Challan Paid		Photostat
12.	31.10.2022	The Deputy Commissioner Bengaluru issued the official memorandum of conversion	ALN/AJ/SR/159/2022-23	Photostat



		with respect to Survey No.342/2 measuring 1 Acre.		
13.		Conversion Sketch		Photostat
14.	05.04.2023	Mutation Register	M.R. No. T67/2022-23	Photostat
15.	01.03.2023	Joint Development Agreement between Sri.Appanna Reddy Ramakrishna, Son of Sri. Ramakrishna Reddy Gumkall, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Sri. H.S. Gopinath, Son of Somshekar Reddy & others AND Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Survey No. 342/2 measuring 1 Acre.	Document No. 9958/2022-23	Photostat
16.	01.03.2023	General Power of Attorney executed by Sri. Appanna	Document No. 626/2022-23	Photostat



		Reddy Ramakrishna, Son of Sri. Ramakrishna Reddy Gumkall, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Sri. H.S. Gopinath, Son of Somshekar Reddy & others in favour of Sterlitee Developers LLP, represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Survey No.342/2 measuring 1 Acre.		
17.	02.01.2024	Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy	Application No.DMCV122300 7171	Photostat
18.	09.02.2024	Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy issued by the Deputy Tahsildar reflects all his legal heirs.	No.RD003820865 3257	Photostat



Legal Nexus

Advocates & Consultants

Kiran Kumar Hegde M.A, LL.B
Chennakeshava B.S BAL, LL.B
Rajesh P Karkera BA, LL.B
Suguna V Karkera BAL, LL.B
Krithi M.K BA, LL.B
Prabhakar M Kunder BAL, LL.B

19.	26.02.2024	Death Certificate of Sri.Appanna Reddy	No.3104066	Photostat
20.	12.04.2024	Family tree of Sri.Appanna Reddy issued by Deputy Tahsildar reflecting all his legal heirs	No. RD003926867035 1	Photostat
21.	25.01.2024	LLP Amendment Agreement between Sri.H.N.Shivaramareddy and Smt.Vuppala Deepika Reddy	IN- KA113683805936 26W	Photostat
22.	25.03.2024	Approved Layout Plan issued by the Bangalore Development Authority	No. BDA/TPM/PRL- 60/2022- 23/2992/2023-24	Photostat
23.	26.06.2024	Computerised Form 9 & 11A Khatha issued by Panchayath Raj	Khatha No.150200102901 024364	Photostat
24.	25.07.2024	Release deed executed by Sri.Chandrashekar Gumakall Appannareddy Son of Late. Appanna Reddy Ramakrishna in favour of Smt.Thulasamma Wife of Late. Appanna Reddy Ramakrishna with respect to	Document No.4395-2024-25	Photostat



		Survey No.342/2 measuring 1 Acres.		
25.	01.08.2024	Sharing Agreement entered into Smt. Thulasamma, Wife of Late.Appanna Reddy & others with Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt.Vuppala Deepika Reddy, Wife of Late. Vuppala Srinivas Reddy.	Document No.4548/24-25	Photostat
REVENUE RECORDS				
26.		Index of Land		Photostat
27.		Record of Rights 289 Record of Rights 1436		Photostat
28.		Pahani Thakthe for the period 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69 02 with respect to Survey No.154/10		Photostat
29.		Manual RTCs for the period of 1969-70 to 1973-74, 1974-75 to		Photostat



		1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1993-94 to 1996-97, 1997-98 to 2001-02, with respect to Survey No. 342 Old Survey No. 154/10		
30.		Computerised RTC from 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 with respect to Survey No. 342/2.		Photostat
ENDORSEMENTS				
31.	27.07.2021	The Karnataka Housing Board Society issued a no-objection certificate stating nil acquisition of land with respect to Survey No. 342/2.	No. KHB/LAQ/ANK /80/2021-22	Photostat
32.	09.08.2021	The Karnataka Industrial Areas Development Board issued an endorsement	No. 1609/2021-22	Photostat



		regarding the Nil Acquisition of Land in Survey No. 342/2.		
33.	01.09.2021	Endorsement issued by the Assistant Commissioner, Bangalore South Sub Division under the PTCL Act, with respect to Survey No. 342/2	No. P.T.C.L/(A)/CR /256/2020-21	Photostat
34.	04.09.2021	Nil Tenancy Certificate issued by the Tahsildar, with respect to Survey No. 342/2	RD0038025213958	Photostat
35.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of the Preliminary Record concerning Survey No. 342/2	No. RK/CR/202/202022-23	Photostat
36.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of a Khetuwar copy with respect to Survey No. 342/2	No. RK/CR/214/202022-23	Photostat



37.	08.06.2022	An endorsement was issued by Tahsildar, Anekal Taluk, with regards to the non-availability of Pahani Thakte from 1969-97 with respect to Survey No. 342/2	No. RK/CR/235/202 022-23	Photostat
38.	07.02.2024	The Special Deputy Commissioner, Anekal, issued an endorsement stating the non-availability of an Inheritance Certificate bearing No.13/1983-84	No.R.R.T/NAKA LU/C.R./632/20 23-24	Photostat
39.	07.05.2024	An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.	No. R.K/C.R/221/20 24-25	Photostat
SURVEY RECORDS				
40.		Kardha Nakalu		Photostat
41.		Moola Tippany		Photostat
42.		Hissa Tippany		Photostat
43.		Atlas		Photostat



44.		RR Edabagh & Balabagh		Photostat
45.		Akarbandh		Photostat
46.		Village map		Photostat
ENCUMBRANCE CERTIFICATES				
47.	23.09.2022	Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Survey No. 154/10	S.A. No. 12415/2022-23	Photostat
48.	17.09.2021	Encumbrance Certificate from 01.04.1960 to 31.03.2004 with respect to Survey No. 342	S.A.No.156050/2021-22	Photostat
49.	02.04.2024	Encumbrance Certificate from 01.01.2003 to 02.04.2024 with respect to Survey. No. 342/2	JGN-EC-A-021886-2024-25	Photostat

The flow of Title: -

On perusing the above documents, it is observed that originally, the immovable property was an agricultural land bearing Survey No.154/10 measuring 8 Acres situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, which belonged to Sri.Thimmarayappa, Son of Sri. Doddavenkatappa is evidenced in the Kardha Nakalu and the Pahani Thakthe survey records.

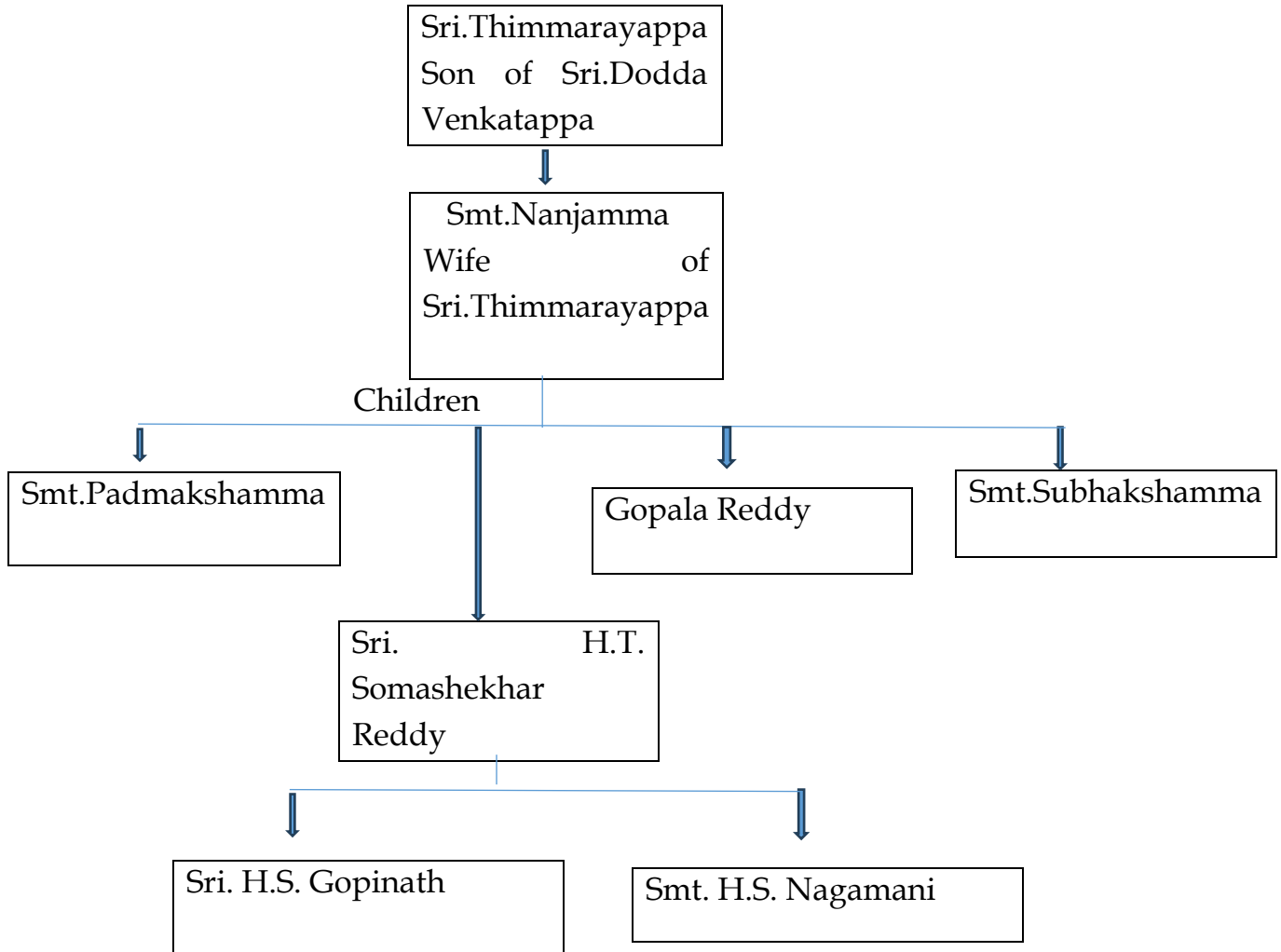
Further, it can be seen that, Sri.Thimmarayappa, Son of Sri. Doddavenkatappa bequeathed the land bearing Survey No.154/10, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban



District, among his legal heirs vide Will dated 10.04.1958 registered as document No.8/1958-59, pages 178 -183 of Book III in the office of the sub-registrar, Anekal and the aforementioned lands were allotted to the parties in the following manner:

- **The land bearing Survey No.154/10 measuring 8 Acres interalia was allotted to the share of Smt.Nanjamma, Wife of B.V.Thimmarayappa.**
- The land bearing Survey No.154/13, measuring 8 Acres interalia, was allotted to the share of Smt. Padmakhamma, Daughter of Sri.Thimmarayappa.
- The land bearing Survey No.154/17, measuring 8 Acres interalia, was allotted to the share of T. Somashekhar Reddy, Son of Sri.Thimmarayappa.
- The land bearing Survey No.154/7 measuring 8 Acres along with various lands were allotted to the share of Smt. Subhakshamma, Daughter of Sri.Thimmarayappa.

Further, the family tree of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa issued by the Village Accountant, Anekal, reflecting all his legal heirs has been furnished and justified as follows: -



Further, the Death Certificate of Sri. Thimmarayappa, Son of Sri. Doddavenkatappa has been furnished for perusal. It could be observed that Gopal Reddy, Son of Late Thimmarayappa, died at the age of 2 years, evidenced in the Will dated 10.04.1958 mentioned above.



Whereas, it could be observed that during the Phodi proceedings Survey Number 154/10 was assigned new Survey Number 342.

Further, Smt.Nanjamma, Wife of Sri. B.V. Thimmarayappa died intestate, leaving behind her land measuring 8 Acres in Survey No 342 to Sri. H.T. Somashekara Reddy, as mentioned in the Will dated 10.04.1958, registered as document No.8/1958-59. Subsequently, Sri. H.T. Somashekara Reddy and his son Sri. Gopinath acquired the same vide inheritance bearing IHC No. 13/1983-84.

Further, it could be seen that, Sri. H.S.Gopinath, Son of Sri H.T. Somasekhara Reddy, conveyed the land measuring 1 Acre out of 8 Acres in Survey No.342, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District in favour of Sri. R. Appanna Reddy Son of Sri. Ramakrishna Reddy, vide Sale deed dated 03.05.1995, registered as document No.444/1995-96, Book I, stored in the Sub registrar's office, Anekal. Subsequently, the Katha has been mutated in the name of Sri.R. Appanna Reddy, Son of Sri. Rama Krishna Reddy vide. Mutation Register No.4/1994-95 in the concerned revenue records.

Whereas the land-bearing Survey No.342, measuring 8 Acres along with other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, was partitioned among Sri. H.T Somashekar Reddy, Son of Sri. B.V. Thimmarayappa, Sri. H.S. Gopinath, Son of H.T. Somashekar Reddy, and Smt.H.S.Nagamani, Daughter of Sri. H.T Somashekar Reddy, in terms of the Partition deed dated 26.04.2002, registered as Document No 933/2002-2003, whereby the land in Survey No.342 has been allotted to Sri. H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy, measuring to the extent of 8 Acres.

Whereas it could be observed that, Sri. Gopinath, Son of H.T.Somashekara Reddy, retained the extent of 4 Acres out of 8 Acres and conveyed the remaining 4 Acres



in Survey No 342 situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District vide various sale deeds to others.

However, Survey Number 342 was bifurcated as follows, as evidenced in the Mutation Register bearing No 68/2004 -05.

Previous Sy.No	Old Sy.No	New Sy.No	Extent	Owner
154/10	342	342/1	4 Acres	H.S. Gopinath
154/10	342	342/2	1 Acre	R.Appanna Reddy
154/10	342	342/3	1 Acre	G.Thulasamma
154/10	342	342/4	1 Acre	R.Appanna Reddy
154/10	342	342/5	1 Acre	G.Thulasamma

Whereas, thus in the aforesaid manner, Sri.R. Appanna Reddy, Son of Sri. Rama Krishna Reddy became the absolute owner of the land measuring 1 Acre in Survey no. 342/2, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District.

It could be seen that the Bangalore Development Authority issued an order for a change of Land use from agricultural to non-agricultural Residential Purposes with respect to SyNo.342/2 measuring to an extent of 1Acre vide document No CLU-58/2021-22/970/2022-23 Situated at Hulimangala Village.



On applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 31.10.2022 Vide document bearing No.ALN/AJ/SR/159/2022-23, after paying the Conversion Charges, with respect to Survey No.342/2, situated at Hulimangala Village, JiganiHobli, Anekal Taluk, Bengaluru Urban District, totally measuring to the extent of 1 Acre and has been mutated through Mutation Register bearing No.T67/2022-23.

Further, it could be seen that, Sri. Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Sri.H.S. Gopinath, Son of Somshekar Reddy, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. V.Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy Son of Late Sri. B.V. Thimmarayappa, Sri. K.J. Preetham, Son of Sri. K.C. Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna entered into a Joint Development Agreement dated 01.03.2023, registered as document no. SRJ-1-09958-2022-23, Stored in the CD. No. SRJD1330J, in the Office of the Sub Registrar, Sarjapura, Basavanagudi with Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Sri. H.S. Gopinath, Son of Somshekar Reddy & others AND Sterlitee Developers LLP, represented by its designated Partners Sri. N. Shivarama Reddy, Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy for development of residential layout, with respect to the land bearing Sy. No. 342/2 (Old Sy. No. 342), measuring to the extent of 1 Acre and various other lands situated at Hulimangala Village, has a sharing ratio of 70: 30. i.e., 70% of the



developed area is allocated to the owners, and 30% of the developed area is allocated to the developer.

Further, it could be seen that, Sri. Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Sri.H.S. Gopinath, Son of Somshekar Reddy, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt.V.Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri. K.J. Preetham, Son of Sri. K.C. Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna have also executed a General Power of Attorney dated 01.03.2023, registered as document no. SRJ-04-00626-2022-23, Stored in the CD. No. SRJD1330 in the Office of the Sub Registrar, Sarjapura, Basavanagudi, to deal with the 30% of the developed area shall belong to Sterlitee Developers LLP represented by its designated partners Sri. N. Shivarama Reddy, Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy of saleable area.

Whereas, it could be observed that, Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, the designated Partner in Sterlitee Developers LLP, died intestate, and the LLP Amendment Agreement dated 25.01.2024 clearly states that Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy has been nominated to become the partner for Sterlitee Developers LLP to continue the business. Henceforth Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy, along with Sri. N. Shivarama Reddy, Son of M. Narayana Reddy, are the designated partners of Sterlitee Developers LLP and will carry forward the development with respect to the land bearing Survey No.342/2 (Old Survey No.342), measuring to the extent of 1 Acre and various other lands, situated Hulimangala Village.



Further, the Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, and the Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, issued by the deputy tahsildar, Bengaluru South, reflecting all his legal heirs, has been furnished for perusal.

Further, Sri. Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall died intestate, leaving behind his legal heirs Viz., his wife Smt. Thulasamma and their only son, Sri.Chandrashekar Gumakali Appanna Reddy. We can observe that the legal heirs of Sri. Appanna Reddy were already made parties to the Joint Development Agreement dated 01.03.2023, registered as document no. SRJ-1-09958-2022-23. The Death Certificate and Family Tree of Sri. Appanna Reddy has been furnished for perusal.

Whereas, it can be observed that the Bangalore Development Authority (BDA) has issued an approved layout plan dated 25.03.2024 bearing No. BDA/TPM/PRL-60/2022-23/2992/2023-24 in Survey No. 342/1,342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 total 251 sites is formed in the Layout.

Further the Panchayath Raj, has issued Computerised Form 9 & 11A Khatha bearing No. 150200102901024364 dated 26.06.2024 for Survey No. 342/1,342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 measuring 48939.15 Sq.Meters.

Whereas, Sri.Chandrashekar Gumakali Appanna Reddy Son of Late Appanna Reddy Ramakrishna relinquished all his right, title and interest in the land measuring 1 Acre in Survey Number 342/2 situated at situated Hulimangala Village in favour of Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna vide Release deed dated 25.07.2024 registered as document No ANK-1-04395-2024-25 of Book I, in the office of the sub registrar, Anekal.



Whereas, thus in the aforesaid manner, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna became the absolute owner of the land measuring 1 Acre in Survey no. 342/2, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District.

Whereas, Smt. Thulasamma, Wife of Late Appanna Reddy Ramakrishna, Sri. H.S. Gopinath, Son of Somashekar Reddy, , Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, @ H.T. Somasekara Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J.Preetham, Son of Sri. K.C. Jagannath Reddy entered into a Sharing Agreement dated 30.07.2024 with Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppala Srinivas Reddy registered on 01.08.2024 as document No. ANK-1-04548-2024-25 of Book I in the office of the Sub Registrar, Anekal for the demarcation of their respective shares in the Residential sites as per the ratio agreed under the Joint Development Agreement dated 01.03.2023.

REVENUE DOCUMENTS:

- ❖ Index of land is available for perusal in the name of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa.
- ❖ Record of Rights 289 & 1436 are available for perusal in the name of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa.
- Pahani Thakthe for 1963-64 to 1968-69, with respect to Survey No.154/10, reflects the name of Sri. B.V. Thimmarayappa as the Khathedar of the land.



- RTCs for the period 1969-70 to 1983-84 with respect to Survey No.154/10 reflect Sri. B.V. Thimmarayappa's name is the Khathedar of the land.
- RTCs for the period 1984-85 to 1988-89 with respect to Survey No.154/10 reflects the name of Sri. B.V. Thimmarayappa, Sri. H.S. Gopinath, Sri.H.T.Somshekara Reddy as the Khathedar of the land.
- RTCs for the period 1989-90 to 1993-94 with respect to Sy. No.154/10 reflects the name of Sri. H.S. Gopinath as the Khathedar of the land.
- RTCs for 1994-95 to 2001-02 concerning Survey No.154/10 reflect the name of Sri. H.S. Gopinath, Sri.Appanna Reddy & Smt.Thulasamma is the Khathedar of the land.
- RTCs for the period 2001-02 to 2003-04 with respect to Survey No.342 reflect the name of Sri.H.T.Somshekara Reddy, Sri.Appanna Reddy, Smt.Thulasamma, Sri. H.S. Gopinath, as the Khathedar of the land.
- RTCs from 2004-05 to 2023-24 regarding Survey No.342/2 reflect Sri.Appanna Reddy's name as the Khathedar of the land.

REGARDING ENDORSEMENTS:

- No Objection Certificate dated 27.07.2021 issued by the Karnataka Housing Board Society bearing No. KHB/LAQ/ANK/80/2021-22 stating nil acquisition of land with respect to Survey No.342/2, measuring to the extent of 1 acre.



- Endorsement dated 09.08.2021 issued by the Karnataka Industrial Areas Development Board with regards to Nil Acquisition of Land with respect to Survey No.342/2 measuring to an extent of 1 Acre vide No. 1609/2021-22.
- Endorsement dated 01.09.2021 issued by the Assistant Commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No.342/2 vide No. P.T.C.L/(A)/CR/256/2021-22.
- Nil Tenancy Certificate dated 04.09.2021 issued by the Tahsildar bearing No. RD0038025213958 with respect to Survey No.342 /2.
- An endorsement dated 08.06.2022, issued by the Tahsildar bearing No. RK/CR/202/2022-23 states that the Preliminary Record concerning Survey No.342/2 is unavailable.
- An endorsement dated 08.06.2022, issued by the Tahsildar bearing No. No.RK/CR/214/2022-23 states that the Khetuwar Copy concerning Survey No. 342/2.
- An endorsement dated 08.06.2022 issued by the Tahsildar, bearing No. RK/CR/235/2022-23 states that Pahani Thakthe was unavailable from 1969-97 with respect to Survey No.342/2.
- The Special Deputy Commissioner, Anekal, issued an endorsement dated 07.02.2024 stating the non-availability of Inheritance Certificate No.13/1983-84 vide No. R.R.T/NAKALU/C.R./632/23-24.



- An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.

SURVEY RECORDS:

- ❖ Survey records such as Karda Nakalu, Moola Tippani, Hissa Tippany, Atlas, RR Edabagha & Balabagha, Akarbandh, Village Map confirms the measurement, location, identity & boundary of the Land bearing Survey No. 342/2, situated at Hulimangala Village.

TRACING OF ENCUMBRANCES:

- **Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Survey No. 342, reflects the following transactions: -**
 - Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath, Son of Sri H.T. Somasekhara Reddy, in favour of Sri. R. Appanna Reddy Son of Sri. Ramakrishna Reddy, with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres
 - Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath, Son of Sri H.T. Somasekhara Reddy, in favour of Smt.G.Thulasamma with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres.
 - Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath, Son of Sri H.T. Somasekhara Reddy, in favour of Sri. R. Appanna Reddy, Son of Sri. Ramakrishna Reddy, with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres.



- Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath, Son of Sri H.T. Somasekhara Reddy, in favour of Smt.G.Tulasamma with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres.
- **Encumbrance Certificate from 01.04.1960 to 31.03.2004, with respect to Survey No. 342, reflects the following transactions: -**
 - Partition Deed dated 26.04.2002 entered into between Sri. H.T. Somashekar Reddy, Son of Sri. B.V. Thimmarayappa, and H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani, Daughter of Sri. H.T. Somashekar Reddy concerning Survey No.342, measuring to an extent of 8 Acres.
- **Encumbrance Certificate from 01.01.2003 to 02.04.2024 with respect to Survey No.342/2, reflects the following transactions: -**
 - Joint Development Agreement between Sri. R. Appanna Reddy, Son of Sri. Ramakrishna Reddy, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy & others, dated 01.03.2023 vide Doc. No. 9958/2022-23 with Sterlite Developers LLP, represented by its designated Partners Sri. N. Shivarama Reddy, Son of M. Narayana Reddy, and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, with respect to Sy. No.342/2 measuring 1 Acre.



Item No.3:-

Survey No. 342/3

LIST OF DOCUMENTS SCRUTINIZED:

Sl. No	Date of document.	Name/ Type of document	Regd/Ref No. of the document with date	Whether original/ certified/ true copy/ Photostat
TITLE RELATED DOCUMENTS				
1.	10.04.1958	Will bequeathed by Sri. B. V. Thimmarayappa, Son of Sri. Dodda Venkatappa with respect to Survey No.154/10 measuring to an extent of 8 Acres along with other lands.	Document No. 8/1958-59	Photostat
2.		Family Tree of Sri. B.V. Thimmarayappa issued by the Village Accountant, Anekal.		Photostat



3.		Death Certificate of Late. B.V. Thimmarayappa Son of Dodda Venkatappa.		Photostat
4.		Phodi Thakthe		Photostat
5.	03.05.1995	Sale Deed executed by Sri. H.S. Gopinath, Son of Sri. H.T. Somashekara Reddy in favour of Smt. G. Thulasamma Wife of Sri. R. Appanna Reddy with respect to Survey No.342, measuring to an extent of 1 Acre (out of total extent of 8 Acres)	Document No. 418/1995-96	Photostat
6.		Mutation Register	M.R. No. 5/ 1994-95	Photostat
7.	26.04.2002	Partition Deed entered into between Sri. H.T. Somashekar Reddy, Son of Sri. B.V. Thimmarayappa and H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani, Daughter of Sri. H.T. Somashekar Reddy with respect to Survey No.342,	Document No. 933/2002-03	Photostat



		measuring to an extent of 8 Acres.		
8.	14.09.2004	Mutation Register	M.R. No. 68/2004-05	Photostat
9.	29.07.2022	Change of Land use issued by the Bangalore Development Authority with respect to Survey No. 342/3 measuring to an extent of 1 Acre.	CLU-58/2021-22/970/2022-23	Photostat
10.	17.08.2022	Letter by the Bangalore Development Authority	BDA/Nayosa/MBC-988/046/2022-23	Photostat
11.	30.09.2022	Conversion Application, Challan Paid		Photostat
12.	31.10.2022	The Deputy Commissioner Bengaluru issued the official memorandum of conversion with respect to Survey No.342/3 measuring 1 Acre.	ALN/AJ/SR/153/2022-23	Photostat
13.		Conversion Sketch		Photostat
14.		Mutation Register	M.R. No. T65/2022-23	Photostat



15.	01.03.2023	Joint Development Agreement between Smt. Thulasamma, Wife of Late.Appanna Reddy, Smt.H.S. Nagamani, Wife of K.C. Jagannath Reddy, Sri.H.S. Gopinath Son of Somshekar Reddy & others AND Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Survey No. 342/3 measuring 1 Acre.	Document No. 9958/2022-23	Photostat
16.	01.03.2023	General Power Of Attorney executed by Smt. Thulasamma, Wife of Late.Appanna Reddy Smt.H.S. Nagamani Wife of K.C. Jagannath Reddy, Sri.H.S. Gopinath Son of Somshekar Reddy & others in favour of Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy Son of M.Narayana Reddy and Sri. Vuppala	Document No. 626/2022-23	Photostat



		Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Survey No.342/3 measuring 1 Acre.		
17.	02.01.2024	Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy	Application No.DMCV1223 007171	Photostat
18.	09.02.2024	Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy issued by the Deputy Tahsildar reflects all his legal heirs.	No.RD00382086 53257	Photostat
19.	25.01.2024	LLP Amendement Agreement between Sri.H.N.Shivaramareddy and Smt.Vuppala Deepika Reddy	IN- KA11368380593 626W	Photostat
20.	25.03.2024	Approved Layout Plan issued by the Bangalore Development Authority	No. BDA/TPM/PR L-60/2022- 23/2992/2023- 24	Photostat
21.	26.06.2024	Computerised Form 9 & 11A Khatha issued by Panchayath Raj	Khatha No.15020010290 1024364	Photostat



22.	01.08.2024	Sharing Agreement entered into Smt. Thulasamma, Wife of Late.Appanna Reddy & others with Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppula Srinivas Reddy.	Document No.4548/24-25	Photostat
REVENUE RECORDS				
23.		Index of Land		Photostat
24.		Record of Rights 289 Record of Rights 1436		Photostat
25.		Pahani Thakthe for the period 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69 02 with respect to Survey No.154/10		Photostat
26.		Manual RTCs for the period of 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1993-94 to 1996-97, 1997-98 to 2001-02, with		Photostat



		respect to Survey No. 342 Old Survey No.154/10		
27.		Computerised RTC from 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 with respect to Survey No. 342/3.		Photostat
ENDORSEMENTS				
28.	09.08.2021	An endorsement issued by the Karnataka Industrial Areas Development Board stating Nil Acquisition of Land with respect to Survey No.342/3.	No. 1610/2021-22	Photostat
29.	01.09.2021	Endorsement issued by the Assistant Commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No.342/3	No. P.T.C.L/(A)/C R/257/2020-21	Photostat



30.	04.09.2021	Nil Tenancy Certificate issued by the Tahsildar, with respect to Survey No.342/3	RD0038025213964	Photostat
31.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of the Preliminary Record with respect to Survey No.342/3	No. RK/CR/204/2022-23	Photostat
32.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of a Khetuwar copy with respect to Survey No.342/3	No. RK/CR/216/2022-23	Photostat
33.	08.06.2022	An endorsement was issued by Tahsildar, Anekal Taluk, with regards to the non-availability of Pahani Thakte from 1969-97 with respect to Survey No.342/3	No. RK/CR/237/2022-23	Photostat
34.	07.02.2024	The Special Deputy Commissioner, Anekal issued an endorsement stating non-availability of Inheritance Certificate bearing No.13/1983-84	No.R.R.T/NAK ALU/C.R./632 /2023-24	Photostat



35.	07.05.2024	An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.	No. R.K/C.R/221/2 024-25	Photostat
SURVEY RECORDS				
36.		Kardha Nakalu		Photostat
37.		Moola Tippyany		Photostat
38.		Hissa Tippyany		Photostat
39.		Atlas		Photostat
40.		RR Edabagh & Balabagh		Photostat
41.		Akarbandh		Photostat
42.		Village map		Photostat
ENCUMBRANCE CERTIFICATES				
43.	23.09.2022	Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Survey No. 154/10	S.A. No. 12415/ 2022-23	Photostat



44.	17.09.2021	Encumbrance Certificate from 01.04.1960 to 31.03.2004 with respect to Survey No. 342	S.A.No.156050/2021-22	Photostat
45.	02.04.2024	Encumbrance Certificate from 01.01.2003 to 02.04.2024 with respect to Survey. No. 342/3	JGN-EC-A-021886-2024-25	Photostat

The flow of Title: -

On perusing the above documents, it is observed that the immovable property, an agricultural land bearing Survey No.154/10 measuring 8 Acres and situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, originally belonged to Sri.Thimmarayappa, Son of Sri. Doddavenkatappa, as could be seen in the Kardha Nakalu.

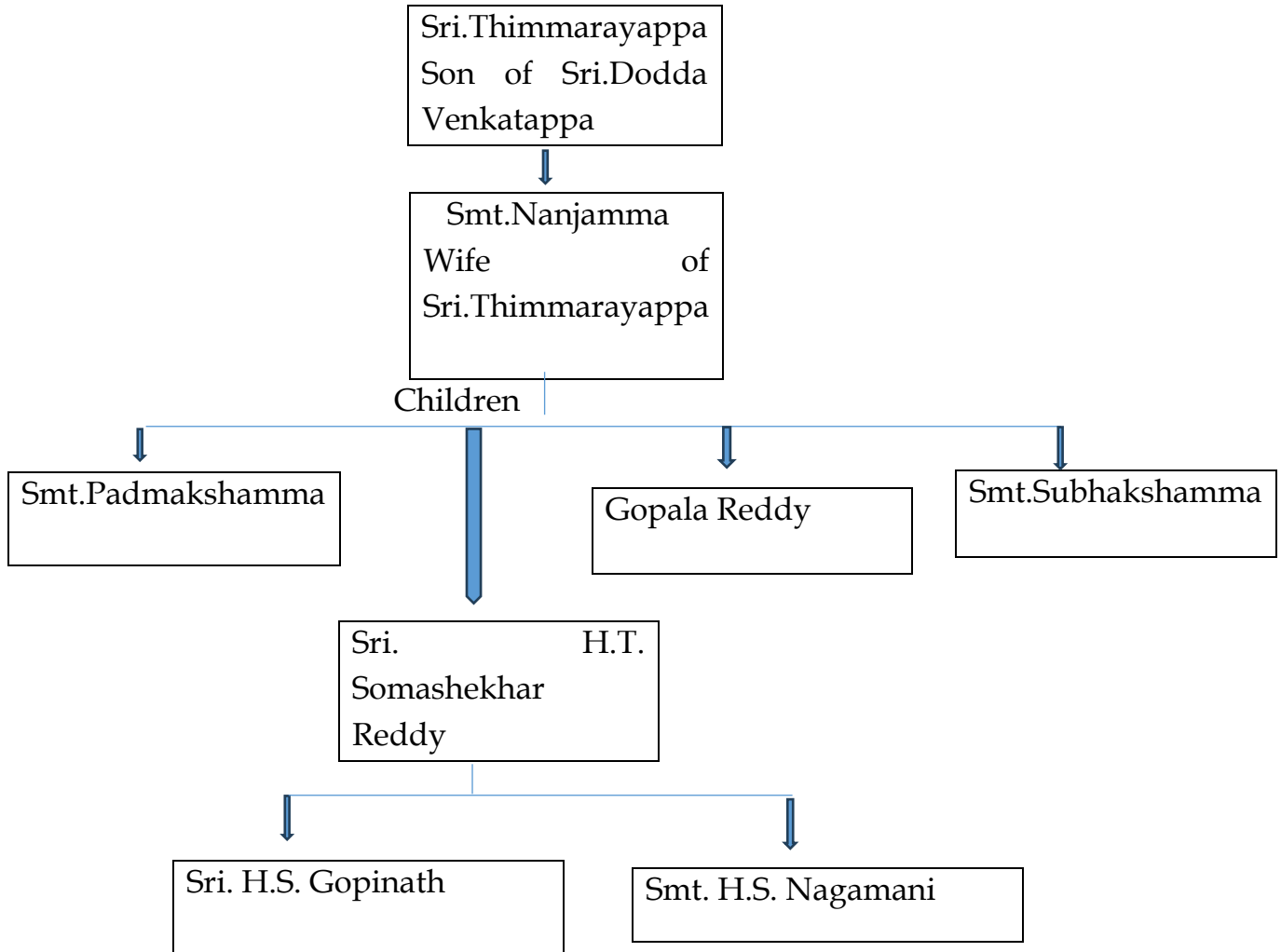
Further, it can be seen that, Sri.Thimmarayappa, Son of Sri. Doddavenkatappa bequeathed the land bearing Survey No.154/10, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, among his legal heirs vide Will dated 10.04.1958 registered as document No.8/1958-59, pages 178 -183 of Book III in the office of the sub-registrar, Anekal and the aforementioned lands were allotted to the parties in the following manner:

- **The land bearing Survey No.154/10 measuring 8 Acres interalia was allotted to the share of Smt.Nanjamma, Wife of B.V.Thimmarayappa.**



- The land bearing Survey No.154/13, measuring 8 Acres interalia, was allotted to the share of Smt. Padmakhamma, Daughter of Sri.Thimmarayappa.
- The land bearing Survey No.154/17, measuring 8 Acres interalia, was allotted to the share of T. Somashekhar Reddy, Son of Sri.Thimmarayappa.
- The land bearing Survey No.154/7 measuring 8 Acres along with various lands were allotted to the share of Smt. Subhakshamma, Daughter of Sri.Thimmarayappa.

Further, the family tree of Sri.Thimmarayappa Son of Sri. Doddavenkatappa issued by the Village Accountant, Anekal, reflecting all his legal heirs, has been furnished and justified as follows:



Further, the Death Certificate of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa has been furnished for perusal. It could be observed that Gopal Reddy, Son of Late Thimmarayappa, died at the age of 2 years, evidenced in the Will dated 10.04.1958 mentioned above.



Whereas, it could be observed that during the Phodi proceedings Survey Number 154/10 was assigned new Survey Number 342.

Further, Smt.Nanjamma, Wife of Sri. B.V. Thimmarayappa died intestate, leaving behind her the land measuring 8 Acres in Survey No 342 to Sri. H.T. Somashekara Reddy, as mentioned in the aforementioned Will dated 10.04.1958, registered as document No.8/1958-59. Subsequently, Sri. H.T. Somashekara Reddy and his son Sri.Gopinath acquired the same vide inheritance bearing IHC No. 13/1983-84.

Further it could be seen that, Sri. H.S. Gopinath, Son of Sri H.T. Somasekhara Reddy conveyed the land measuring 1 Acre out of 8 Acres in Survey No.342, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District in favour of Smt.G. Thulasamma, Wife of Sri.R. Appanna Reddy, vide Sale deed dated 03.05.1995, registered as document No.418/1995-96, Book I, stored in the office of the Sub registrar, Anekal. Subsequently, the Katha has been mutated in the name of Smt.G. Thulasamma, Wife of Sri.R. Appanna Reddy vide Mutation Register No.5/1994-95 in the concerned revenue records.

Whereas, it comes to our observation that the land bearing Survey No.342 measuring 8 Acres along with other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, was partitioned among Sri. H.T Somashekar Reddy, Son of Sri. B.V. Thimmarayappa, Sri. H.S. Gopinath, Son of H.T. Somashekar Reddy and Smt.H.S.Nagamani, Daughter of Sri. H.T Somashekar Reddy, in terms of the Partition deed dated 26.04.2002, registered as Document No 933/2002-2003, whereby the land in Survey No.342 has been allotted to Sri. H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy, measuring to the extent of 8 Acres.



Whereas it could be observed that, Sri. Gopinath, Son of H.T.Somashekara Reddy, the extent of 4 Acres out of 8 Acres and conveyed the remaining 4 Acres in Survey No 342 situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District vide various sale deeds to others.

Whereas, it could be observed that the Survey Number.342 was bifurcated as follows and evidenced in Mutation Register bearing No 68/2004 -05.

Previous Sy.No	Old Sy.No	New Sy.No	Extent	Owner
154/10	342	342/1	4 Acres	H.S. Gopinath
154/10	342	342/2	1 Acre	R.Appanna Reddy
154/10	342	342/3	1 Acre	G.Thulasamma
154/10	342	342/4	1 Acre	R.Appanna Reddy
154/10	342	342/5	1 Acre	G.Thulasamma

Whereas, thus in the aforesaid manner, Smt.G. Thulasamma Wife of Sri.R. Appanna Reddy became the absolute owner of the land measuring 1 Acre in Survey No. 342/3, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District.

It could be seen that the Bangalore Development Authority issued an order for a change of Land use from agricultural to non-agricultural Residential Purposes



with respect to SyNo.342/3 measuring to an extent of 1Acre vide document No CLU-58/2021-22/970/2022-23 Situated at Hulimangala Village.

On applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 31.10.2022 Vide document bearing No.ALN/AJ/SR/159/2022-23, after paying the Conversion Charges, with respect to Survey No.342/3, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, totally measuring to an extent of 1 Acre and has been mutated through Mutation Register bearing No. T65/2022-23.

Further, it could be seen that, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna along with Sri.H.S. Gopinath, Son of Somshekar Reddy, Sri.Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt.H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. V. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J. Preetham, Son of Sri.K.C.Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna entered into a Joint Development Agreement dated 01.03.2023, registered as document no. SRJ-1-09958-2022-23, Stored in the CD. No. SRJD1330J, in the Office of the Sub Registrar, Sarjapura, Basavanagudi with Smt.H.S. Nagamani Wife of K.C. Jagannath Reddy, Sri.H.S. Gopinath Son of Somshekar Reddy & others AND Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy for development of residential layout, with respect to the land bearing Sy.



No. 342/3 (Old Sy. No. 342), measuring to an extent of 1 Acre along along with various other lands situated Hulimangala Village, with a sharing ratio of 70: 30. i.e., 70% of the developed area is allocated to the owners, and 30% of the developed area is allocated to the developer.

Further it could be seen that, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna along with Sri.H.S. Gopinath, Son of Somshekar Reddy, Sri.Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt.H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. V. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J. Preetham, Son of Sri.K.C.Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna executed a General Power of Attorney dated 01.03.2023, registered as document no. SRJ-04-00626-2022-23, Stored in the CD. No. SRJD1330 in the Office of the Sub Registrar, Sarjapura, Basavanagudi, to deal with the 30% of the developed area shall belong to Sterlitee Developers LLP represented by its designated Partners Sri.N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy of saleable area.

Whereas it could be observed that, Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, the designated Partner in Sterlitee Developers LLP, died intestate, and the LLP Amendment Agreement dated 25.01.2024 clearly states that Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy has been nominated to become the partner for Sterlitee Developers LLP to continue the business. Henceforth Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy, along with Sri.N. Shivarama Reddy, Son of M. Narayana Reddy, are the designated partners of Sterlitee Developers LLP and will carry forward the development with respect to the land bearing Survey No.342/3 (Old Survey



No.342), measuring to the extent of 1 Acre, and various other lands situated Hulimangala Village.

Further, the Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy and the Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, issued by the deputy tahsildar, Bengaluru South, reflecting all his legal heirs, has been furnished for perusal.

Whereas, it can be observed that the Bangalore Development Authority (BDA) has issued an approved layout plan dated 25.03.2024 bearing No. BDA/TPM/PRL-60/2022-23/2992/2023-24 in Survey No. 342/1,342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 total 251 sites is formed in the Layout.

Further the Panchayath Raj, has issued Computerised Form 9 & 11A Khatha bearing No. 150200102901024364 dated 26.06.2024 for Survey No. 342/1,342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 measuring 48939.15 Sq.Meters.

Whereas, Smt. Thulasamma, Wife of Late Appanna Reddy Ramakrishna, Sri. H.S. Gopinath, Son of Somashekar Reddy, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, @ H.T. Somasekara Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J.Preetham, Son of Sri. K.C. Jagannath Reddy entered into a Sharing Agreement dated 30.07.2024 with Sterlite Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppala Srinivas Reddy registered on 01.08.2024 as document No. ANK-1-04548-2024-25 of Book I in the office of the Sub Registrar, Anekal for the demarcation of their respective shares in the Residential sites as per the ratio agreed under the Joint Development Agreement dated 01.03.2023.



REVENUE DOCUMENTS:

- ❖ Index of land is available for perusal in the name of Sri.Thimmarayappa Son of Sri. Doddavenkatappa.
- ❖ Record of Rights 289 & 1436 are available for perusal in the name of Sri.Thimmarayappa Son of Sri. Doddavenkatappa.
- Pahani Thakthe for the period of 1963-64 to 1968-69 with respect to Sy.No.154/10 reflects the name of Sri. B.V. Thimmarayappa as the Khathedar of the land.
- RTCs for the period of 1969-70 to 1983-84 with respect to Sy.No.154/10 reflects the name of Sri.B.V. Thimmarayappa is the Khathedar of the land.
- RTCs for the period of 1984-85 to 1988-89 with respect to Sy.No.154/10 reflects the name of Sri.B.V. Thimmarayappa, Sri.H.S. Gopinath, Sri.H.T.Somshekara Reddy are the Khathedar of the land.
- RTCs for the period of 1989-90 to 1993-94 with respect to Sy.No.154/10 reflects the name of Sri.H.S. Gopinath is the Khathedar of the land.
- RTCs for the period of 1994-95 to 2001-02 with respect to Sy.No.154/10 reflects the name of Sri.H.S. Gopinath, Sri.Appanna Reddy & Smt.Thulasamma are the Khathedar of the land.
- RTCs for the period of 2001-02 to 2003-04 with respect to Sy.No.342 reflects the name of Sri.H.T.Somshekara Reddy, Sri.Appanna Reddy, Smt.Thulasamma, Sri. H.S. Gopinath, are the Khathedar of the land.



- RTCs for the period of 2004-05 to 2023-24 with respect to Sy.No.342/3 reflects the name of Smt.G. Thulasamma, Wife of R. Appanna Reddy is a Khathedar of the land.

REGARDING ENDORSEMENTS:

- An endorsement dated 09.08.2021 issued by the Karnataka Industrial Areas Development Board with regards to Nil Acquisition of Land with respect to Survey No.342/3 measuring to an extent of 1 Acre vide No. 1610/2021-22.
- Endorsement dated 01.09.2021 issued by the Assistant commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No.342/3 vide No.P.T.C.L/(A)/CR/257/2021-22.
- Nil Tenancy Certificate dated 04.09.2021 issued by the Tahsildar bearing No. RD0038025213964 with respect to Survey No.342 /3.
- Endorsement dated 08.06.2022, issued by the Tahsildar bearing No. RK/CR/204/2022-23, stating that non availability of Preliminary Record with respect to Survey No.342/3.
- An endorsement dated 08.06.2022, issued by the Tahsildar bearing No. RK/CR/216/2022-23, states that the Khetuwar Copy concerning Survey No.342/3.



- An endorsement dated 08.06.2022 issued by the Tahsildar bearing No. RK/CR/237/2022-23, states that Pahani Thakthe was unavailable from 1969-97 with respect to Survey No.342/3.
- The Special Deputy Commissioner, Anekal issued an endorsement dated 07.02.2024 stating non-availability of Inheritance Certificate No.13/1983-84 vide No.R.R.T/NAKALU/C.R./632/23-24.
- An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.

SURVEY RECORDS:

- ❖ Survey records such as Karda Nakalu, Moola Tippani, Hissa Tippany, Atlas, RR Edabagha & Balabagha, Akarbandh, Village Map confirms the measurement, location, identity & boundary of the Land bearing Survey No. 342/3, situated at Hulimangala Village.

TRACING OF ENCUMBRANCES:

- **Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Survey No. 342, reflects the following transactions: -**
 - Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath, Son of Sri H.T. Somasekhara Reddy in favour of Sri. R. Appanna Reddy, Son of Sri. Ramakrishna Reddy with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres



- Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath, Son of Sri H.T. Somasekhara Reddy in favour of Smt.G. Tulasamma with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres.
 - Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath, Son of Sri H.T. Somasekhara Reddy in favour of Sri. R. Appanna Reddy, Son of Sri. Ramakrishna Reddy with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres.
 - Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath, Son of Sri H.T. Somasekhara Reddy in favour of Smt.G. Tulasamma with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres.
- **Encumbrance Certificate from 01.04.1960 to 31.03.2004 with respect to Survey No. 342, reflects the following transactions: -**
- Partition Deed dated 26.04.2002 entered into between Smt.G. Thulasamma, Wife of Sri.R. Appanna Reddy, Sri. H.T. Somashekar Reddy, Son of Sri. B.V. Thimmarayappa, and H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani, Daughter of Sri. H.T. Somashekar Reddy with respect to Survey No.342, measuring to an extent of 8 Acres.
- **Encumbrance Certificate from 01.01.2003 to 02.04.2024 with respect to Survey No.342/3, reflects the following transactions: -**
- Joint Development Agreement between Smt.G. Thulasamma, Wife of Sri.R. Appanna Reddy, Smt.H.S. Nagamani, Wife of K.C. Jagannath Reddy & others dated 01.03.2023 vide Doc. No. 9958/2022-23 AND Sterlite Developers LLP represented by its designated Partners Sri. N. Shivarama



Reddy, Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Sy.No.342/3 measuring 1 Acre.

Item No.4:-

Survey No. 342/4

LIST OF DOCUMENTS SCRUTINIZED:

Sl. No	Date of document.	Name/ Type of document	Regd/Ref No. of the document with date	Whether original/ certified/ true copy/ Photostat
TITLE RELATED DOCUMENTS				
1.	10.04.1958	Will bequeathed by Sri. B. V. Thimmarayappa, Son of Sri. Dodda Venkatappa with respect to Survey No.154/10 measuring to an extent of 8 Acres along with other lands.	Document No. 8/1958-59	Photostat
2.		Family Tree of Sri. B.V. Thimmarayappa issued by the Village Accountant, Anekal.		Photostat



3.		Death Certificate of Late. B.V. Thimmarayappa, Son of Dodda Venkatappa.		Photostat
4.		Phodi Thakthe		Photostat
5.	03.05.1995	Sale Deed executed by Sri. H.S. Gopinath Son of Sri H.T. Somasekhara Reddy in favour of Sri. R. Appanna Reddy Son of Sri. Ramakrishna Reddy with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres	Document No. 417/1995-96	Certified
6.		Mutation Register	M.R. No. 6/ 1994-95	Photostat
7.	26.04.2002	Partition Deed entered into between Sri. H.T. Somashekar Reddy, Son of Sri. B.V. Thimmarayappa, and H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani, Daughter of Sri. H.T. Somashekar Reddy with respect to Sy. No. 342,	Document No. 933/2002-03	Photostat



		measuring to an extent of 8 Acres.		
8.	14.09.2004	Mutation Register	M.R. No. 68/ 2004-05	Photostat
9.	29.07.2022	Change of Land use issued by the Bangalore Development Authority with respect to Survey No. 342/4 measuring to an extent of 1 Acre.	CLU-58/2021-22/970/2022-23	Photostat
10.	17.08.2022	Letter by the Bangalore Development Authority	BDA/Nayosa/ MBC- 989/048/ 2022-23	Photostat
11.	30.09.2022	Conversion Application, Challan Paid		Photostat
12.	31.10.2022	The Deputy Commissioner Bengaluru issued the official memorandum of conversion with respect to Survey No.342/4 measuring 1 Acre.	ALN/AJ/SR/ 152/2022-23	Photostat
13.		Conversion Sketch		Photostat
14.	31.10.2022	Mutation Register	MR.No. T66/ 2022-23	Photostat



15.	01.03.2023	Joint Development Agreement between Sri. R. Appanna Reddy Son of Sri. Ramakrishna Reddy, Smt.H.S. Nagamani, Wife of K.C. Jagannath Reddy, Sri.H.S. Gopinath, Son of Somshekar Reddy & others AND Sterlite Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy S/o Vuppala Yadagiri Reddy with respect to Survey No. 342/4 measuring 1 Acre.	Document No. 9958/2022-23	Photostat
16.	01.03.2023	General Power Of Attorney executed by Sri. R. Appanna Reddy Son of Sri. Ramakrishna Reddy Smt.H.S. Nagamani, Wife of K.C. Jagannath Reddy, Sri.H.S. Gopinath, Son of Somshekar Reddy & others in favour of Sterlite Developers LLP represented by its designated Partners Sri. N. Shivarama	Document No. 626/2022-23	Photostat



		Reddy Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Survey No.342/4 measuring 1 Acre.		
17.	02.01.2024	Death Certificate of Sri.Vuppala Srinivas Reddy Son of Vuppala Yadagiri Reddy	Application No.DMCV1223 007171	Photostat
18.	09.02.2024	Family tree of Sri.Vuppala Srinivas Reddy Son of Vuppala Yadagiri Reddy issued by the Deputy Tahsildar reflects all his legal heirs.	No.RD0038208 653257	Photostat
19.	26.02.2024	Death Certificate of Sri.Appanna Reddy	No.3104066	Photostat
20.	12.04.2024	Family tree of Sri.Appanna Reddy issued by Deputy Tahsildar reflecting all his legal heirs	No. RD0039268670 351	Photostat



21.	25.01.2024	LLP Amendement Agreement between Sri.H.N.Shivaramareddy and Smt.Vuppala Deepika Reddy	IN-KA1136838059 3626W	Photostat
22.	25.03.2024	Approved Layout Plan issued by the Bangalore Development Authority	No. BDA/TPM/P RL-60/2022-23/2992/2023-24	Photostat
23.	26.06.2024	Computerised Form 9 & 11A Khatha issued by Panchayath Raj	Khatha No.1502001029 01024364	Photostat
24.	25.07.2024	Release deed executed by Sri.Chandrashekar Gumakall Appannareddy, Son of Late. Appanna Reddy Ramakrishna in favour of Smt.Thulasamma Wife of Late. Appanna Reddy Ramakrishna with respect to Survey No.342/2 measuring 1 Acres.	Document No.4395-2024-25	Photostat
25.	01.08.2024	Sharing Agreement entered into Smt.Thulasamma Wife of Late. Appanna Reddy Ramakrishna & others with	Document No.4548/24-25	Photostat



		Sterlite Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppala Srinivas Reddy.		
REVENUE RECORDS				
26.		Index of Land		Photostat
27.		Record of Rights 289 Record of Rights 1436		Photostat
28.		Pahani Thakthe for the period 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69 02 with respect to Survey No.154/10		Photostat
29.		Manual RTCs for the period of 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1993-94 to 1996-97, 1997-98 to 2001-02, with respect to Survey No. 342 Old Sy. No. 154/10		Photostat



30.		Computerised RTC from 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 with respect to Survey No. 342/4.		Photostat
ENDORSEMENTS				
31.	27.07.2021	The Karnataka Housing Board Society issued a no-objection certificate stating nil acquisition of land with respect to Survey No. 342/4.	No. KHB/LAQ/A NK/80/2021- 22	Photostat
32.	28.07.2021	Endorsement issued by the Assistant Commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No. 342/4	No. P.T.C.L/(A)/C R/140/2021-22	Photostat
33.	09.08.2021	An endorsement issued by the Karnataka Industrial Areas Development Board with regards to Nil Acquisition of	No. 1609/2021- 22	Photostat



		Land with respect to Survey No. 342/4.		
34.	04.09.2021	Nil Tenancy Certificate issued by the Tahsildar, with respect to Survey No. 342/4	RD0038025213 965	Photostat
35.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of the Preliminary Record with respect to Survey No. 342/4	No. RK/CR/203/2 02022-23	Photostat
36.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of a Khetuwar copy with respect to Survey No. 342/4	No. RK/CR/215/2 02022-23	Photostat
37.	08.06.2022	An endorsement was issued by Tahsildar, Anekal Taluk, with regards to the non-availability of Pahani Thakte from 1969-97 with respect to Survey No. 342/4	No. RK/CR/236/2 02022-23	Photostat
38.	07.02.2024	The Special Deputy Commissioner, Anekal issued an endorsement stating non-	No.	Photostat



		availability of Inheritance Certificate bearing No.13/1983-84	R.R.T/NAKAL U/C.R./632/2 023-24	
39.	07.05.2024	An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.	No. R.K/C.R/221/ 2024-25	Photostat
SURVEY RECORDS				
40.		Kardha Nakalu		Photostat
41.		Moola Tippyany		Photostat
42.		Hissa Tippyany		Photostat
43.		Atlas		Photostat
44.		RR Edabagh & Balabagh		Photostat
45.		Akarbandh		Photostat
46.		Village map		Photostat
ENCUMBRANCE CERTIFICATES				
47.	23.09.2022	Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Survey No. 154/10	S.A. No. 12415/ 2022-23	Photostat



48.	17.09.2021	Encumbrance Certificate from 01.04.1960 to 31.03.2004 with respect to Survey No. 342	S.A.No.156050 / 2021-22	Photostat
49.	02.04.2024	Encumbrance Certificate from 01.01.2003 to 02.04.2024 with respect to Survey. No. 342/4	JGN-EC-A-021871-2024-25	Photostat

The flow of Title: -

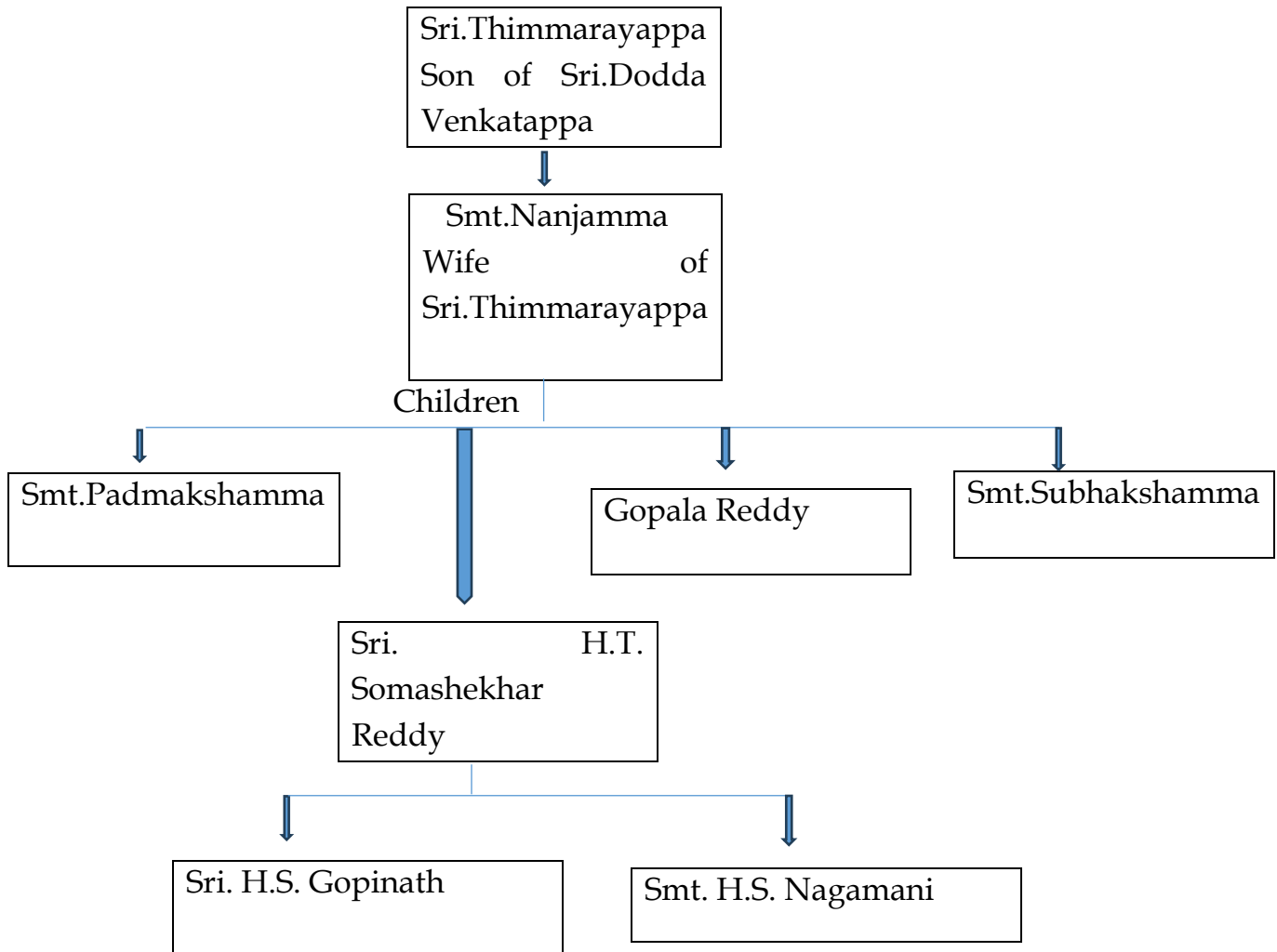
On perusing the above documents, it is observed that the immovable property, an agricultural land bearing Survey No.154/10 measuring 8 Acres and situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, originally belonged to Sri.Thimmarayappa, Son of Sri. Doddavenkatappa, as could be seen in the Kardha Nakalu.

Further, it can be seen that, Sri.Thimmarayappa, Son of Sri. Doddavenkatappa bequeathed the land bearing Survey No.154/10, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, among his legal heirs vide Will dated 10.04.1958 registered as document No.8/1958-59, pages 178 -183 of Book III in the office of the sub-registrar, Anekal and the aforementioned lands were allotted to the parties in the following manner:



- The land bearing Survey No.154/10 measuring 8 Acres interalia was allotted to the share of Smt.Nanjamma, Wife of B.V.Thimmarayappa.
- The land bearing Survey No.154/13, measuring 8 Acres interalia, was allotted to the share of Smt. Padmakhamma, Daughter of Sri.Thimmarayappa.
- The land bearing Survey No.154/17, measuring 8 Acres interalia, was allotted to the share of T. Somashekhar Reddy, Son of Sri.Thimmarayappa.
- The land bearing Survey No.154/7 measuring 8 Acres along with various lands were allotted to the share of Smt. Subhakshamma, Daughter of Sri.Thimmarayappa.

Further, the family tree of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa issued by the Village Accountant, Anekal, reflecting all his legal heirs, has been furnished and justified as follows: -



Further, the Death Certificate of Sri. Thimmarayappa, Son of Sri. Doddavenkatappa has been furnished for perusal. It could be observed that Gopal Reddy, Son of Late Thimmarayappa, died at the age of 2 years, evidenced in the Will dated 10.04.1958 mentioned above.



Whereas, it could be observed that during the Phodi proceedings Survey Number 154/10 was assigned new Survey Number 342.

Further, Smt.Nanjamma, Wife of Sri. B.V. Thimmarayappa died intestate, leaving behind her the land measuring 8 Acres in Survey No 342 to Sri. H.T. Somashekara Reddy, as mentioned in the aforementioned Will dated 10.04.1958, registered as document No.8/1958-59. Subsequently, Sri. H.T. Somashekara Reddy and his son Sri.Gopinath acquired the same vide inheritance bearing IHC No. 13/1983-84.

Further it could be seen that, Sri. H.S. Gopinath Son of Sri H.T. Somasekhara Reddy conveyed the land measuring 1 Acre out of 8 Acres in Survey No.342, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District in favour of Sri. R. Appanna Reddy, Son of Sri. Ramakrishna Reddy, vide Sale deed dated 03.05.1995, registered as document No.417/1995-96, Book I, in the office of the Sub registrar, Anekal. Subsequently, the Katha has been mutated in the name of Sri.R. Appanna Reddy Son of Sri. Rama Krishna Reddy vide Mutation Register No.6/1994-95 in the concerned revenue records.

Whereas the land-bearing Survey. No.342, measuring 8 Acres along with other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, was partitioned among Sri. H.T Somashekar Reddy, Son of Sri. B.V. Thimmarayappa, Sri. H.S. Gopinath, Son of H.T. Somashekar Reddy, and Smt.H.S.Nagamani, Daughter of Sri. H.T Somashekar Reddy, in terms of the Partition deed dated 26.04.2002, registered as Document No 933/2002-2003, whereby the land in Survey No.342 has been allotted to Sri. H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy, measuring to the extent of 8 Acres.



Whereas it could be observed that, Sri. Gopinath, Son of H.T.Somashekara Reddy, retained the extent of 4 Acres out of 8 Acres and conveyed the remaining 4 Acres in Survey No 342 situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District vide various sale deeds to others.

Whereas, it could be observed that the Survey Number.342 was bifurcated as follows and evidenced in Mutation Register bearing No 68/2004 -05.

Previous Survey No	Old Survey No	New Survey No	Extent	Owner
154/10	342	342/1	4 Acres	H.S. Gopinath
154/10	342	342/2	1 Acre	R.Appanna Reddy
154/10	342	342/3	1 Acre	G.Thulasamma
154/10	342	342/4	1 Acre	R.Appanna Reddy
154/10	342	342/5	1 Acre	G.Thulasamma

Whereas, thus in the aforesaid manner, Sri.R. Appanna Reddy, Son of Sri. Rama Krishna Reddy became the absolute owner of the land measuring 1 Acre in Survey no. 342/4, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District.



It could be seen that the Bangalore Development Authority issued an order for a change of Land use from agricultural to non-agricultural Residential Purposes with respect to SyNo.342/4 measuring to an extent of 1Acre vide document No CLU-58/2021-22/970/2022-23 Situated at Hulimangala Village.

On applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 31.10.2022 Vide document bearing No.ALN/AJ/SR/159/2022-23, after paying the Conversion Charges, with respect to Survey No.342/4, situated at Hulimangala Village, JiganiHobli, Anekal Taluk, Bengaluru Urban District, totally measuring to an extent of 1 Acre and has been mutated through Mutation Register bearing No. T65/2022-23.

Further, it could be seen that, Sri. Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall and Sri.H.S. Gopinath, Son of Somshekar Reddy, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. V.Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy Son of Late Sri. B.V. Thimmarayappa, Sri. K.J. Preetham, Son of Sri. K.C. Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna entered into a Joint Development Agreement dated 01.03.2023, registered as document no. SRJ-1-09958-2022-23, Stored in the CD. No. SRJD1330J, in the Office of the Sub Registrar, Sarjapura, Basavanagudi with Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Sri. H.S. Gopinath, Son of Somshekar Reddy & others AND Sterlitee Developers LLP, represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.



Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy for development of residential layout, with respect to the land bearing Sy. No. 342/4 (Old Sy. No. 342), measuring to the extent of 1 Acre along with various other lands situated Hulimangala Village, with a sharing ratio of 70: 30. i.e., 70% of the developed area is allocated to the owners, and 30% of the developed area is allocated to the developer.

Further it could be seen that, Sri.Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, along with Sri.H.S. Gopinath, Son of Somshekar Reddy, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna, Smt.H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt.V.Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J. Preetham, Son of Sri.K.C.Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna executed a General Power of Attorney dated 01.03.2023, registered as document no. SRJ-04-00626-2022-23, Stored in the CD. No. SRJD1330 in the Office of the Sub Registrar, Sarjapura, Basavanagudi, to deal with the 30% of the developed area shall belong to Sterlitee Developers LLP represented by its designated Partners Sri.N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy of saleable area.

Whereas it could be observed that, Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, the designated Partner in Sterlitee Developers LLP, died intestate, and the LLP Amendment Agreement dated 25.01.2024 clearly states that Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy has been nominated to become the partner for Sterlitee Developers LLP to continue the business. Henceforth Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy, along with Sri.N. Shivarama Reddy, Son of M. Narayana Reddy, are the designated partners of Sterlitee Developers LLP and will carry forward the



development with respect to the land bearing Survey No.342/4 (Old Survey No.342), measuring to the extent of 1 Acre and various other lands situated Hulimangala Village.

Further, the Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, and the Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, issued by the deputy tahsildar, Bengaluru South, reflecting all his legal heirs, has been furnished for perusal.

Further, Sri. Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall died intestate, leaving behind his legal heirs Viz., his wife Smt: Thulasamma and their only son, Sri.Chandrashekar Gumakali Appanna Reddy. We can observe that the legal heirs of Sri. Appanna Reddy were already made parties to the Joint Development Agreement dated 01.03.2023, registered as document no. SRJ-1-09958-2022-23. The Death Certificate and Family Tree of Sri. Appanna Reddy has been furnished for perusal.

Whereas, it can be observed that the Bangalore Development Authority (BDA) has issued an approved layout plan dated 25.03.2024 bearing No. BDA/TPM/PRL-60/2022-23/2992/2023-24 in Survey No. 342/1,342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 total 251 sites is formed in the Layout.

Further the Panchayath Raj, has issued Computerised Form 9 & 11A Khatha bearing No. 150200102901024364 dated 26.06.2024 for Survey No. 342/1,342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 measuring 48939.15 Sq.Meters.

Whereas, Sri.Chandrashekar Gumakali Appanna Reddy Son of Late Appanna Reddy Ramakrishna relinquished all his right, title and interest in the land measuring 1 Acre in Survey Number 342/4 situated at situated Hulimangala



Village in favour of Smt. Thulasamma, Wife of Late Appanna Reddy Ramakrishna vide Release deed dated 25.07.2024 registered as document No ANK-1-04395-2024-25 of Book I, in the office of the sub registrar, Anekal.

Whereas, thus in the aforesaid manner, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna became the absolute owner of the land measuring 1 Acre in Survey no. 342/4, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District.

Whereas, Smt. Thulasamma, Wife of Late Appanna Reddy Ramakrishna, Sri. H.S. Gopinath, Son of Somashekar Reddy, Smt. Thulasamma, Wife of Late Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, @ H.T. Somasekara Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J.Preetham, Son of Sri. K.C. Jagannath Reddy entered into a Sharing Agreement dated 30.07.2024 with Sterlite Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppala Srinivas Reddy registered on 01.08.2024 as document No. ANK-1-04548-2024-25 of Book I in the office of the Sub Registrar, Anekal for the demarcation of their respective shares in the Residential sites as per the ratio agreed under the Joint Development Agreement dated 01.03.2023.

REVENUE DOCUMENTS:

- ❖ Index of land is available for perusal in the name of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa.
- ❖ Record of Rights 289 & 1436 are available for perusal in the name of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa.



- Pahani Thakthe for 1963-64 to 1968-69 with respect to Survey No.154/10 reflects the name of Sri. B.V. Thimmarayappa is the Khathedar of the land.
- RTCs for the period of 1969-70 to 1983-84 with respect to Survey No.154/10 reflects the name of Sri.B.V. Thimmarayappa is the Khathedar of the land.
- RTCs for the period of 1984-85 to 1988-89 with respect to Survey No.154/10 reflects the name of Sri.B.V. Thimmarayappa, Sri.H.S. Gopinath, Sri.H.T.Somshekara Reddy are the Khathedar of the land.
- RTCs for the period of 1989-90 to 1993-94 with respect to Survey No.154/10 reflects the name of Sri.H.S. Gopinath is the Khathedar of the land.
- RTCs for the period of 1994-95 to 2001-02 with respect to Survey No.154/10 reflects the name of Sri.H.S. Gopinath, Sri.Appanna Reddy & Smt.Thulasamma as the Khathedar of the land.
- RTCs for the period of 2001-02 to 2003-04 with respect to Survey No.342 reflects the name of Sri.H.T.Somshekara Reddy, Sri.Appanna Reddy, Smt.Thulasamma, Sri. H.S. Gopinath, as the Khathedar of the land.
- RTCs for the period of 2004-05 to 2023-24 with respect to Survey No.342/4 reflects the name of Sri.R.Appanna Reddy Son of Sri.Rama Krishna Reddy, as the Khathedar of the land.



REGARDING ENDORSEMENTS:

- No Objection Certificate dated 27.07.2021 issued by the Karnataka Housing Board Society bearing No. KHB/LAQ/ANK/80/2021-22 stating nil acquisition of land with respect to Sy. No. 342/4, measuring to an extent of 1Acre.
- An endorsement dated 28.07.2021 issued by the Assistant commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No. 342/4 vide No. P.T.C.L/(A)/CR/140/2021-22.
- Endorsement dated 09.08.2021 issued by the Karnataka Industrial Areas Development Board with regards to Nil Acquisition of Land with respect to Sy. No. 342/4 measuring to an extent of 1 Acre vide No. 1609/2021-22.
- Nil Tenancy Certificate dated 04.09.2021 issued by the Tahsildar bearing No. RD0038025213965 with respect to Sy. No. 342 /4.
- Endorsement dated 08.06.2022, issued by the Tahsildar bearing No. RK/CR/203/2022-23, stating that non availability of Preliminary Record with respect to Sy. No. 342/4.
- An endorsement dated 08.06.2022, issued by the Tahsildar bearing No. RK/CR/215/2022-23, states that the Khetuwar Copy concerning Survey No. 342/4.



- An endorsement dated 08.06.2022 issued by the Tahsildar bearing No. RK/CR/236/2022-23, states that Pahani Thakthe was unavailable from 1969-97 with respect to Sy. No. 342/4.
- The Special Deputy Commissioner, Anekal issued an endorsement dated 07.02.2024 stating non-availability of Inheritance Certificate No.13/1983-84 vide No.R.R.T/NAKALU/C.R./632/23-24.
- An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.

SURVEY RECORDS:

- ❖ Survey records such as Karda Nakalu, Moola Tippani, Hissa Tippany, Atlas, RR Edabagha & Balabagha, Akarbandh, Village Map confirms the measurement, location, identity & boundary of the Land bearing Survey No. 342/4, situated at Hulimangala Village.

TRACING OF ENCUMBRANCES:

- **Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Sy. No. 342, reflects the following transactions: -**
 - Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath Son of Sri H.T. Somasekhara Reddy in favour of Sri. R. Appanna Reddy Son of Sri. Ramakrishna Reddy with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres



- Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath Son of Sri H.T. Somasekhara Reddy in favour of Smt.G.Tulasamma with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres.
- Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath Son of Sri H.T. Somasekhara Reddy in favour of Sri. R. Appanna Reddy Son of Sri. Ramakrishna Reddy with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres.
- Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath Son of Sri H.T. Somasekhara Reddy in favour of Smt.G.Tulasamma with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres.
- **Encumbrance Certificate from 01.04.1960 to 31.03.2004 with respect to Survey No. 342, reflects the following transactions: -**
 - Partition Deed dated 26.04.2002 entered into between Sri. H.T. Somashekar Reddy Son of Sri. B.V. Thimmarayappa, and H.S. Gopinath Son of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani Daughter of Sri. H.T. Somashekar Reddy with respect to Survey No.342, measuring to an extent of 8 Acres.
- **Encumbrance Certificate from 01.01.2003 to 02.04.2024 with respect to Survey No.342/4, reflects the following transactions: -**
 - Joint Development Agreement between Sri. R. Appanna Reddy, Son of Sri. Ramakrishna Reddy, Smt.H.S. Nagamani Wife of K.C. Jagannath Reddy & others dated 01.03.2023 vide Doc. No. 9958/2022-23 AND Sterlitee



Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Survey No.342/4 measuring 1 Acre.

Item No.5:-

Survey No. 342/5

LIST OF DOCUMENTS SCRUTINIZED:

Sl. No	Date of document.	Name/ Type of document	Regd/Ref No. of the document with date	Whether original/ certified/ true copy/ Photostat
TITLE RELATED DOCUMENTS				
1.	10.04.1958	Will bequeathed by Sri. B. V. Thimmarayappa, Son of Sri. Dodda Venkatappa with respect to Survey No.154/10 measuring to an extent of 8 Acres along with other lands.	Document No. 8/1958-59	Photostat
2.		Family Tree of Sri. B.V. Thimmarayappa issued by the Village Accountant, Anekal.		Photostat



3.		Death Certificate of Late. B.V. Thimmarayappa Son of Dodda Venkatappa.		Photostat
4.		Phodi Thakthe		Photostat
5.	03.05.1995	Sale Deed executed by Sri. H.S. Gopinath Son of Sri. H.T. Somashekara Reddy in favour of Smt. G. Thulasamma, Wife of Sri. R. Appanna Reddy with respect to Survey No. 342, measuring to an extent of 1 Acre (out of total extent of 8 Acres)	Document No. 445/1995-96	Photostat
6.		Mutation Register	M.R. No. 7/ 1994-95	Photostat
7.	26.04.2002	Partition Deed entered into between Sri. H.T. Somashekar Reddy, Son of Sri. B.V. Thimmarayappa, and H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani, Daughter of Sri. H.T. Somashekar Reddy with respect to Survey No.342,	Document No. 933/2002-03	Photostat



		measuring to an extent of 8 Acres.		
8.	14.09.2004	Mutation Register	M.R. No. 68/2004-05	Photostat
9.	29.07.2022	Change of Land use issued by the Bangalore Development Authority with respect to Survey No. 342/5 measuring to an extent of 1 Acre.	CLU-58/2021-22/970/2022-23	Photostat
10.	17.08.2022	Letter by the Bangalore Development Authority	BDA/Nayosa/MBC-987/1051/2022-23	Photostat
11.	30.09.2022	Conversion Application, Challan Paid		Photostat
12.	31.10.2022	The Deputy Commissioner Bengaluru issued the official memorandum of conversion, with respect to Survey No.342/5 measuring 1 Acre.	ALN/AJ/SR/157/2022-23	Photostat
13.		Conversion Sketch		Photostat
14.	31.10.2022	Mutation Register	MR.No. T64/2022-23	Photostat



15.	01.03.2023	Joint Development Agreement between Smt. G. Thulasamma, Wife of Sri. R. Appanna Reddy Smt.H.S. Nagamani Wife of K.C. Jagannath Reddy, Sri.H.S. Gopinath Son of Somshekar Reddy & others AND Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Survey No. 342/5 measuring 1 Acre.	Document No. 9958/2022-23	Photostat
16.	01.03.2023	General Power of Attorney executed by Smt. G. Thulasamma, Wife of Sri. R. Appanna Reddy Smt.H.S. Nagamani, Wife of K.C. Jagannath Reddy, Sri.H.S. Gopinath, Son of Somshekar Reddy & others in favour of Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana	Document No. 626/2022-23	Photostat



		Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Survey No.342/5 measuring 1 Acre.		
17.	02.01.2024	Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy	Application No.DMCV1223 007171	Photostat
18.	09.02.2024	Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy issued by the Deputy Tahsildar reflects all his legal heirs.	No.RD00382086 53257	Photostat
19.	25.01.2024	LLP Amendement Agreement between Sri. H.N.Shivaramareddy and Smt.Vuppala Deepika Reddy	IN- KA11368380593 626W	Photostat
20.	25.03.2024	Approved Layout Plan issued by the Bangalore Development Authority	No. BDA/TPM/PR L-60/2022- 23/2992/2023- 24	Photostat



21.	26.06.2024	Computerised Form 9 & 11A Khatha issued by Panchayath Raj	Khatha No.15020010290 1024364	Photostat
22.	01.08.2024	Sharing Agreement entered into Smt. Thulasamma, Wife of Late Appanna Reddy Ramakrishna & others with Sterlite Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppala Srinivas Reddy.	Document No.4548/24-25	Photostat
REVENUE RECORDS				
23.		Index of Land		Photostat
24.		Record of Rights 289 Record of Rights 1436		Photostat
25.		Pahani Thakthe for the period 1963-64, 1964-65, 1965-66, 1966- 67, 1967-68, 1968-69 02 with respect to Survey No.154/10		Photostat
26.		Manual for the period 1969-70 to 1973-74, 1974-75 to 1978-79,		Photostat



		1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1993-94 to 1996-97, 1997-98 to 2001-02, with respect to Survey No. 342 Old Survey No.154/10		
27.		Computerised RTC from 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 with respect to Survey No. 342/5.		Photostat
ENDORSEMENTS				
28.	28.07.2021	Endorsement issued by the Assistant Commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No.342/5	No. P.T.C.L/(A)/C R/141/2021-22	Photostat
29.	12.08.2021	Endorsement issued by the Karnataka Industrial Areas Development Board with regards to Nil Acquisition of	No. 1729/2021-22	Photostat



		Land with respect to Survey No.342/5.		
30.	04.09.2021	Nil Tenancy Certificate issued by the Tahsildar, with respect to Survey No.342/5	RD00380252139 62	Photostat
31.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of the Preliminary Record with respect to Survey No.342/5	No. RK/CR/205/20 2022-23	Photostat
32.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of a Khetuwar copy with respect to Survey No.342/5	No. RK/CR/217/20 2022-23	Photostat
33.	08.06.2022	An endorsement was issued by Tahsildar, Anekal Taluk, with regards to the non-availability of Pahani Thakte from 1969-97 with respect to Survey No.342/5	No. RK/CR/233/20 2022-23	Photostat



34.	07.02.2024	The Special Deputy Commissioner, Anekal issued an endorsement stating non-availability of Inheritance Certificate bearing No.13/1983-84	No.R.R.T/NAK ALU/C.R./632 /2023-24	Photostat
35.	07.05.2024	An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.	No. R.K/C.R/221/2 024-25	Photostat
SURVEY RECORDS				
36.		Kardha Nakalu		Photostat
37.		Moola Tippyany		Photostat
38.		Hissa Tippyany		Photostat
39.		Atlas		Photostat
40.		RR Edabagh & Balabagh		Photostat
41.		Akarbandh		Photostat
42.		Village map		Photostat



ENCUMBRANCE CERTIFICATES				
43.	23.09.2022	Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Survey No. 154/10	S.A. No. 12415/2022-23	Photostat
44.	17.09.2021	Encumbrance Certificate from 01.04.1960 to 31.03.2004 with respect to Survey No. 342	S.A.No.156050/2021-22	Photostat
45.	02.04.2024	Encumbrance Certificate from 01.01.2003 to 02.04.2024 with respect to Survey. No. 342/5	JGN-EC-A-021859-2024-25	Photostat

The flow of Title: -

On perusing the above documents, it is observed that the immovable property, an agricultural land bearing Survey No.154/10 measuring 8 Acres and situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, originally belonged to Sri.Thimmarayappa, Son of Sri. Doddavenkatappa, as could be seen in the Kardha Nakalu.

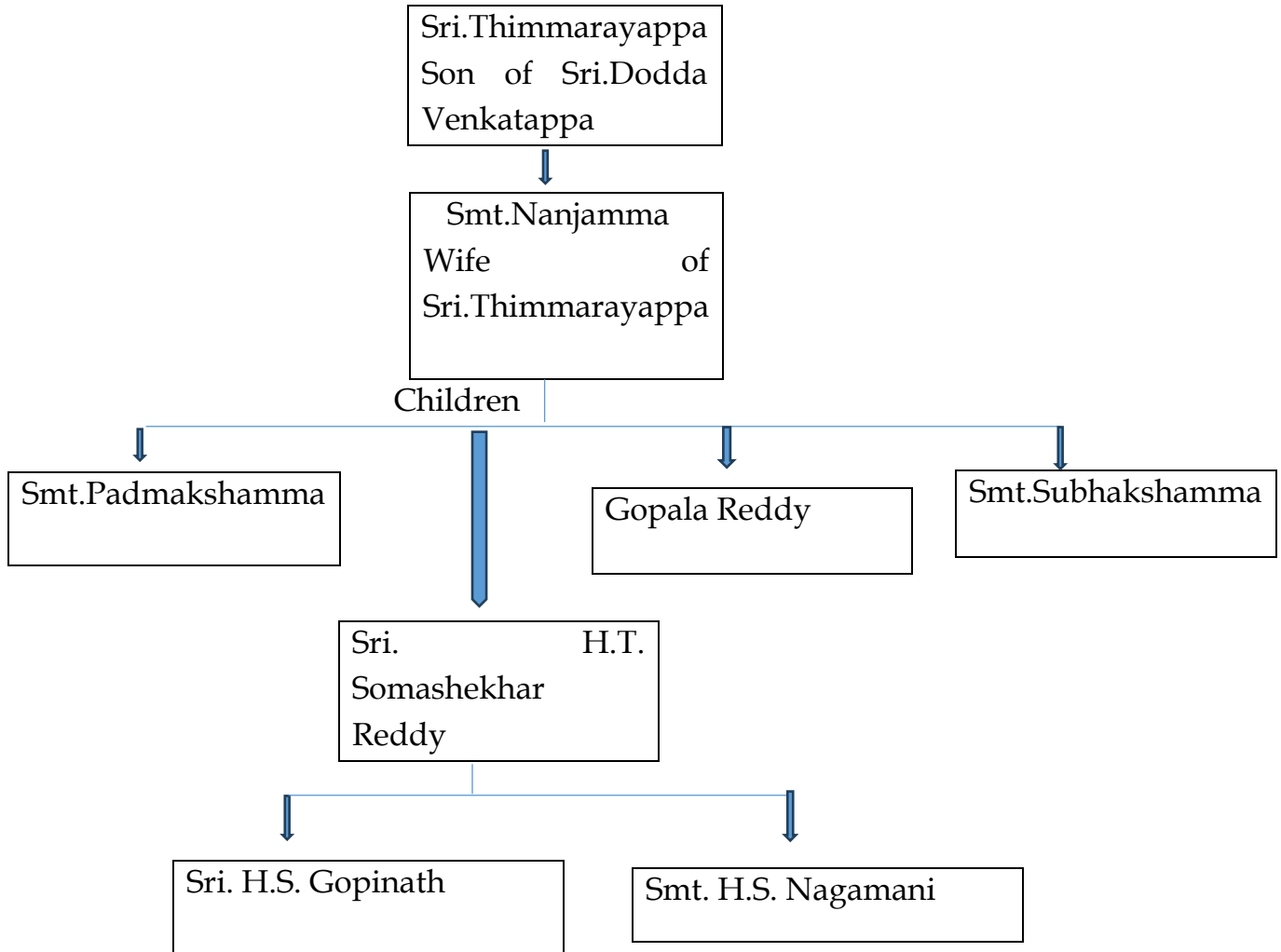
Further, it can be seen that, Sri.Thimmarayappa, Son of Sri. Doddavenkatappa bequeathed the land bearing Survey No.154/10, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, among his legal heirs vide Will dated 10.04.1958 registered as document



No.8/1958-59, pages 178 -183 of Book III in the office of the sub-registrar, Anekal and the aforementioned lands were allotted to the parties in the following manner:

- **The land bearing Survey No.154/10 measuring 8 Acres interalia was allotted to the share of Smt.Nanjamma, Wife of B.V.Thimmarayappa.**
- The land bearing Survey No.154/13, measuring 8 Acres interalia, was allotted to the share of Smt. Padmakhamma, Daughter of Sri.Thimmarayappa.
- The land bearing Survey No.154/17, measuring 8 Acres interalia, was allotted to the share of T. Somashekhar Reddy, Son of Sri.Thimmarayappa.
- The land bearing Survey No.154/7 measuring 8 Acres along with various lands were allotted to the share of Smt. Subhakshamma, Daughter of Sri.Thimmarayappa.

Further, the family tree of Sri.Thimmarayappa Son of Sri. Doddavenkatappa issued by the Village Accountant, Anekal, reflecting all his legal heirs, has been furnished and justified as follows: -



Further, the Death Certificate of Sri. Thimmarayappa, Son of Sri. Doddavenkatappa has been furnished for perusal. It could be observed that Gopal Reddy, Son of Late Thimmarayappa, died at the age of 2 years, evidenced in the Will dated 10.04.1958 mentioned above.



Whereas, it could be observed that during the Phodi proceedings Survey Number 154/10 was assigned new Survey Number 342.

Further, Smt.Nanjamma, Wife of Sri. B.V. Thimmarayappa died intestate, leaving behind her the land measuring 8 Acres in Survey No 342 to Sri. H.T. Somashekara Reddy, as mentioned in the aforementioned Will dated 10.04.1958, registered as document No.8/1958-59. Subsequently, Sri. H.T. Somashekara Reddy and his son Sri.Gopinath acquired the same vide inheritance bearing IHC No. 13/1983-84.

Further it could be seen that, Sri. H.S. Gopinath Son of Sri H.T. Somasekhara Reddy conveyed the land measuring 1 Acre out of 8 Acres in Survey No.342, situated at Hulimangala Village, JiganiHobli, Anekal Taluk, Bengaluru Urban District in favour of Smt.G.Thulasamma Wife of R.Appanna Reddy, vide Sale deed dated 03.05.1995, registered as document No.445/1995-96, Book I, stored in in the office of Smt.G.Thulasamma Wife of R.Appanna Reddy the Sub registrar, Anekal. Subsequently, the Katha has been mutated in the name of Smt.G.Thulasamma Wife of R.Appanna Reddy vide Mutation Register No.7/1994-95 in the concerned revenue records.

Whereas, it comes to our observation that the land bearing Survey No.342 measuring 8 Acres along with other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, was partitioned among Sri. H.T Somashekar Reddy, Son of Sri. B.V. Thimmarayappa, Sri. H.S. Gopinath, Son of H.T. Somashekar Reddy and Smt.H.S.Nagamani, Daughter of Sri. H.T Somashekar Reddy, in terms of the Partition deed dated 26.04.2002, registered as Document No 933/2002-2003, whereby the land in Survey No.342 has been allotted to Sri. H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy, measuring to the extent of 8 Acres.



Whereas it could be observed that, Sri. Gopinath, Son of H.T.Somashekara Reddy, retained the extent of 4 Acres out of 8 Acres and conveyed the remaining 4 Acres in Survey No 342 situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District vide various sale deeds to others.

Whereas, it could be observed that the Survey Number.342 was bifurcated as follows and evidenced in Mutation Register bearing No 68/2004 -05.

Previous Survey No	Old Survey No	New Survey No	Extent	Owner
154/10	342	342/1	4 Acres	H.S. Gopinath
154/10	342	342/2	1 Acre	R.Appanna Reddy
154/10	342	342/3	1 Acre	G.Thulasamma
154/10	342	342/4	1 Acre	R.Appanna Reddy
154/10	342	342/5	1 Acre	G.Thulasamma

Whereas, thus in the aforesaid manner, Smt.G. Thulasamma, Wife of Sri.R. Appanna Reddy became the absolute owner of the land measuring 1 Acre in Survey no. 342/5, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District.



It could be seen that the Bangalore Development Authority issued an order for a change of Land use from agricultural to non-agricultural Residential Purposes with respect to SyNo.342/5 measuring to an extent of 1Acre vide document No CLU-58/2021-22/970/2022-23 Situated at Hulimangala Village.

On applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 31.10.2022 Vide document bearing No.ALN/AJ/SR/157/2022-23, after paying the Conversion Charges, with respect to Survey No.342/5, situated at Hulimangala Village, JiganiHobli, Anekal Taluk, Bengaluru Urban District, totally measuring to an extent of 1 Acre and has been mutated through Mutation Register bearing No. T64/2022-23.

Further, it could be seen that, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna along with Sri.H.S. Gopinath, Son of Somshekar Reddy, Sri.Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt.H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. V. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J. Preetham, Son of Sri.K.C.Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna entered into a Joint Development Agreement dated 01.03.2023, registered as document no. SRJ-1-09958-2022-23, Stored in the CD. No. SRJD1330J, in the Office of the Sub Registrar, Sarjapura, Basavanagudi with Smt.H.S. Nagamani Wife of K.C. Jagannath Reddy, Sri.H.S. Gopinath Son of Somshekar Reddy & others AND Sterlite Developers



LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy for development of residential layout, with respect to the land bearing Sy. No. 342/5 (Old Sy. No. 342), measuring to an extent of 1 Acre along with various other lands situated Hulimangala Village, with a sharing ratio of 70: 30. i.e., 70% of the developed area is allocated to the owners, and 30% of the developed area is allocated to the developer.

Further it could be seen that, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna along with Sri.H.S. Gopinath, Son of Somshekar Reddy, Sri.Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt.H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. V. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J. Preetham, Son of Sri.K.C.Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna executed a General Power of Attorney dated 01.03.2023, registered as document no. SRJ-04-00626-2022-23, Stored in the CD. No. SRJD1330 in the Office of the Sub Registrar, Sarjapura, Basavanagudi, to deal with the 30% of the developed area shall belong to Sterlitee Developers LLP represented by its designated Partners Sri.N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy of saleable area.

Whereas it could be observed that, Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, the designated Partner in Sterlitee Developers LLP, died intestate, and the LLP Amendment Agreement dated 25.01.2024 clearly states that Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy has been nominated to become the partner for Sterlitee Developers LLP to continue the business. Henceforth Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy, along with Sri.N. Shivarama Reddy, Son of M. Narayana Reddy, are the



designated partners of Sterlitee Developers LLP and will carry forward the development with respect to the land bearing Survey No.342/5 (Old Survey No.342), measuring to the extent of 1 Acre and with various other lands situated Hulimangala Village.

Further, the Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, and the Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, issued by the deputy tahsildar, Bengaluru South, reflecting all his legal heirs, has been furnished for perusal.

Whereas, it can be observed that the Bangalore Development Authority (BDA) has issued an approved layout plan dated 25.03.2024 bearing No. BDA/TPM/PRL-60/2022-23/2992/2023-24 in Survey No. 342/1,342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 total 251 sites is formed in the Layout.

Further the Panchayath Raj, has issued Computerised Form 9 & 11A Khatha bearing No. 150200102901024364 dated 26.06.2024 for Survey No. 342/1, 342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 measuring 48939.15 Sq.Meters.

Whereas, Smt. Thulasamma, Wife of Late Appanna Reddy Ramakrishna, Sri. H.S. Gopinath, Son of Somashekar Reddy, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, @ H.T. Somasekara Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J.Preetham, Son of Sri. K.C. Jagannath Reddy entered into a Sharing Agreement dated 30.07.2024 with Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppala Srinivas Reddy registered on 01.08.2024 as document No. ANK-1-04548-2024-25 of Book I in the office of the Sub Registrar, Anekal for the



demarcation of their respective shares in the Residential sites as per the ratio agreed under the Joint Development Agreement dated 01.03.2023.

REVENUE DOCUMENTS:

- ❖ Index of land is available for perusal in the name of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa.
- ❖ Record of Rights 289 & 1436 are available for perusal in the name of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa.
- Pahani Thakthe for the period of 1963-64 to 1968-69 with respect to Survey No.154/10 reflects the name of Sri. B.V. Thimmarayappa is the Khathedar of the land.
- RTCs for the period of 1969-70 to 1983-84 with respect to Survey No.154/10 reflects the name of Sri.B.V. Thimmarayappa is the Khathedar of the land.
- RTCs for the period of 1984-85 to 1988-89 with respect to Survey No.154/10 reflects the name of Sri.B.V. Thimmarayappa, Sri.H.S. Gopinath, Sri.H.T.Somshekara Reddy as the Khathedar of the land.
- RTCs for the period of 1989-90 to 1993-94 with respect to Survey No.154/10 reflects the name of Sri.H.S. Gopinath is the Khathedar of the land.
- RTCs for the period of 1994-95 to 2001-02 with respect to Survey No.154/10 reflects the name of Sri.H.S. Gopinath, Sri.Appanna Reddy & Smt.Thulasamma as the Khathedar of the land.



- RTCs for the period of 2001-02 to 2003-04 with respect to Survey No.342 reflects the name of Sri.H.T.Somshekara Reddy, Sri.Appanna Reddy, Smt.Thulasamma, Sri. H.S. Gopinath, as the Khathedar of the land.
- RTCs for the period of 2004-05 to 2023-24 with respect to Survey No.342/5 reflects the name of Smt.G.Thulasamma Wife of R.Appanna Reddy is the Khathedar of the land.

REGARDING ENDORSEMENTS:

- Endorsement dated 28.07.2021 issued by the Assistant commissioner, Bangalore South Sub Division under PTCL Act, with respect to Sy. No. 342/5 vide No.P.T.C.L/(A)/CR/141/2021-22.
- Endorsement dated 12.08.2021 issued by the Karnataka Industrial Areas Development Board with regards to Nil Acquisition of Land with respect to Sy. No. 342/5 measuring to an extent of 1 Acre vide No. 1729/2021-22.
- Nil Tenancy Certificate dated 04.09.2021 issued by the Tahsildar bearing No. RD0038025213962 with respect to Sy. No. 342 /5.
- An endorsement dated 08.06.2022, issued by the Tahsildar bearing No. RK/CR/205/2022-23, stating that non availability of Preliminary Records with respect to Sy. No. 342/5.



- An endorsement dated 08.06.2022, issued by the Tahsildar bearing No. RK/CR/217/2022-23, states that the Khetuwar Copy concerning Survey No. 342/5.
- An endorsement dated 08.06.2022 issued by the Tahsildar bearing No. RK/CR/233/2022-23, states that Pahani Thakthe was unavailable from 1969-97 with respect to Sy. No. 342/5.
- The Special Deputy Commissioner, Anekal issued an endorsement dated 07.02.2024 stating non-availability of Inheritance Certificate No.13/1983-84 bearing No.R.R.T/NAKALU/C.R./632/23-24.
- An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.

SURVEY RECORDS:

- ❖ Survey records such as Karda Nakalu, Moola Tippani, Hissa Tippany, Atlas, RR Edabagha & Balabagha, Akarbandh, Village Map confirms the measurement, location, identity & boundary of the Land bearing Survey No. 342/5, situated at Hulimangala Village.

TRACING OF ENCUMBRANCES:

- **Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Survey No. 342, reflects the following transactions: -**
 - Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath Son of Sri H.T. Somasekhara Reddy in favour of Sri. R. Appanna Reddy Son of Sri.



Ramakrishna Reddy with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres

- Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath Son of Sri H.T. Somasekhara Reddy in favour of Smt.G.Tulasamma with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres.
 - Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath Son of Sri H.T. Somasekhara Reddy in favour of Sri. R. Appanna Reddy Son of Sri. Ramakrishna Reddy with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres.
 - Sale Deed dated 03.05.1995 executed by Sri. H.S. Gopinath Son of Sri H.T. Somasekhara Reddy in favour of Smt.G.Tulasamma with respect to Sy. No. 342 (Old Sy. No. 154/10, measuring to an extent of 1 Acre out of 8 Acres.
- **Encumbrance Certificate from 01.04.1960 to 31.03.2004 with respect to Survey No. 342, reflects the following transactions: -**
- Partition Deed dated 26.04.2002 entered into between Sri. H.T. Somashekar Reddy Son of Sri. B.V. Thimmarayappa, and H.S. Gopinath Son of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani Daughter of Sri. H.T. Somashekar Reddy with respect to Survey No.342, measuring to an extent of 8 Acres.
- **Encumbrance Certificate from 01.01.2003 to 02.04.2024 with respect to Survey No.342/5, reflects the following transactions: -**



- Joint Development Agreement between Smt.G.Thulasamma, Wife of R.Appanna Reddy Smt.H.S. Nagamani Wife of K.C. Jagannath Reddy & others dated 01.03.2023 vide Doc. No. 9958/2022-23 AND Sterlite Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Survey No.342/5 measuring 1 Acre.

Item No.6:-

Survey No. 344/1

LIST OF DOCUMENTS SCRUTINIZED:

Sl. No	Date of document.	Name/ Type of document	Regd/Ref No. of the document with the date	Whether original/ certified/ true copy/ Photostat
TITLE RELATED DOCUMENTS				
1.	10.04.1958	The Will bequeathed by Sri. B. V. Thimmarayappa, Son of Sri. Dodda Venkatappa with respect to Survey No.154/13 measuring 8 Acres along with other lands.	Document No. 8/1958-59	Photostat



2.		Family Tree of Sri. B.V. Thimmarayappa issued by the Village Accountant, Anekal.		Photostat
3.		Death Certificate of Late. B.V. Thimmarayappa Son of Dodda Venkatappa.		Photostat
4.		Phodi Thakthe		Photostat
5.	04.06.1978	Panchayath Parikath entered into between Smt. Padmakshamma & her sons M.Ramesh & M.Venugopal reddy		Photostat
6.	05.01.1986	Agreement between the legal heirs of Sri. B.V. Thimmarayappa, i.e., Sri. H.T. Somashekar Reddy, Smt. Padmakshamma and Smt. Subhakshamma with respect to Survey No.344.	Document No. 1623/1986-87	Photostat
7.		Plaint, Compromise Petition and Order in Original Suit before the Court of the Munsiff and J.M.F.C at Anekal, by Sri. M.S. Gopinath, Son of H.T.	O.S.No. 209/1991	Photostat



		Somashekar Reddy & others, with respect to Survey No.344.		
8.	30.04.1991	Mutation Register	M.R. No. 110/2004-05	Photostat
9.	03.09.1997	Inheritance Certificate	IHC No. 107/ 1997-98	Photostat
10.	26.04.2006	Will bequeathed by Smt. Padmakshamma, Daughter of Late.B.V.Thimmarayappa with respect to New Survey No.344 (Old Survey No.154/13), measuring 8 Acres along with other lands.	Document No. 00025/2006-07	Photostat
11.	03.04.2008	Family Tree of Sri. Muniswamy Reddy issued by the Village Accountant, Anekal.		Photostat
12.	18.07.2008	Death Certificate of Smt Padmakshamma, Wife of Muniswamy Reddy.	Sl. No.A.259636	Photostat
13.		Death Certificate of Sri. Venugopal Reddy.	Sl. No.A.16/92- 93	Photostat



14.	24.03.2008	Plaint, Petition Copy, Order Copy and Joint Compromise Order passed by the Court of the Civil Judge Senior Division at Anekal in the Original Suit filed by Smt. Anasuya, Wife of Late Venugopalarreddy, against Sri. H.S. Gopinath, Son of H.T. Somashekara Reddy, with respect to New Survey No.344 (Old Survey No.154/13) measuring to an extent of 8 Acres along with other lands.	O.S. No. 301/2008	Photostat
15.	11.11.2008	Mutation Register	M.R. No. 38/2008-09	Photostat
16.	03.05.2013	Sale Deed executed by Smt. Anusuya, Wife of Late Venugopala Reddy, and others in favour of Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, with respect to Survey No.344, measuring to an extent of 1 Acre 25 Guntas.	Document No. 530/2013-14	Photostat



17.	03.05.2013	Mutation Register	M.R. No. H147/2012-13	Photostat
18.	03.06.2019	Mutation Register	M.R. No. T15/2018-19	Photostat
19.	29.07.2022	Change of Land use issued by the Bangalore Development Authority with respect to Survey No. 344/1, measuring to an extent of 1 Acre 25 Guntas.	CLU-58/2021-22/970/2022-23	Photostat
20.	17.08.2022	Letter by the Bangalore Development Authority	BDA/Nayosa/ MBC- 991/1054/2022-23	Photostat
21.	30.09.2022	Conversion Application, Challan Paid	No.AALN/CR /4/2022-23	Photostat
22.	31.10.2022	The Deputy Commissioner Bengaluru issued the official memorandum of conversion with respect to Sy. No.344/1, measuring 1 Acre 25 Guntas	No.ALN/AJ/S R/156/22-23	Photostat
23.		Conversion Sketch		Photostat



Legal Nexus

Advocates & Consultants

Kiran Kumar Hegde M.A, LL.B
Chennakeshava B.S BAL, LL.B
Rajesh P Karkera BA, LL.B
Suguna V Karkera BAL, LL.B
Krithi M.K BA, LL.B
Prabhakar M Kunder BAL, LL.B

24.	31.10.2022	Mutation Register	MR.No. T68/ 2022-23	Photostat
25.	01.03.2023	Joint Development Agreement between Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Sri. H.S. Gopinath, Son of Somshekar Reddy & others AND Sterlitee Developers LLP, represented by its designated Partners Sri. N. Shivarama Reddy, Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Sy. No.344/1 measuring 1 Acre 25 Guntas.	Document No. 9958/2022-23	Photostat
26.	01.03.2023	General Power Of Attorney executed by Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Sri. H.S. Gopinath, Son of Somshekar Reddy & others in favour of Sterlitee Developers LLP, represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana	Document No. 626/2022-23	Photostat



		Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Sy. No.344/1 measuring 1 Acre 25 Guntas.		
27.	02.01.2024	Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy	Application No.DMCV1223 007171	Photostat
28.	09.02.2024	Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy issued by the Deputy Tahsildar reflects all his legal heirs.	No.RD00382086 53257	Photostat
29.	25.01.2024	LLP Amendment Agreement between Sri. H.N.Shivaramareddy and Smt.Vuppala Deepika Reddy	IN- KA11368380593 626W	Photostat
30.	25.03.2024	Approved Layout Plan issued by the Bangalore Development Authority	No. BDA/TPM/PR L-60/2022- 23/2992/2023- 24	Photostat



31.	26.06.2024	Computerised Form 9 & 11A Khatha issued by Panchayath Raj	E-Khatha No.15020010290 1024364	Photostat
32.	01.08.2024	Sharing Agreement entered into Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, & others with Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppala Srinivas Reddy.	Document No.4548/24-25	Photostat
REVENUE RECORDS				
33.		Index of Land		Photostat
34.		Record of Rights 292 Record of Rights 1425		Photostat
35.		Pahani Thakthe for the period 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69 02 with respect to Survey No.154/13		Photostat
36.		Manual RTCs for the period of 1969-70 to 1973-74, 1974-75 to		Photostat



		1978-79, 1979-80 to 1983-84 and 1995-96 to 2001-02 with respect to Survey No.344 (154/13)		
37.		Computerised RTCs for the period of 2000-01, 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, 2019-20, 2020-21, 2021-2022, 2022-23 with respect to Survey No.344/1		Photostat
ENDORSEMENTS				
38.	18.03.2021	The Karnataka Housing Board Society issued a no-objection certificate stating nil acquisition of land regarding Survey No.344/1, measuring 1 Acre 25 Guntas.	No.KHB/LAQ / ANK/ 342/2020-21	Photostat
39.	19.03.2021	Endorsement issued by the Assistant Commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No.344/1,	No. P.T.C.L/(A)/C R/455/2020-21	Photostat



		measuring to an extent of 1 Acre 25 Guntas.		
40.	05.04.2021	Endorsement issued by the Karnataka Industrial Areas Development Board with regard to Nil Acquisition of Land with respect to Survey No.344/1 measuring to an extent of 1 Acre 25 Guntas.	No. 2/. /2021-22	Photostat
41.	04.09.2021	Nil Tenancy Certificate issued by the Tahsildar, with respect to Survey No.344/1.	RD00380252139 69	Photostat
42.	08.06.2022	An endorsement was issued by Tahsildar, Anekal Taluk, with regards to the non-availability of Pahani Thakte from 1969-97 with respect to Survey No.344/1.	No. RK/CR/232/ 2022-23	Photostat
43.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of the Preliminary Record for Survey No.344/1.	No. RK/CR/206/ 2022-23	Photostat



44.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of a Khetuwar copy and Survey No.344/1.	No. RK/CR/218/ 2022-23	Photostat
45.	29.01.2024	An endorsement was issued by Tahsildar, Anekal Taluk, with respect to the non-availability of the mutation register bearing No 18/1989-90 and Survey No.344/1.	No. RRT/NAKALU /C.R/640/23- 24	Photostat
46.	29.01.2024	An endorsement issued by the Tahsildar, Anekal Taluk, with respect to Non-Availability of Mutation Register bearing No 1/1975-76 with respect to Survey No.344/1	No. RRT/NAKALU /C.R/. /23-24	Photostat
47.	20.02.2024	An endorsement issued by the Tahsildar, Anekal Taluk, states that Pahani was unavailable regarding Survey No. 154/13 from 1984-85 to 1989-90.	No. SUM.R.K/C.R/ 661/2023-24	Photostat
48.	07.05.2024	An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide	No. R.K/C.R/221/2 024-25	Photostat



		document No.33/32-33 regarding Survey No.154 was unavailable.		
SURVEY RECORDS				
49.		Kardha Nakalu		Photostat
50.		Moola Tipppany		Photostat
51.		Hissa Tippany		Photostat
52.		RR Edabhaga & RR Balabhaga		Photostat
53.		Atlas		Photostat
54.		Akarabandh		Photostat
55.		Village Map		Photostat
ENCUMBRANCE CERTIFICATES				
56.	23.09.2022	Nil Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Survey No.344.	S.A. No. 12417/2022-23	Photostat
57.	23.05.2023	Encumbrance Certificate from 01.04.2004 to 23.05.2023 with respect to Survey No.344/1	ANK-EC-A-0002967-2023-24	Photostat
58.	02.04.2024	Nil Encumbrance Certificate from 23.05.2023 to 02.04.2024	JGN-EC-A-021939-2024-25	Photostat



		with respect to Survey No.344/1		
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The flow of Title:-

On perusal of the above documents, it is observed that the immovable property, agricultural land bearing Sy. No.154/13, measuring 8 Acres, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, originally belonged to Sri.Thimmarayappa, Son of Sri. Doddavenkatappa, as could be seen in the Record of Rights 292.

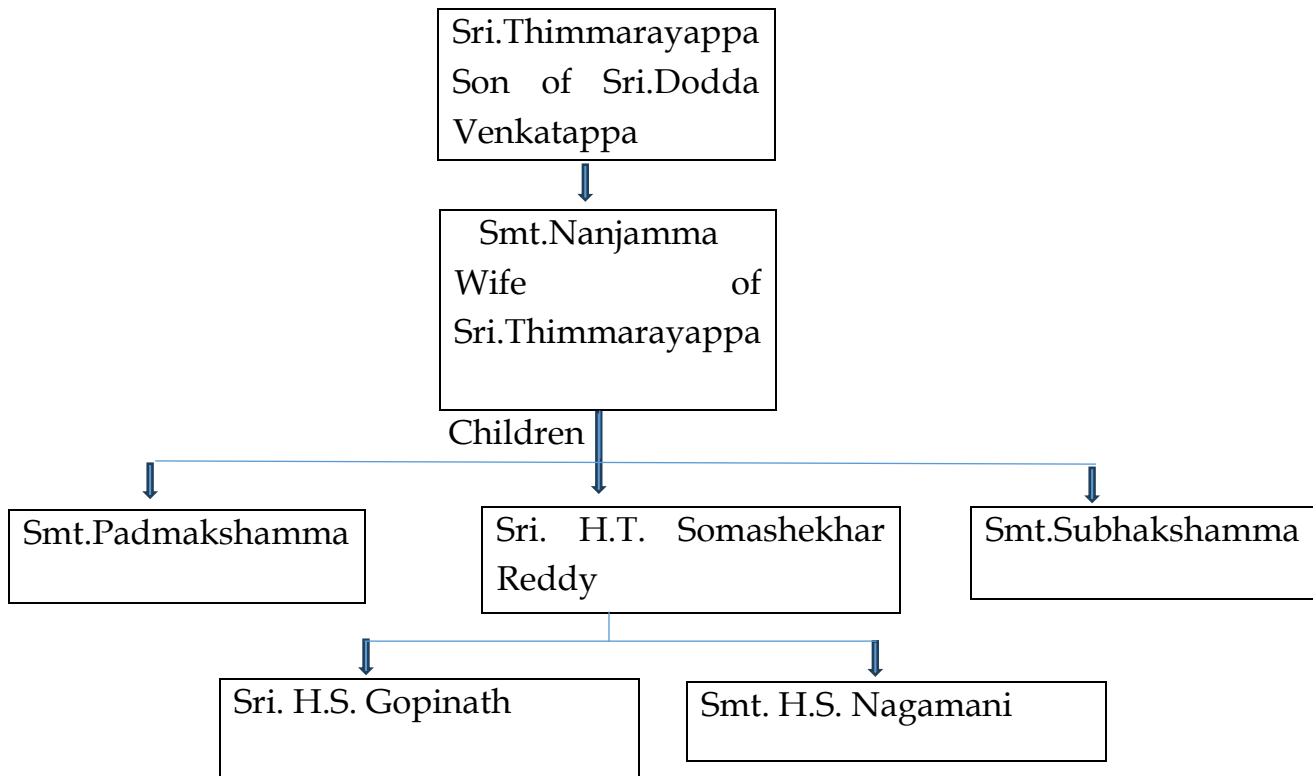
Further, it could be seen that Sri.Thimmarayappa, Son of Sri. Doddavenkatappa bequeathed the land bearing Survey No.154/13, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, among his legal heirs vide Will dated 10.04.1958 registered as document No.8/1958-59, pages 178 -183 of Book III in the office of the sub-registrar, Anekal and the lands as mentioned above were allotted to the parties in the following manner:

- **The land bearing Survey No.154/13 measuring 8 Acres along with various lands were allotted to the share of Smt. Padmakshamma, Daughter of Sri.Thimmarayappa.**
- The land bearing Survey No. 154/17 measuring 8 Acres along with various lands were allotted to the share of Sri.T. Somashekhar Reddy, Son of Sri.Thimmarayappa.



- The land bearing Sy. No154/7, measuring 8 Acres and along with various lands, were allotted to the share of Smt. Subhakshamma, Daughter of Sri.Thimmarayappa.
- The land bearing Sy. No154/14, measuring 8 Acres and along with various lands, were allotted to the share of Smt.Nanjamma, Wife of Sri.Thimmarayappa.

Further, the family tree of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa issued by the Village Accountant, Anekal, reflecting his legal heirs has been furnished and justifies as follows:-





Further, the Death Certificate of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa has been furnished for perusal.

Whereas it could be observed that Smt.Padmakshamma entered into an Panchayath Parikath dated 04.06.1978 among her sons M. Ramesh and M. Venugopalreddy, in which Survey No.154/13 measuring 8 Acres situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District was allotted to Sri.Venugopalreddy. In later years after the demise of Sri.Venugopalreddy his wife Smt.Anusuya got the land transfereed to her name evidenced in IHR 107/97-98.

Whereas the legal heirs of Late.B.V. Thimmarayappa, i.e., Sri. H.T. Somashekar Reddy, Smt. Padmakshamma and Smt. Subhakshamma entered into an agreement along with Sri Gopinath, Son of H.T. Somashekar Reddy, dated 05.01.1986 vide document No 1623/1986-87, as the scheduled property bequeathed to them could not be cultivated as it was in bits and pieces, and so for better enjoyment, they joined together to exchange their respective properties, in this regard the allotment of the properties were as follows: -

- **The scheduled property Sy.No 154/13, measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Sri. M.S. Gopinath, Son of H.T. Somashekar Reddy.**
- The land bearing Sy.No 154/14, measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Sri. H.T. Somashekar Reddy, Son of Late. B.V. Thimmarayappa.



- The land bearing Sy.No 154/1, measuring 8 Acres, along with various other land situated at Hulimangala Village, has been taken by Smt. Padmakshamma, the Wife of Muniswamy Reddy.
- The land bearing Sy.No 154/4, measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Smt. Subhakshamma, Wife of Muniswamy Reddy.

Whereas, it could be observed that during the Phodi proceedings Survey Number 154/13 was assigned new Survey Number 344.

Further, it could be observed that Sri Gopinath, Son of H.T. Somshekar Reddy, filed an original suit in O.S. No 209/1991 dated 17.08.1991 before the court of the Munsiff and J.M.F.C at Anekal against Sri. H.T. Somshekar Reddy Son of Late. B.V. Thimmarayappa, Smt Padmakshamma, Wife of Muniswamy Reddy & Smt. Subhakshamma, Wife of Sri Krishna Reddy, for declaration of possession and enjoyment of the scheduled property of their respective exchanged properties as per the agreement dated 05.01.1986. Whereas, after the intervention of the elders and well-wishers, the parties to the said suit had decided to settle the matter amicably amongst themselves and accordingly had filed a Compromise Petition to the Hon'ble Court as per the terms of which are given below:

- **The scheduled property Survey No.154/13, new No 344 measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Sri. M.S. Gopinath, Son of H.T. Somashekar Reddy. Subsequently, the same was mutated in the Mutation Register bearing No.110/2004-05.**



- The property bearing Survey No.154/14, new No 345 measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Sri. H.T. Somashekar Reddy, Son of Late. B.V. Thimmarayappa.
- The property bearing Survey No.154/1, New No.333, measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Smt. Padmakshamma, Wife of Muniswamy Reddy.
- The property bearing Survey No.154/4, New No.336, measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Smt. Subhakshanamma, Wife of Muniswamy Reddy.

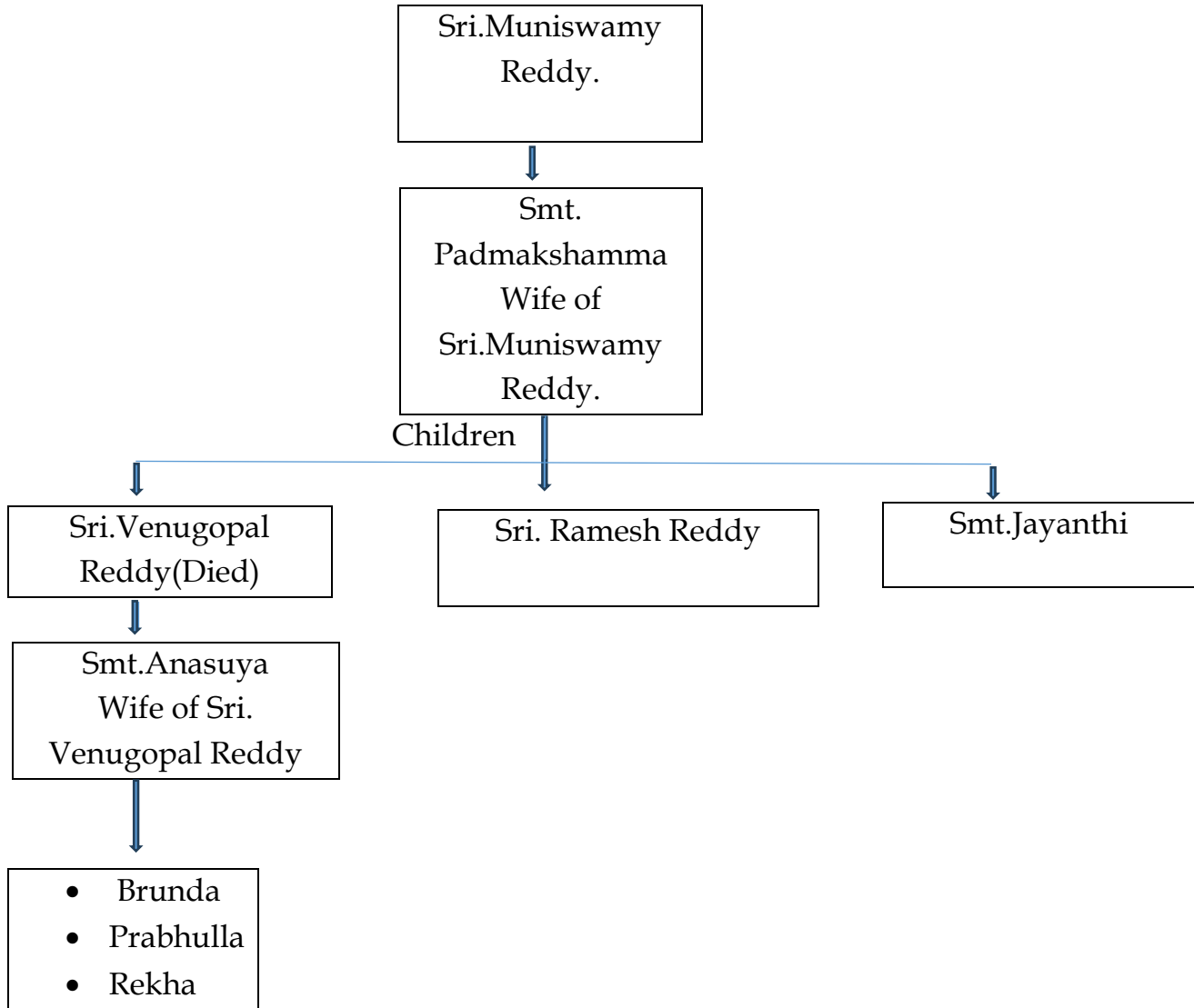
Accordingly, the suit of the Plaintiff is decreed in terms of Compromise under Order 23 Rule 3 of the Code of Civil Procedure.

Whereas, it comes to our observation that though the land bearing Survey No.154/13, New No 344, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, was allotted to Sri. Gopinath, as per compromise decree, the parties to the suit have not acted upon the same. Thereafter Smt. Padmakshamma, Daughter of Late. B.V. Thimmarayappa, bequeathed the land bearing Survey No.154/13, New No 344, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District vide Will dated 26.04.2006 registered as document No.SHV-3-00025-2006/07, Book III, stored in CD No SHVD 62, in the office of the sub-registrar, Anekal, were allotted to the parties in the following manner:



- The land bearing Survey No.154/13 measuring 8 Acres (2 Acres out of 8 acres would be given to her if she looked after Smt. Padmakshamma well) along with various other lands was allotted to the share of Smt. Anasuya, Wife of Sri. Venugopal Reddy.
- The land bearing Survey No.346, measuring 6 Acres along with various lands, was allotted to the share of Sri.M. Ramesh, Son of Late. Muniswamy Reddy.
- The land bearing Survey No.352 measuring 5 Acres 1 Gunta and along with various lands was allotted to the share of Smt. Jayanthi, Daughter of Late. Muniswamy Reddy.

Further, the Family tree of Sri. Munniswamyreddy and Smt. Padmakshamma issued by the Village Accountant, Anekal reflecting his legal heirs has been furnished and justifies as follows:-



Further, death certificate of Smt. Padmakshamma Daughter of Late. B.V. Thimmarayappa (Wife of Sri. Munniswamyreddy) and Sri Venugopal Reddy Son of Sri.Muniswamy Reddy has been furnished for perusal.



Whereas it could be observed that Smt.Anasuya Wife of Sri. Venugopal Reddy filed a Declaration suit in O.S. No 301/2008 dated 24.03.2008 before the Court of the Civil Judge Senior Division at Anekal against Sri. H.S. Gopinath, Son of H.T. Somashekara Reddy, for declaration of possession and enjoyment of the scheduled property, for consequential relief of permanent injunction, directing the defendant to pay the cost of suit. After the intervention of the villagers, relatives and friends, the parties to the said suit decided to settle the matter amicably amongst themselves. Accordingly, they filed a Joint Compromise Petition under Order 23 Rule 3 of the Code of Civil Procedure to the Hon'ble Court and the same was decreed as per, the terms of which are given below:

- **The property bearing Sy No 344, measuring 8 acres, situated at Hulimangala Village, was allotted to Smt.Anasuya, Wife of Sri. Venugopal Reddy.**
- The property bearing Sy No 345, measuring 8 acres at Hulimangala Village, was allotted to Sri. H.S. Gopinath, Son of H.T. Somashekara Reddy.

Further, it could be seen that, Smt. Anusuya Wife of Late Venugopala Reddy along with Smt.V.Brunda, Smt.V.Prabhulla, Kum.V.Rekha all three daughters Late Venugopala Reddy and Smt. Anusuya conveyed the land measuring 1 Acre 25 Guntas out of 8Acres in Sy.No.344, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District in favour of Smt.Nagamani, Wife of K.C. Jagannath Reddy, vide Sale deed dated 03.05.2013, registered as document No. ANK-1-00-530/2013-2014, Book I, stored in C.D. No ANKD350 in the office of the Sub registrar, Anekal. Subsequently, the Katha has been mutated in the name of Smt.Nagamani Wife of K.C. Jagannath Reddy, vide Mutation Register No



H147/2012-13 and Mutation Register M.R. No. T15/2018-19 in the concerned revenue records.

Whereas, thus in the aforesaid manner Smt.Nagamani, Wife of K.C. Jagannath Reddy became the absolute owner of the land measuring 1 Acre 25 Guntas in Sy.No.344, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District.

Further, Smt. Anusuya, Wife of Late Venugopala Reddy partitioned the remaining extent of land bearing Sy.No.344 measuring 6 Acres out of 8 Acres situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, amongst her daughters Smt. Brunda, Smt. V. Prabhulla and Kum. V. Rekha in terms of Partition dated 26.08.2013 registered as document No.2497/2013-14 whereby, each of them was allotted 2 Acres each.

Further, Smt. Anusuya Wife of Late Venugopala Reddy along with Smt.V.Brunda, Smt.V.Prabhulla, Kum.V.Rekha all three daughters Late Venugopala Reddy conveyed the remaining extent of land bearing Sy.No.344 measuring 15 Guntas out of 8 Acres situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, in favour of Sri. H.T.Somshekar Reddy Son of Late. B.V. Thimmarayappa, vide Sale deed dated 03.05.2013 registered as document No. ANK-1-00529/2013-14, Book I, stored in C.D.No ANKD350 in the office of the Sub registrar, Anekal.

Further, it could be observed that the Survey Number 344 was bifurcated and given new Survey Numbers, the same being evidenced in Mutation Register bearing MR.No.T15/2018-19 as follows:



Sl.No	Old Survey Number	New Survey Number	Extent	Owner
1.	344	344/1	1 Acre 25 Guntas	Smt.H.S.Nagamani W/o K.C.Jaganath Reddy
2.	344	344/2	2 Acres	Smt.Rekha D/o Venugopal Reddy
3.	344	344/3	2 Acres	Smt.V. Prabula D/o Venugopal Reddy
4.	344	344/4	2 Acres	Smt.V.Brunda D/o Venugopal Reddy
5.	344	344/5	0.15 Guntas	Sri.H.T.Somshekhar Reddy S/o B.V.ThimSri.ayappa

It could be seen that the Bangalore Development Authority issued an order for a change of Land use from agricultural to non-agricultural Residential Purposes with respect to the SyNo.344/1 measuring to an extent of 1 Acre 25 Guntas vide document No CLU-58/2021-22/970/2022-23 Situated at Hulimangala Village.

On applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit



conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 31.10.2022, Vide document bearing No. ALN/AJ/SR/156/22-23, after paying the Conversion Charges, with respect to Survey No.344/1, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, totally measuring to an extent of 1 Acre 25 Guntas and has been mutated through Mutation Register T68/2022-23.

Further, it could be seen that Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy along with Sri. H.S. Gopinath, Son of Somshekar Reddy, Sri.Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt. Thulasamma Wife of Sri.Appanna Reddy Ramakrishna, , Smt. Brundha Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy Son of Late Sri. B.V. Thimmarayappa, Sri. K.J. Preetham, Son of Sri. K.C. Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy Son of Sri.Appanna Reddy Ramakrishna entered a Joint Development Agreement dated 01.03.2023, registered as document no. SRJ-1-09958-2022-23, Stored in the CD. No. SRJD1330J, in the Office of the Sub Registrar, Sarjapura, Basavanagudi, with Sterlite Developers LLP represented by its designated Partners Sri. N.Shivarama Reddy Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy for development of residential layout, with respect to the land bearing Survey No.344/1 (Old Survey No.344), measuring to the extent of 1 Acre 25 Guntas, along with various other lands situated Hulimangala Village, with a sharing ratio of 70: 30. i.e., 70% of the developed area is allocated to the owners, and 30% is allocated to the developer.

Further, it could be seen that Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy along with Sri. H.S. Gopinath, Son of Somshekar Reddy, Sri.Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt. Thulasamma Wife of Sri.Appanna Reddy Ramakrishna, Smt. Brundha Wife of Sri. Mallesh,



Sri.H.T.Somashekar Reddy Son of Late Sri. B.V. Thimmarayappa, Sri. K.J. Preetham, Son of Sri. K.C. Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy Son of Sri.Appanna Reddy Ramakrishna has also executed a General Power of Attorney dated 01.03.2023, registered as document no. SRJ-04-00626-2022-23, Stored in the CD. No. SRJD1330 in the Office of the Sub Registrar, Sarjapura, Basavanagudi, to deal with the 30% of the developed area shall belong to Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy of saleable area.

Whereas it could be observed that Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, the designated Partner in Sterlitee Developers LLP, died intestate, and the LLP Amendment Agreement dated 25.01.2024 clearly states that Smt: Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy has been nominated to become the partner for Sterlitee Developers LLP to continue the business. Henceforth Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy, along with Sri. N. Shivarama Reddy, Son of M. Narayana Reddy, are the designated partners of M/S Sterlitee Developers LLP and will carry forward the development with respect to the land bearing Survey No.344/1 (Old Survey No.344), measuring to an extent of 1 Acre 25 Guntas, along with various other lands situated at Hulimangala Village.

Further, the Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, and the Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, issued by the deputy tahsildar, Bengaluru South, reflecting all his legal heirs, has been furnished for perusal.

Whereas, it can be observed that the Bangalore Development Authority (BDA) has issued an approved layout plan dated 25.03.2024 bearing No. BDA/TPM/PRL-



60/2022-23/2992/2023-24 in Survey No. 342/1,342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 total 251 sites is formed in the Layout.

Further the Panchayath Raj, has issued Computerised Form 9 & 11A Khatha bearing No. 150200102901024364 dated 26.06.2024 for Survey No. 342/1, 342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 measuring 48939.15 Sq.Meters.

Whereas, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Sri. H.S. Gopinath, Son of Somashekar Reddy, Smt. Thulasamma, Wife of Late Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, @ H.T. Somasekara Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J.Preetham, Son of Sri. K.C. Jagannath Reddy entered into a Sharing Agreement dated 30.07.2024 with Sterlite Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppala Srinivas Reddy registered on 01.08.2024 as document No. ANK-1-04548-2024-25 of Book I in the office of the Sub Registrar, Anekal for the demarcation of their respective shares in the Residential sites as per the ratio agreed under the Joint Development Agreement dated 01.03.2023.

REVENUE DOCUMENTS:

- ❖ Index of land is available for perusal in the name of Sri.Thimmarayappa Son of Sri. Doddavenkatappa.
- ❖ Record of Rights 292 is available for perusal in the name of Sri.Thimmarayappa Son of Sri. Doddavenkatappa.



- ❖ Record of Rights 1425 is available for perusal in the name of Smt. Padmakshamma, Daughter of Late. B.V. Thimmarayappa
- Pahani Thakthe for 1963-64 to 1968-69 with respect to Sy. No.154/13 reflects Sri. B.V. Thimmarayappa's name as the Khathedar of the land.
- RTCs for the period 1969-70 to 1978-79 with respect to Sy. No.154/13 reflects Sri. B.V. Thimmarayappa's name as the Khathedar of the land.
- RTCs for the period 1979-80 to 1983-84 with respect to Sy. No.154/13 reflect the names of Sri. B.V. Thimmarayappa and Smt.Padmakshamma as the Khathedar of the land.
- RTCs for the period 1995-96 to 2001-02 with respect to Sy. No.344 reflects the name of Sri. Venugopal Reddy, Son of Sri.Munishamireddy, Smt.Anusuya, Wife of Sri. Venugopal Reddy as the Khathedar of the land.
- RTCs for the period 2000-01 to 2003-04 with respect to Sy. No.344 reflects the name of Smt.Anusuya Wife of Sri. Venugopal Reddy as the Khathedar of the land.
- RTCs for the period 2004-2005 to 2007-08 with respect to Sy. No.344 reflects the name of Sri. H.S. Gopinath Son of Sri.Somshekar Reddy, as the Khathedar of the land.
- RTCs for the period of 2008-09 to 2012-2013 reflects the name of Smt.Anasuya Wife of Sri Venugopal Reddy as the Khathedar of the land in Sy.No.344.



- RTCs for the period 2013-2014, reflects the name of Smt. Anasuya Wife of Sri Venugopal Reddy, Smt. Brunda Daughter of Late. Venugopal Reddy, Smt. V. Prabula Daughter of Late. Venugopal Reddy, Smt. V. Rekha Daughter of Late. Venugopal Reddy, as the Khathedar of the land in Sy.No.344.
- RTCs from 2014-2015 to 2017-18 reflect the name of Sri. Somshekar Reddy, Smt. Brunda Daughter of Late. Venugopal Reddy, Smt. V. Prabula Daughter of Late. Venugopal Reddy, Smt. V. Rekha Daughter of Late. Venugopal Reddy, as the Khathedar of the land in Sy.No.344.
- RTCs for the period of 2018-19 to 2022-23 reflect the name of Smt. H.S. Nagamani Wife of K.C. Jagannath Reddy, as the Khathedar of the land in Sy.No.344/1.

REGARDING ENDORSEMENTS:

- Nil Tenancy Certificate dated 04.09.2021 issued by the Tahsildar bearing No RD0038025213969 with respect to Survey No.344/ 1.
- No Objection Certificate dated 18.03.2021 issued by the Karnataka Housing Board Society bearing No. 342/2020-21 stating nil acquisition of land with respect to Survey No.344/1, measuring to an extent of 1 Acre 25 Guntas.
- Endorsement dated 19.03.2021 issued by the Assistant Commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No.344/1 vide No. P.T.C.L/(A)/CR/455/2020-21.



- Endorsement dated 05.04.2021 issued by the Karnataka Industrial Areas Development Board with regards to Nil Acquisition of Land with respect to Survey No.344/1 measuring to an extent of 1 Acre 25 Guntas
- An endorsement dated 08.06.2022, issued by the Tahsildar bearing No RK/CR/232/2022-23, states that Pahani Thakthe was unavailable from 1969-97 with respect to Survey No.344/1.
- Endorsement dated 08.06.2022, issued by the Tahsildar bearing No. RK/CR/206/2022-23, stating the non-availability of Preliminary Records with respect to Survey No.344/1.
- An endorsement dated 08.06.2022, issued by the Tahsildar bearing No. No. RK/CR/218/2022-23 states that the Khetuwar Copy concerning Survey No.344/1 is unavailable.
- Endorsement dated 13.02.2024 issued by the Tahsildar, Anekal Taluk, with respect to Non-Availability of Mutation Register bearing No 18/1989-90 with respect to Survey No.344/1.
- Endorsement dated 13.02.2024 issued by the Tahsildar, Anekal Taluk, with respect to Non-Availability of Mutation Register bearing No 1/1975-76 with respect to Survey No.344/1.
- The Tahsildar, Anekal Taluk, issued an endorsement dated 20.02.2024 stating that Pahani was unavailable from 1984-85 to 1989-90 with respect to Survey No.154/13.



- An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.

SURVEY RECORDS:

- Survey records such as Karda Nakalu, Moola Tippani, RR Balabhaga, RR Edabagha, Hissa Tippani, Atlas, Akarbandh, Village Map, which confirms the measurement, location, identity & boundary of the Land bearing Survey No.344/1, situated at Hulimangala Village.

TRACING OF ENCUMBRANCES:

- Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Survey No.344 reflects Nil transactions.
- Encumbrance Certificate from 01.04.2004 to 23.05.2023 with respect to Survey No.344/1(Old 344), reflects following transaction: -
 - Joint Development Agreement between Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, dated 01.03.2023 vide Doc. No. 9958/2022-23 AND Sterlitee Developers LLP, represented by its designated Partners Sri. N. Shivarama Reddy, Son of M. Narayana Reddy, and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, with respect to Sy. No.344/1 measuring 1 Acre 25 Guntas.
 - Sale Deed dated 03.05.2013 executed by Smt. Anusuya, Wife of Late Venugopala Reddy and others in favour of Smt. H.S. Nagamani, Wife of



K.C. Jagannath Reddy, vide document No 530/2013-14 with respect to Survey No.344, measuring to an extent of 1 Acre 25 Guntas.

- **Encumbrance Certificate from 23.05.2023 to 02.04.2024, with respect to Survey No.344/1, reflects Nil transactions.**

Item No.7:-

Survey No. 344/4

LIST OF DOCUMENTS SCRUTINIZED:

Sl. No	Date of document.	Name/ Type of document	Regd/Ref No. of the document with date	Whether original/ certified/ true copy/ Photostat
TITLE RELATED DOCUMENTS				
1.	10.04.1958	Will bequeathed by Sri. B. V. Thimmarayappa, Son of Sri. Dodda Venkatappa with respect to Survey No.154/13 measuring to an extent of 8 Acres along with other lands.	Document No. 8/1958-59	Photostat



Legal Nexus

Advocates & Consultants

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Rajesh P Karkera BA, LL.B
Suguna V Karkera BAL, LL.B
Krithi M.K BA, LL.B
Prabhakar M Kunder BAL, LL.B

2.		Family Tree of Sri. B.V. Thimmarayappa issued by the Village Accountant, Anekal.		Photostat
3.		Death Certificate of Late. B.V. Thimmarayappa, Son of Dodda Venkatappa.		Photostat
4.		Phodi Thakthe		Photostat
5.	04.06.1978	Panchayath Parikath entered into between Smt.Padmakshamma and her sons M.Ramesh and M.Venugopalreddy		Photostat
6.	05.01.1986	Agreement between the legal heirs of Sri.B.V. Thimmarayappa i.e., Sri.H.T. Somashekar Reddy, Smt. Padmakshamma and Smt. Subhakshamma.	Document No. 1623/1986-87	Photostat
7.		Plaint, Compromise Petition and Order in Original Suit before the Court of the Munsiff and J.M.F.C at Anekal, by Sri. M.S. Gopinath Son of H.T. Somashekar Reddy & others with respect to Survey No.344.	O.S. No. 209/1991	Photostat



8.	30.04.1991	Mutation Register	M.R. No. 110/2004-05	Photostat
9.	03.09.1997	Inheritance Certificate	IHC No. 107/ 1997-98	Photostat
10.	26.04.2006	Will bequeathed by Smt. Padmakshamma, Daughter of Late. B.V. Thimmarayappa with respect to New Survey No.344 (Old Survey No.154/13), measuring to an extent of 8 Acres along with other lands.	Document No. 00025/2006-07	Photostat
11.	03.04.2008	Family Tree of Sri. Muniswamy Reddy issued by the Village Accountant, Anekal.		Photostat
12.	18.07.2008	Death Certificate of Smt Padmakshamma, Wife of Muniswamy Reddy.	Sl. No.A.259636	Photostat
13.		Death Certificate of Sri. Venugopal Reddy.	Sl. No.A.16/92-93	Photostat
14.	24.03.2008	Plaint, Petition Copy, Order Copy and Joint Compromise Order passed by the Court of	O.S. No. 301/2008	Photostat



		the Civil Judge Senior Division at Anekal in the Original Suit filed by Smt. Anasuya, Wife of Late Venugopalareddy against Sri. H.S. Gopinath, Son of H.T. Somashekara Reddy with respect to New Survey No.344 (Old Survey No.154/13) measuring to an extent of 8 Acres along with other lands.		
15.	11.11.2008	Mutation Register	M.R. No. 38/2008-09	Photostat
16.	26.08.2013	Partition Deed entered into between Smt. Anusuya, Wife of Late Venugopala Reddy, Smt. Brunda, Daughter of Late Venugopala Reddy, Smt. V. Prabhulla Daughter of Late Venugopala Reddy and Kum. V. Rekha, Daughter of Late Venugopala Reddy with respect to Survey No 344.	Document No. ANK-1-02497/ 2013-14	Photostat
17.	23.06.2014	Mutation Register	M.R. No. H32/2013-14	Photostat



18.		Family tree of Late.Venugopal Reddy issued by the Tahsildar	No. RD00392686708 50	Photostat
19.	03.06.2019	Mutation Register	M.R. No. T15/2018-19	Photostat
20.	29.07.2022	Change of Land use issued by the Bangalore Development Authority with respect to Survey No. 344/4 measuring to an extent of 2 Acres.	CLU-58/2021- 22/970/2022-23	Photostat
21.	18.08.2022	Letter by the Bangalore Development Authority	BDA/Nayosa/ MBC- 986/1050/2022- 23	Photostat
22.	30.09.2022	Conversion Application, Challan Paid	No.AALN/CR /6/2022-23	Photostat
23.	31.10.2022	The Deputy Commissioner Bengaluru issued the official memorandum of conversion with respect to Sy.No.344/4 measuring 2 Acres.	No.ALN/AJ/S R/ 160/22-23	Photostat
24.		Conversion Sketch		Photostat



Legal Nexus

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Suguna V Karkera BAL, LL.B
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Prabhakar M Kunder BAL, LL.B

25.	31.10.2022	Mutation Register	MR.No.T63/20 22-23	Photostat
26.	01.03.2023	Joint Development Agreement between Smt. V. Brundha, Wife of Sri.Mallesha, Smt.H.S. Nagamani, Wife of K.C. Jagannath Reddy, Sri.H.S. Gopinath, Son of Somshekar Reddy & others AND Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Sy.No.344/4 measuring 2 Acres.	Document No. 9958/2022-23	Photostat
27.	01.03.2023	General Power Of Attorney executed by Smt. V. Brundha Wife of Sri. Mallesha, Smt.H.S. Nagamani, Wife of K.C. Jagannath Reddy, Sri.H.S. Gopinath, Son of Somshekar Reddy & others in favour of Sterlitee Developers LLP represented by its designated	Document No. 626/2022-23	Photostat



		Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Sy.No.344/4 measuring 2 Acres.		
28.	02.01.2024	Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy	Application No.DMCV1223 007171	Photostat
29.	09.02.2024	Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy issued by the Deputy Tahsildar reflects all his legal heirs.	No.RD00382086 53257	Photostat
30.	25.01.2024	LLP Amendement Agreement between Sri. H.N.Shivaramareddy and Smt.Vuppala Deepika Reddy	IN- KA11368380593 626W	Photostat
31.	25.03.2024	Approved Layout Plan issued by the Bangalore Development Authority	No. BDA/TPM/PR L-60/2022- 23/2992/2023- 24	Photostat



32.	26.06.2024	Computerised Form 9 & 11A Khatha issued by Panchayath Raj	E-Khatha No.15020010290 1024364	Photostat
33.	01.08.2024	Sharing Agreement entered into Smt. V. Brundha Wife of Sri. Mallesh & others with Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppala Srinivas Reddy with respect to Survey No.342/1 measuring 4 Acres.	Document No.4548/24-25	Photostat
REVENUE RECORDS				
34.		Index of Land		Photostat
35.		Record of Rights 292 Record of Rights 1425		Photostat
36.		Pahani Thakthe for the period 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69 02 with respect to Survey No.154/13		Photostat



37.		Manual RTC's for the period of 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84 and 1995-96 to 2001-02 with respect to Survey No.344 (154/13)		Photostat
38.		Computerized RTC for the period of 2000-01, 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, 2019-20, 2020-21, 2022-23, 2023-24 with respect to Survey No 344/4		Photostat
ENDORSEMENTS				
39.	18.03.2021	The Karnataka Housing Board Society issued a no-objection certificate stating nil acquisition of land regarding Survey No 344/4, measuring to an extent of 2 Acres	No.KHB/LAQ / ANK/344/20 20-21	Photostat
40.	19.03.2021	Endorsement issued by the Assistant Commissioner, Bangalore South Sub Division	No. P.T.C.L/(A)/C	Photostat



		under PTCL Act, with respect to Survey No 344/4, measuring to an extent of 2 Acres	R/451/2020-214	
41.	05.04.2021	Endorsement issued by the Karnataka Industrial Areas Development Board with regard to Nil Acquisition of Land with respect to Survey No 344/4 measuring to an extent of 2 Acre.	No. 354/2021-22	Photostat
42.	04.09.2021	Nil Tenancy Certificate issued by the Tahsildar, with respect to Survey No 344/4	RD00380252139 60	Photostat
43.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of the Preliminary Record for Survey No.344/4.	No. RK/CR/207/20 22-23	Photostat
44.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of a Khetuwar copy and Survey No.344/4.	No. RK/CR/220/20 22-23	Photostat



45.	08.06.2022	An endorsement was issued by Tahsildar, Anekal Taluk, with regards to the non-availability of Pahani Thakte from 1969-97 with respect to Survey No.344/4	No. RK/CR/231/2022-23	Photostat
46.	20.02.2024	An endorsement issued by the Tahsildar, Anekal Taluk, states that Pahani was unavailable regarding Survey No. 154/13 from 1984-85 to 1989-90.	No. SUM.R.K/C.R/661/2023-24	Photostat
47.	07.05.2024	An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.	No. R.K/C.R/221/2024-25	Photostat
SURVEY RECORDS				
48.		Kardha Nakalu		Photostat
49.		Moola Tipppany		Photostat
50.		Hissa Tippany		Photostat
51.		RR Edabhaga & RR Balabhaga		Photostat
52.		Atlas		Photostat



53.		Akarabandh		Photostat
54.		Village Map		Photostat
ENCUMBRANCE CERTIFICATES				
55.	08.06.2020	Nil Encumbrance Certificate from 01.04.1920 to 31.03.1960 with respect to Survey No 344	S.A. No. 12417/2022-23	Photostat
56.	23.05.2023	Encumbrance Certificate from 01.04.2004 to 23.05.2023 with respect to Survey No 344	ANK-EC-A-0002967-2023-24	Photostat
57.	19.04.2024	Encumbrance Certificate from 01.01.2003 to 05.04.2024 with respect to Survey No.344/4	JGN-EC-A-133459-2024-25	Photostat

The flow of Title:-

On perusal of the above documents, it is observed that the immovable property, agricultural land bearing Sy. No.154/13, measuring 8 Acres, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, originally belonged to Sri.Thimmarayappa, Son of Sri. Doddavenkatappa, as could be seen in the Record of Rights 292.

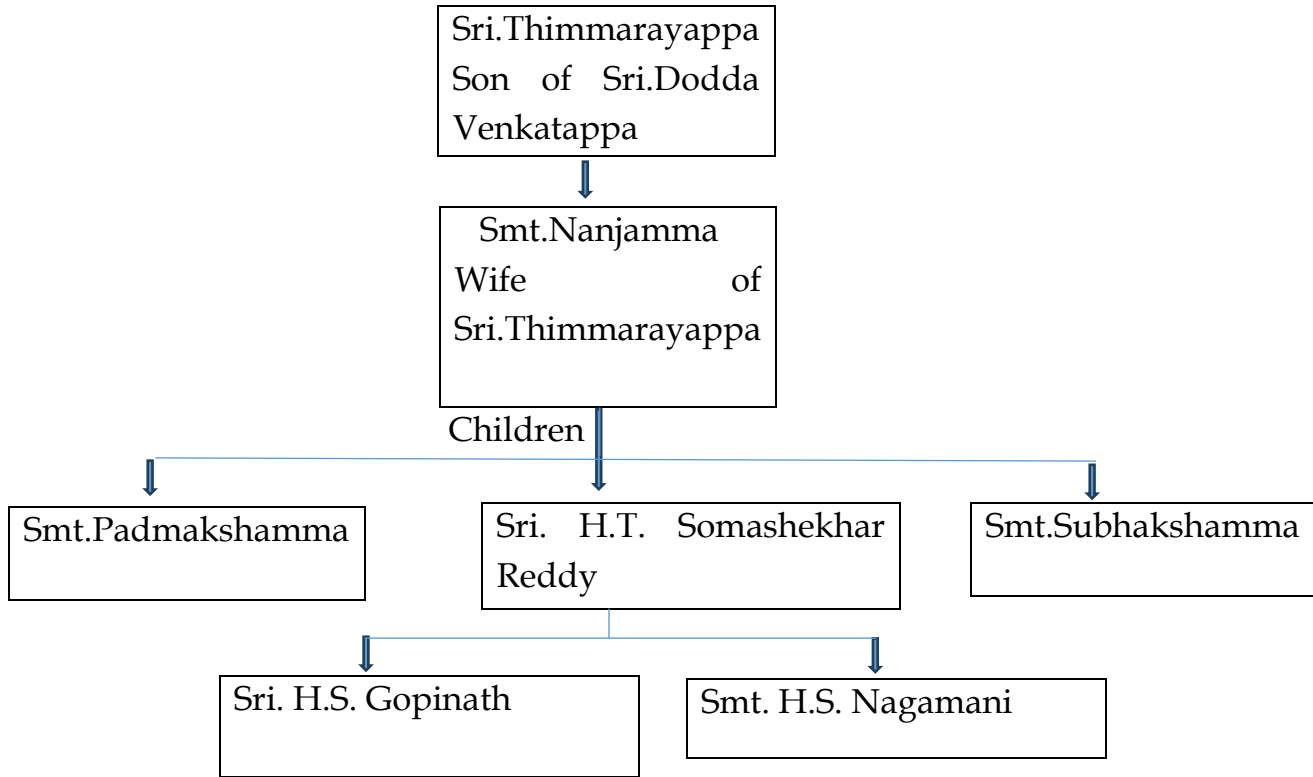
Further, it could be seen that Sri.Thimmarayappa, Son of Sri. Doddavenkatappa bequeathed the land bearing Survey No.154/13, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban



District, among his legal heirs vide Will dated 10.04.1958 registered as document No.8/1958-59, pages 178 -183 of Book III in the office of the sub-registrar, Anekal and the lands as mentioned above were allotted to the parties in the following manner:

- **The land bearing Survey No.154/13 measuring 8 Acres along with various lands were allotted to the share of Smt. Padmakshamma, Daughter of Sri.Thimmarayappa.**
- The land bearing Survey No. 154/17 measuring 8 Acres along with various lands were allotted to the share of Sri.T. Somashekhar Reddy, Son of Sri.Thimmarayappa.
- The land bearing Sy. No154/7, measuring 8 Acres and along with various lands, were allotted to the share of Smt. Subhakshamma, Daughter of Sri.Thimmarayappa.
- The land bearing Sy. No154/14, measuring 8 Acres and along with various lands, were allotted to the share of Smt.Nanjamma, Wife of Sri.Thimmarayappa.

Further, the family tree of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa issued by the Village Accountant, Anekal, reflecting his legal heirs has been furnished and justifies as follows:-



Further, the Death Certificate of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa has been furnished for perusal.

Whereas it could be observed that Smt.Padmakshamma entered into an Panchayath Parikath dated 04.06.1978 among her sons M. Ramesh and M. Venugopalreddy, in which Survey No.154/13 measuring 8 Acres situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District was allotted to Sri.Venugopalreddy. In later years after the demise of



Sri.Venugopalreddy his wife Smt.Anusuya got the land transfereed to her name evidenced in IHR 107/97-98.

Whereas the legal heirs of Late.B.V. Thimmarayappa, i.e., Sri. H.T. Somashekar Reddy, Smt. Padmakshamma and Smt. Subhakshamma entered into an agreement along with Sri Gopinath, Son of H.T. Somashekar Reddy, dated 05.01.1986 vide document No 1623/1986-87, as the scheduled property bequeathed to them could not be cultivated as it was in bits and pieces, and so for better enjoyment, they joined together to exchange their respective properties, in this regard the allotment of the properties were as follows: -

- **The scheduled property Sy.No 154/13, measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Sri. M.S. Gopinath, Son of H.T. Somashekar Reddy.**
- The land bearing Sy.No 154/14, measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Sri. H.T. Somashekar Reddy, Son of Late. B.V. Thimmarayappa.
- The land bearing Sy.No 154/1, measuring 8 Acres, along with various other land situated at Hulimangala Village, has been taken by Smt. Padmakshamma, the Wife of Muniswamy Reddy.
- The land bearing Sy.No 154/4, measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Smt. Subhakshanamma, Wife of Muniswamy Reddy.

Whereas, it could be observed that during the Phodi proceedings Survey Number 154/13 was assigned new Survey Number 344.



Further, it could be observed that Sri Gopinath, Son of H.T. Somshekar Reddy, filed an original suit in O.S. No 209/1991 dated 17.08.1991 before the court of the Munsiff and J.M.F.C at Anekal against Sri. H.T. Somshekar Reddy Son of Late. B.V. Thimmarayappa, Smt Padmakshamma, Wife of Muniswamy Reddy & Smt. Subhakshamma, Wife of Sri Krishna Reddy, for declaration of possession and enjoyment of the scheduled property of their respective exchanged properties as per the agreement dated 05.01.1986. Whereas, after the intervention of the elders and well-wishers, the parties to the said suit had decided to settle the matter amicably amongst themselves and accordingly had filed a Compromise Petition to the Hon'ble Court as per the terms of which are given below:

- **The scheduled property Survey No.154/13, new No 344 measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Sri. M.S. Gopinath, Son of H.T. Somashekar Reddy. Subsequently, the same was mutated in the Mutation Register bearing No.110/2004-05.**
- The property bearing Survey No.154/14, new No 345 measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Sri. H.T. Somashekar Reddy, Son of Late. B.V. Thimmarayappa.
- The property bearing Survey No.154/1, New No.333, measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Smt. Padmakshamma, Wife of Muniswamy Reddy.
- The property bearing Survey No.154/4, New No.336, measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Smt. Subhakshanamma, Wife of Muniswamy Reddy.



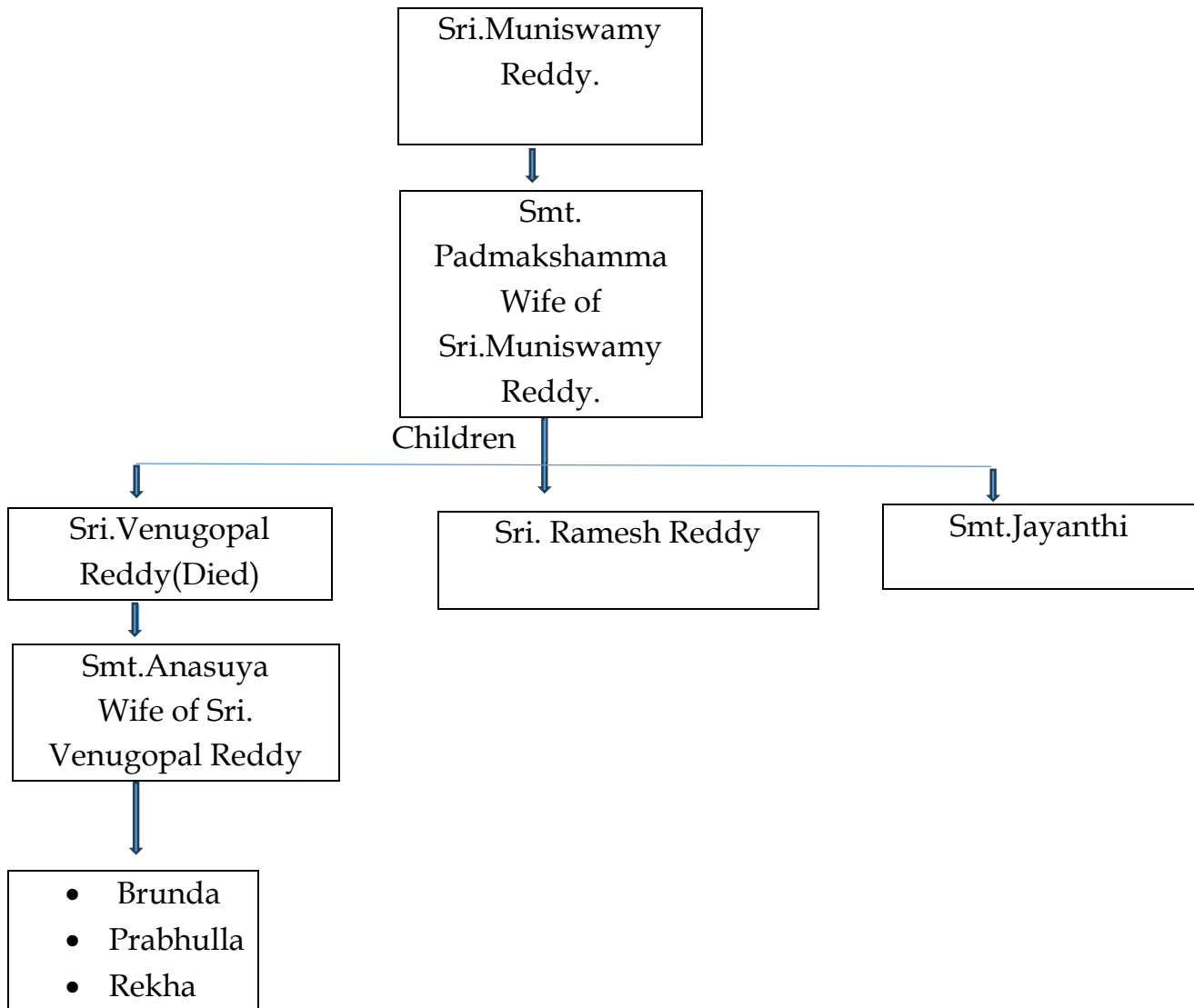
Accordingly, the suit of the Plaintiff is decreed in terms of Compromise under Order 23 Rule 3 of the Code of Civil Procedure.

Whereas, it comes to our observation that though the land bearing Survey No.154/13, New No 344, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, was allotted to Sri. Gopinath, as per compromise decree, the parties to the suit have not acted upon the same. Thereafter Smt. Padmakshamma, Daughter of Late. B.V. Thimmarayappa, bequeathed the land bearing Survey No.154/13, New No 344, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District vide Will dated 26.04.2006 registered as document No.SHV-3-00025-2006/07, Book III, stored in CD No SHVD 62, in the office of the sub-registrar, Anekal, were allotted to the parties in the following manner:

- **The land bearing Survey No.154/13 measuring 8 Acres (2 Acres out of 8 acres would be given to her if she looked after Smt. Padmakshamma well) along with various other lands was allotted to the share of Smt.Anasuya, Wife of Sri. Venugopal Reddy.**
- The land bearing Survey No.346, measuring 6 Acres along with various lands, was allotted to the share of Sri.M. Ramesh, Son of Late. Muniswamy Reddy.
- The land bearing Survey No.352 measuring 5 Acres 1 Gunta and along with various lands was allotted to the share of Smt. Jayanthi, Daughter of Late. Muniswamy Reddy.



Further, the Family tree of Sri. Munniswamyreddy and Smt. Padmakshamma issued by the Village Accountant, Anekal reflecting his legal heirs has been furnished and justifies as follows:-





Further, death certificate of Smt. Padmakshamma Daughter of Late. B.V. Thimmarayappa (Wife of Sri. Munniswamyreddy) and Sri Venugopal Reddy Son of Sri.Muniswamy Reddyhas been furnished for perusal.

Whereas it could be observed that Smt.Anasuya Wife of Sri. Venugopal Reddy filed a Declaration suit in O.S. No 301/2008 dated 24.03.2008 before the Court of the Civil Judge Senior Division at Anekal against Sri. H.S. Gopinath, Son of H.T. Somashekara Reddy, for declaration of possession and enjoyment of the scheduled property, for consequential relief of permanent injunction, directing the defendant to pay the cost of suit. After the intervention of the villagers, relatives and friends, the parties to the said suit decided to settle the matter amicably amongst themselves. Accordingly, they filed a Joint Compromise Petition under Order 23 Rule 3 of the Code of Civil Procedure to the Hon'ble Court and the same was decreed as per, the terms of which are given below:

- **The property bearing Sy No 344, measuring 8 acres, situated at Hulimangala Village, was allotted to Smt.Anasuya, Wife of Sri. Venugopal Reddy.**
- The property bearing Sy No 345, measuring 8 acres at Hulimangala Village, was allotted to Sri. H.S. Gopinath Son of H.T. Somashekara Reddy.

Further, the larger extent of land bearing Sy.No.344 measuring 6 Acres out of 8 Acres situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, was partitioned by Smt. Anusuya Wife of Late Venugopala Reddy amongst her daughters Smt.V.Brunda, Smt.V.Prabhulla, Kum.V.Rekha in terms of



Partition deed dated 26.08.2013 registered as document No.2497/2013-14 whereby, interalia, lands in Sy.No.344, has been partitioned in the following manner:

- i) Smt. Brunda, Daughter of Late Venugopala Reddy has been allotted, interalia, portion of the aforesaid land in Sy.No.344 measuring to an extent of 2 Acres, as evidenced in Mutation Register No H32/2013-14.**
- ii) Smt. V. Prabhulla Daughter of Late Venugopala Reddy has been allotted, interalia, remaining portion of the land in Sy.No.344 measuring 2 Acres, as evidenced in Mutation Register No H32/2013-14.**
- iii) Kum. V. Rekha S/o Late Venugopala Reddy has been allotted, interalia, remaining portion of the land in Sy.No.344 measuring 2 Acres, as evidenced in Mutation Register No H32/2013-14.**

Whereas, thus in the aforesaid manner Smt. Brunda, Daughter of Late Venugopala Reddy became the absolute owner of the land measuring 2 Acres in Sy.No.344, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District.

Further, Smt. Anusuya, Wife of Late Venugopala Reddy along with Smt.V.Brunda, Smt.V.Prabhulla, Kum.V.Rekha all three daughters Late Venugopala Reddy conveyed the remaining extent of the land measuring 1 Acre 25 Guntas out of 8Acres in Sy.No.344, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District in favour of Smt.Nagamani Wife of K.C. Jagannath Reddy, vide Sale deed dated 03.05.2013, registered as document No. ANK-1-00-



530/2013-2014, Book I, stored in C.D. No ANKD350 in the office of the Sub registrar, Anekal.

Further, Smt. Anusuya, Wife of Late Venugopala Reddy along with Smt.V.Brunda, Smt.V.Prabhulla, Kum.V.Rekha all three daughters Late Venugopala Reddy conveyed the remaining extent of land bearing Sy.No.344 measuring 15 Guntas out of 8 Acres situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, in favour of Sri. H.T.Somshekar Reddy Son of Late. B.V. Thimmarayappa, vide Sale deed dated 03.05.2013 registered as document No. ANK-1-00529/2013-14, Book I, stored in C.D.No ANKD350 in the office of the Sub registrar, Anekal.

Further, it could be observed that the Survey Number 344 was bifurcated and given new Survey Numbers, the same being evidenced in Mutation Register bearing MR.No.T15/2018-19 as follows:

Sl.No	Old Survey Number	New Survey Number	Extent	Owner
1.	344	344/1	1 Acre 25 Guntas	Smt.H.S.Nagamani W/o K.C.Jaganath Reddy
2.	344	344/2	2 Acres	Smt.Rekha D/o Venugopal Reddy
3.	344	344/3	2 Acres	Smt.V. Prabula D/o Venugopal Reddy



4.	344	344/4	2 Acres	Smt.V.Brunda D/o Venugopal Reddy
5.	344	344/5	0.15 Guntas	Sri.H.T.Somshekhar Reddy S/o B.V.ThimSri.ayappa

It could be seen that, the Bangalore Development Authority issued an order for change of Land use from agricultural to non-agricultural Residential Purpose with respect to the SyNo.344/4 measuring to an extent of 2 Acres vide document No CLU-58/2021-22/970/2022-23 situated at Hulimangala Village.

On applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 09.04.2008, Vide document bearing No. ALN/AJ/SR/160/22-23, after paying the Conversion Charges, with respect to Sy. No 344/4, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, totally measuring to an extent of 2 Acres and has been mutated through Mutation Register T63/2022-23.

Further, It could be seen that, Smt. V.Brundha, Wife of Sri. Mallesh along with Sri.H.S. Gopinath, Son of Somshekar Reddy, Sri.Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt. Thulasamma Wife of Sri.Appanna Reddy Ramakrishna, Smt.H.S. Nagamani Wife of K.C. Jagannath Reddy,



Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J. Preetham, Son of Sri.K.C.Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna entered into a Joint Development Agreement dated 01.03.2023, registered as document no. SRJ-1-09958-2022-23, Stored in the CD. No. SRJD1330J, in the Office of the Sub Registrar, Sarjapura, Basavanagudi with Sterlitee Developers LLP represented by its designated Partners Sri. .N.Shivarama Reddy Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy for development of residential layout, with respect to the land bearing Survey No 344/4(Old Survey No 344), measuring to an extent of 2 Acres, along with various other lands situated Hulimangala Village, with a sharing ratio of 70: 30. i.e, 70% of developed area to the Owners and 30% of developed area to the Developer.

Further it could be seen that Smt.V.Brundha, Wife of Sri. Mallesh along with Sri.H.S. Gopinath, Son of Somshekar Reddy, Sri.Appanna Reddy Ramakrishna Son of Sri.Ramakrishna Reddy Gumkall, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna, Smt.H.S. Nagamani Wife of K.C. Jagannath Reddy, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J. Preetham, Son of Sri.K.C.Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna have also executed a General Power of Attorney dated 01.03.2023, registered as document no. SRJ-04-00626-2022-23, Stored in the CD. No. SRJD1330 in the Office of the Sub Registrar, Sarjapura, Basavanagudi to deal with the 30% of developed area shall belong to Sterlitee Developers LLP represented by its designated Partners Sri. .N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy of saleable area.

Whereas, it could be observed that Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy the designated Partner in Sterlitee Developers LLP died intestate



and the LLP Amendement Agreement dated 25.01.2024, clearly states that Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy as been nominated to become the partner for the Sterlitee Developers LLP to continue the business. Henceforth Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy along with Sri. N. Shivarama Reddy, Son of M. Narayana Reddy are the designated partners of Sterlitee Developers LLP and will carry forward the development with respect to the land bearing Survey No.344/4 (Old Survey No.344), measuring to an extent of 2 Acres, along with various other lands situated at Hulimangala Village.

Further, Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy and Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy issued by the Deputy Tahsildar ,Bengaluru South reflecting all his legal heirs as been furnished for perusal.

Whereas, it can be observed that the Bangalore Development Authority (BDA) has issued an approved layout plan dated 25.03.2024 bearing No. BDA/TPM/PRL-60/2022-23/2992/2023-24 in Survey No. 342/1,342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 total 251 sites is formed in the Layout.

Further the Panchayath Raj, has issued Computerised Form 9 & 11A Khatha bearing No. 150200102901024364 dated 26.06.2024 for Survey No. 342/1, 342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 measuring 48939.15 Sq.Meters.

Whereas, Smt. V.Brundha, Wife of Sri. Mallesh, Sri. H.S. Gopinath, Son of Somashekar Reddy, Smt. Thulasamma, Wife of Late Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, @ H.T. Somasekara Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J.Preetham, Son of Sri. K.C. Jagannath



Reddy entered into a Sharing Agreement dated 30.07.2024 with Sterlite Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppula Srinivas Reddy registered on 01.08.2024 as document No. ANK-1-04548-2024-25 of Book I in the office of the Sub Registrar, Anekal for the demarcation of their respective shares in the Residential sites as per the ratio agreed under the Joint Development Agreement dated 01.03.2023.

REVENUE DOCUMENTS:

- ❖ Index of land is available for perusal in the name of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa.
- ❖ Record of Rights 292 is available for perusal in the name of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa.
- ❖ Record of Rights 1425 is available for perusal in the name of Smt. Padmakshamma, Daughter of Late. B.V. Thimmarayappa
- Pahani Thakthe for the period of 1963-64 to 1968-69 with respect to Sy.No.154/13 reflects the name of Sri. B.V. Thimmarayappa as the Khathedar of the land.
- RTCs for the period of 1969-70 to 1978-79 with respect to Sy.No.154/13 reflects the name of Sri. B.V. Thimmarayappa as the Khathedar of the land.



- RTCs for the period of 1979-80 to 1983-84 with respect to Sy.No.154/13 reflects the name of Sri. B.V. Thimmarayappa, Smt.Padmakshamma as the Khathedar of the land.
- RTCs for the period of 1995-96 to 2001-02 with respect to Sy.No.344 reflects the name of Sri. Venugopal Reddy, Son of Sri.Munishamireddy, Smt.Anusuya, Wife of Sri. Venugopal Reddy as the Khathedar of the land.
- RTCs for the period of 2000-01 to 2003-04 with respect to Sy.No.344 reflects the name of Smt.Anusuya, Wife of Sri. Venugopal Reddy as the Khathedar of the land.
- RTCs for the period of 2004-2005 to 2007-08 with respect to Sy.No.344 reflects the name of Sri.H.S. Gopinath, Son of Sri.Somshekar Reddy, as a Khathedar of the land.
- RTCs for the period of 2008-09 to 2012-2013, reflects the name of Smt.Anasuya, Wife of Sri Venugopal Reddy as a Khathedar of the land in Sy.No.344.
- RTCs for the period of 2013-2014, reflects the name of Smt.Anasuya Wife of Sri Venugopal Reddy, Smt.Brundha, Daughter of Late. Venugopal Reddy, Smt.V.Prabula, Daughter of Late. Venugopal Reddy, Smt.V. Rekha Daughter of Late. Venugopal Reddy, as a Khathedar of the land in Sy.No.344.
- RTCs for the period of 2014-2015 to 2017-18 reflects the name of Sri.Somshekar Reddy, Smt.Brundha, Daughter of Late. Venugopal Reddy, Smt.V.Prabula, Daughter of Late. Venugopal Reddy, Smt.V. Rekha, Daughter of Late. Venugopal Reddy, as a Khathedar of the land in Sy.No.344.



- RTCs for the period of 2018-19 to 2023-24, with respect to Sy.No.344/4 reflects the name of Smt. Brunda Daughter of Late Venugopala Reddy as the Khathedar of the land.

REGARDING ENDORSEMENTS:

- No Objection Certificate dated 18.03.2021 issued by the Karnataka Housing Board Society bearing No.KHB/LAQ/ANK/344/2020-21 stating nil acquisition of land with respect to Survey No 344/4, measuring to an extent of 2 Acres.
- Endorsement dated 19.03.2021 issued by the Assistant commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No 344/4 vide No. P.T.C.L/(A)/CR/451/2020-21.
- Endorsement dated 05.04.2021 issued by the Karnataka Industrial Areas Development Board with regards to Nil Acquisition of Land with respect to Survey No 344/4 measuring to an extent of 2 Acres vide No. No. 354/2021-22.
- Nil Tenancy Certificate dated 04.09.2021 issued by the Tahsildar bearing No RD0038025213960 with respect to Survey No 344/ 4.
- Endorsement dated 08.06.2022, issued by the Tahsildar bearing No. RK/CR/207/2022-23, stating that non availability of Preliminary Record with respect to Survey No 344/4.



- An endorsement dated 08.06.2022, issued by the Tahsildar bearing No. No.RK/CR/220/2022-23, stating that non availability Khetuwar Copy with respect to Survey No 344/4.
- An endorsement dated 08.06.2022, issued by the Tahsildar bearing No RK/CR/231/2022-23, states that Pahani Thakthe was unavailable from 1969-97 with respect to Survey No.344/4.
- The Tahsildar, Anekal Taluk, issued an endorsement dated 20.02.2024 stating that Pahani was unavailable from 1984-85 to 1989-90 with respect to Survey No.154/13.
- An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.

SURVEY RECORDS:

- Survey records such as Karda Nakalu, Moola Tippani, RR Balabhaga, RR Edabagha, Hissa Tippani, Atlas, Akarbandh, Village Map which confirms the measurement, location, identity & boundary of the Land bearing Survey No.344/4, situated at Hulimangala Village.

TRACING OF ENCUMBRANCES:

- Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Survey No 344, reflects nil transactions.
- Encumbrance Certificate from 01.04.2004 to 23.05.2023 with respect to Survey No 344, reflects the following transactions:-



- Joint Development Agreement between Smt.H.S. Nagamani Wife of K.C. Jagannath Reddy, dated 01.03.2023 vide Doc. No. 9958/2022-23 AND Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy Son of Vuppala Reddy with respect to Sy.No.344/4 measuring 2 Acres.
 - Partition Deed dated 26.08.2013 entered into between Smt. Anusuya Wife of Late Venugopala Reddy, Smt. Brunda Daughter of Late Venugopala Reddy, Smt. V. Prabhulla Daughter of Late Venugopala Reddy and Kum. V. Rekha S/o Late Venugopala Reddy with respect to Survey No 344.
- **Encumbrance Certificate from 01.01.2003 to 05.04.2024 with respect to Survey No 344/4, reflects the following transactions:-**
- Joint Development Agreement between Smt.H.S. Nagamani Wife of K.C. Jagannath Reddy, dated 01.03.2023 vide Doc. No. 9958/2022-23 AND Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Sy.No.344/4 measuring 2 Acres.



Item No.8:-

Survey No. 344/5

LIST OF DOCUMENTS SCRUTINIZED:

Sl. No	Date of document.	Name/ Type of document	Regd/Ref No. of the document with date	Whether original/ certified/ true copy/ Photostat
TITLE RELATED DOCUMENTS				
1.	10.04.1958	Will bequeathed by Sri. B. V. Thimmarayappa, Son of Sri. Dodda Venkatappa with respect to Survey No.154/13 measuring to an extent of 8 Acres along with other lands.	Document No. 8/1958-59	Photostat
2.		Family Tree of Sri. B.V. Thimmarayappa issued by the Village Accountant, Anekal.		Photostat



3.		Death Certificate of Late. B.V. Thimmarayappa, Son of Dodda Venkatappa.		Photostat
4.		Phodi Thakthe		Photostat
5.	04.06.1978	Panchayath Parikath entered into between Smt.Padmakshamma and her sons M.Ramesh and M.Venugopalreddy		Photostat
6.	05.01.1986	Agreement between the legal heirs of Sri.B.V. Thimmarayappa i.e., Sri.H.T. Somashekar Reddy, Smt. Padmakshamma and Smt. Subhakshamma.	Document No. 1623/1986-87	Photostat
7.		Plaint, Compromise Petition and Order in Original Suit before the Court of the Munsiff and J.M.F.C at Anekal, by Sri. M.S. Gopinath Son of H.T. Somashekar Reddy & others with respect to Survey No.344.	O.S. No. 209/1991	Photostat
8.	30.04.1991	Mutation Register	M.R. No. 110/2004-05	Photostat



9.	03.09.1997	Inheritance Certificate	IHC No. 107/ 1997-98	Photostat
10.	26.04.2006	Will bequeathed by Smt. Padmakshamma, Daughter of Late. B.V. Thimmarayappa with respect to New Survey No.344 (Old Survey No.154/13), measuring to an extent of 8 Acres along with other lands.	Document No. 00025/2006-07	Photostat
11.	03.04.2008	Family Tree of Sri. Muniswamy Reddy issued by the Village Accountant, Anekal.		Photostat
12.	18.07.2008	Death Certificate of Smt Padmakshamma, Wife of Muniswamy Reddy.	Sl. No.A.259636	Photostat
13.		Death Certificate of Sri. Venugopal Reddy.	Sl. No.A.16/92- 93	Photostat
14.	24.03.2008	Plaint, Petition Copy, Order Copy and Joint Compromise Order passed by the Court of the Civil Judge Senior Division at Anekal in the Original Suit filed by Smt. Anasuya Wife of	O.S. No. 301/2008	Photostat



		Late Venugopalareddy against Sri. H.S. Gopinath Son of H.T. Somashekara Reddy with respect to New Survey No.344 (Old Survey No.154/13) measuring to an extent of 8 Acres along with other land.		
15.	11.11.2008	Mutation Register	M.R. No. 38/2008-09	Photostat
16.	03.05.2013	Sale Deed executed by Smt. Anusuya, Wife of Late. Venugopala Reddy and Others in favour of Sri. H.T. Somashekara Reddy, Son of B.V. Thimmarayapa with respect to Survey No. 344, measuring to an extent of 0-15 Guntas	Document No. 529/2013-14	Photostat
17.	05.07.2014	Mutation Register	M.R. No. H146/2012-13	Photostat
18.	03.06.2019	Mutation Register	M.R. No. T15/2018-19	Photostat
19.	29.07.2022	Change of Land use issued by the Bangalore Development Authority with respect to	CLU-58/2021-22/970/2022-23	Photostat



		Survey No. 344/5 measuring to an extent of 15Guntas.		
20.	18.08.2022	Letter by the Bangalore Development Authority stating that there is no unauthorised layout plan or acquisition of land	BDA/Nayosa/ MBC- 993/1049/2022-23	Photostat
21.	30.09.2022	Conversion Application, Challan Paid	No.AALN/CR /2/2022-23	Photostat
22.	31.10.2022	The Deputy Commissioner Bengaluru issued the official memorandum of conversion with respect to Sy.No.344/5 measuring 15 Guntas	ALN/ AJ/SR/1 54/22-23	Photostat
23.		Conversion Sketch		Photostat
24.	31.10.2022	Mutation Register	SRI.No.T69/202 2-23	Photostat
25.	01.03.2023	Joint Development Agreement between Sri. H.T. Somashekara Reddy, Son of B.V. Thimmarayapa, Smt. H.S.Nagamani, Wife of K.C.Jagannath Reddy, Sri.H.S.Gopinath, Son of	Document No. 9958/2022-23	Photostat



		Somshekar Reddy & others AND Sterlite Developers LLP represented by its designated Partners Sri. .N.Shivarama Reddy Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Sy.No.344/5 measuring 15 Guntas.		
26.	01.03.2023	General Power Of Attorney executed by Sri. H.T. Somashekar Reddy, Son of B.V. Thimmarayapa Smt.H.S.Nagamani, Wife of K.C.Jagannath Reddy, Sri.H.S.Gopinath, Son of Somshekar Reddy, & others in favour of Sterlite Developers LLP represented by its designated Partners Sri. .N.Shivarama Reddy Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy	Document No. 626/2022-23	Photostat



		with respect to Sy.No.344/5 measuring 15 Guntas.		
27.	02.01.2024	Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy	Application No.DMCV1223 007171	Photostat
28.	09.02.2024	Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy issued by the Deputy Tahsildar reflects all his legal heirs.	No.RD00382086 53257	Photostat
29.	25.01.2024	LLP Amendment Agreement between H.N.Shivaramareddy and Vuppala Deepika Reddy	IN-KA11368380593 626W	Photostat
30.	25.03.2024	Approved Layout Plan issued by the Bangalore Development Authority	No. BDA/TPM/PR L-60/2022-23/2992/2023-24	Photostat
31.	26.06.2024	Computerised Form 9 & 11A Khatha issued by Panchayath Raj	E-Khatha No.15020010290 1024364	Photostat
32.	01.08.2024	Sharing Agreement entered into Sri. H.T. Somashekar Reddy, Son of B.V.	Document No.4548/24-25	Photostat



		Thimmarayapa & others with Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppula Srinivas Reddy with respect to Survey No.342/1 measuring 4 Acres.		
REVENUE RECORDS				
33.		Index of Land		Photostat
34.		Record of Rights 292 Record of Rights 1425		Photostat
35.		Pahani Thakthe for the period 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69 02 with respect to Survey No.154/13		Photostat
36.		Manual RTC's for the period of 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84 and 1995-96 to 2001-02 with respect to Survey No.344 (154/13)		Photostat



37.		Computerized RTC for the period of 2000-01, 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, 2019-20, 2020-21, 2022-23 with respect to Survey No 344/5.		Photostat
ENDORSEMENTS				
38.	18.03.2021	The Karnataka Housing Board Society issued a no-objection certificate stating nil acquisition of land regarding Sy. No. 344/5, measuring to an extent of 0-15 Guntas.	No.KHB/.. /AN K/ 346/2020-21	Photostat
39.	19.03.2021	Endorsement issued by the Assistant Commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey Sy. No. 344/5, measuring to an extent of 0-15 Guntas	No. P.T.C.L/(A)/C R/452/2020-21	Photostat
40.	05.04.2021	Endorsement issued by the Karnataka Industrial Areas	No. 349/2021-22	Photostat



		Development Board with regard to Nil Acquisition of Land with respect to Sy. No. 344/5 measuring to an extent of 0-15 Guntas		
41.	07.09.2021	Nil Tenancy Certificate issued by the Tahsildar, with respect to Sy. No. 344/5	No. RD0038025213967	Photostat
42.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of the Preliminary Record for Survey No.344/5.	No. RK/CR/209/2022-23	Photostat
43.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of a Khetuwar copy and Survey No.344/5.	No. RK/CR/221/2022-23	Photostat
44.	08.06.2022	An endorsement was issued by Tahsildar, Anekal Taluk, with regards to the non-availability of Pahani Thakte from 1969-97 with respect to Survey No.344/5.	No. RK/CR/229/2022-23	Photostat



45.	20.02.2024	An endorsement issued by the Tahsildar, Anekal Taluk, states that Pahani was unavailable regarding Survey No. 154/13 from 1984-85 to 1989-90.	No. SUM.R.K/C.R/ 661/2023-24	Photostat
46.	07.05.2024	An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.	No. R.K/C.R/221/2 024-25	Photostat
SURVEY RECORDS				
47.		Kardha Nakalu		Photostat
48.		Moola Tipppany		Photostat
49.		Hissa Tippany		Photostat
50.		RR Edabhaga & RR Balabhaga		Photostat
51.		Atlas		Photostat
52.		Akarabandh		Photostat
53.		Village Map		Photostat
ENCUMBRANCE CERTIFICATES				



54.	08.06.2020	Nil Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Survey No 344	S.A. No. 12417/2022-23	Photostat
55.	23.05.2023	Encumbrance Certificate from 01.04.2004 to 23.05.2023 with respect to Sy. No. 344/5	ANK-EC-A-0002967-2023-24	Photostat
56.	19.04.2024	Encumbrance Certificate from 01.01.2003 to 05.04.2024 with respect to Survey No.344/5	JGN-EC-A-134044-2024-25	Photostat

The flow of Title:-

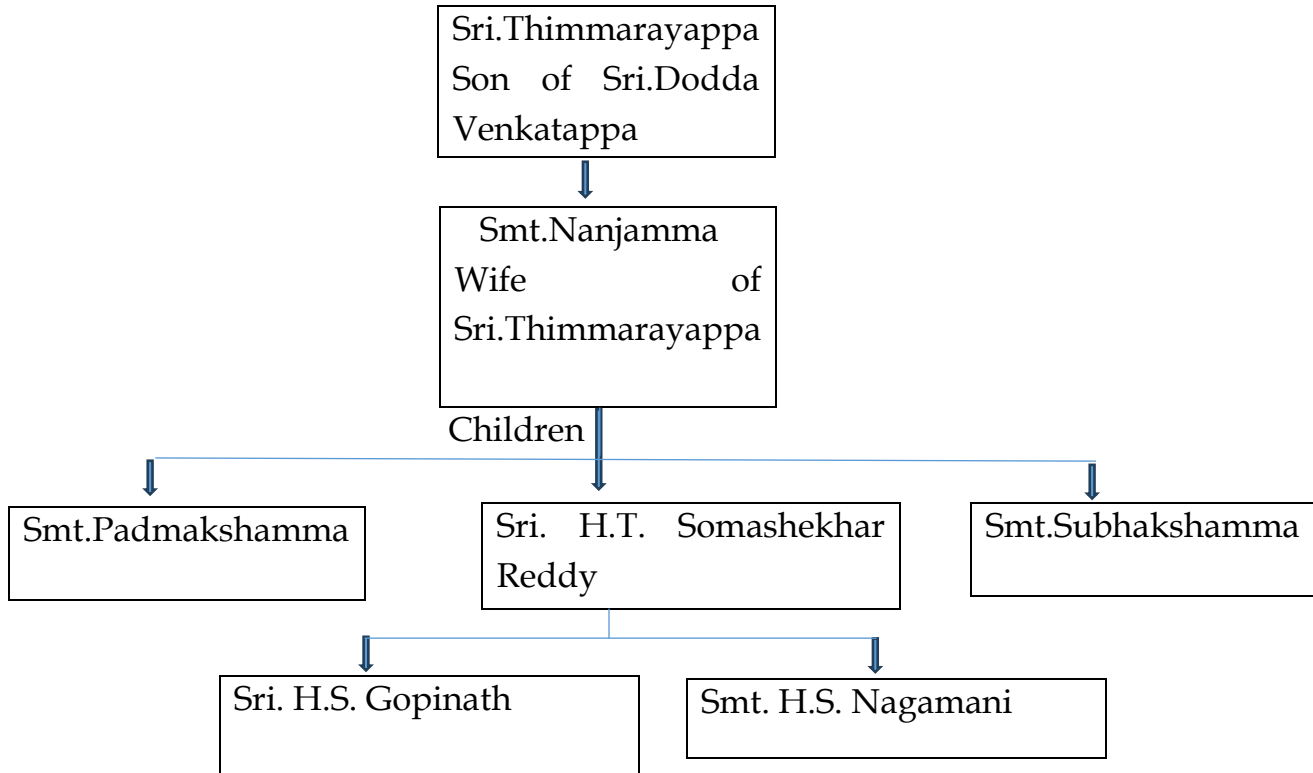
On perusal of the above documents, it is observed that the immovable property, agricultural land bearing Sy. No.154/13, measuring 8 Acres, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, originally belonged to Sri.Thimmarayappa, Son of Sri. Doddavenkatappa, as could be seen in the Record of Rights 292.

Further, it could be seen that Sri.Thimmarayappa, Son of Sri. Doddavenkatappa bequeathed the land bearing Survey No.154/13, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, among his legal heirs vide Will dated 10.04.1958 registered as document No.8/1958-59, pages 178 -183 of Book III in the office of the sub-registrar, Anekal and the lands as mentioned above were allotted to the parties in the following manner:



- The land bearing Survey No.154/13 measuring 8 Acres along with various lands were allotted to the share of Smt. Padmakshamma, Daughter of Sri.Thimmarayappa.
- The land bearing Survey No. 154/17 measuring 8 Acres along with various lands were allotted to the share of Sri.T. Somashekhar Reddy, Son of Sri.Thimmarayappa.
- The land bearing Sy. No154/7, measuring 8 Acres and along with various lands, were allotted to the share of Smt. Subhakshamma, Daughter of Sri.Thimmarayappa.
- The land bearing Sy. No154/14, measuring 8 Acres and along with various lands, were allotted to the share of Smt.Nanjamma, Wife of Sri.Thimmarayappa.

Further, the family tree of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa issued by the Village Accountant, Anekal, reflecting his legal heirs has been furnished and justifies as follows:-



Further, the Death Certificate of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa has been furnished for perusal.

Whereas it could be observed that Smt.Padmakshamma entered into an Panchayath Parikath dated 04.06.1978 among her sons M. Ramesh and M. Venugopalreddy, in which Survey No.154/13 measuring 8 Acres situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District was allotted to Sri.Venugopalreddy. In later years after the demise of



Sri.Venugopalreddy his wife Smt.Anusuya got the land transfereed to her name evidenced in IHR 107/97-98.

Whereas the legal heirs of Late.B.V. Thimmarayappa, i.e., Sri. H.T. Somashekar Reddy, Smt. Padmakshamma and Smt. Subhakshamma entered into an agreement along with Sri Gopinath, Son of H.T. Somashekar Reddy, dated 05.01.1986 vide document No 1623/1986-87, as the scheduled property bequeathed to them could not be cultivated as it was in bits and pieces, and so for better enjoyment, they joined together to exchange their respective properties, in this regard the allotment of the properties were as follows: -

- **The scheduled property Sy.No 154/13, measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Sri. M.S. Gopinath, Son of H.T. Somashekar Reddy.**
- The land bearing Sy.No 154/14, measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Sri. H.T. Somashekar Reddy, Son of Late. B.V. Thimmarayappa.
- The land bearing Sy.No 154/1, measuring 8 Acres, along with various other land situated at Hulimangala Village, has been taken by Smt. Padmakshamma, the Wife of Muniswamy Reddy.
- The land bearing Sy.No 154/4, measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Smt. Subhakshanamma, Wife of Muniswamy Reddy.

Whereas, it could be observed that during the Phodi proceedings Survey Number 154/13 was assigned new Survey Number 344.



Further, it could be observed that Sri Gopinath, Son of H.T. Somshekar Reddy, filed an original suit in O.S. No 209/1991 dated 17.08.1991 before the court of the Munsiff and J.M.F.C at Anekal against Sri. H.T. Somshekar Reddy Son of Late. B.V. Thimmarayappa, Smt Padmakshamma, Wife of Muniswamy Reddy & Smt. Subhakshamma, Wife of Sri Krishna Reddy, for declaration of possession and enjoyment of the scheduled property of their respective exchanged properties as per the agreement dated 05.01.1986. Whereas, after the intervention of the elders and well-wishers, the parties to the said suit had decided to settle the matter amicably amongst themselves and accordingly had filed a Compromise Petition to the Hon'ble Court as per the terms of which are given below:

- **The scheduled property Survey No.154/13, new No 344 measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Sri. M.S. Gopinath, Son of H.T. Somashekar Reddy. Subsequently, the same was mutated in the Mutation Register bearing No.110/2004-05.**
- The property bearing Survey No.154/14, new No 345 measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Sri. H.T. Somashekar Reddy, Son of Late. B.V. Thimmarayappa.
- The property bearing Survey No.154/1, New No.333, measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Smt. Padmakshamma, Wife of Muniswamy Reddy.
- The property bearing Survey No.154/4, New No.336, measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Smt. Subhakshanamma, Wife of Muniswamy Reddy.



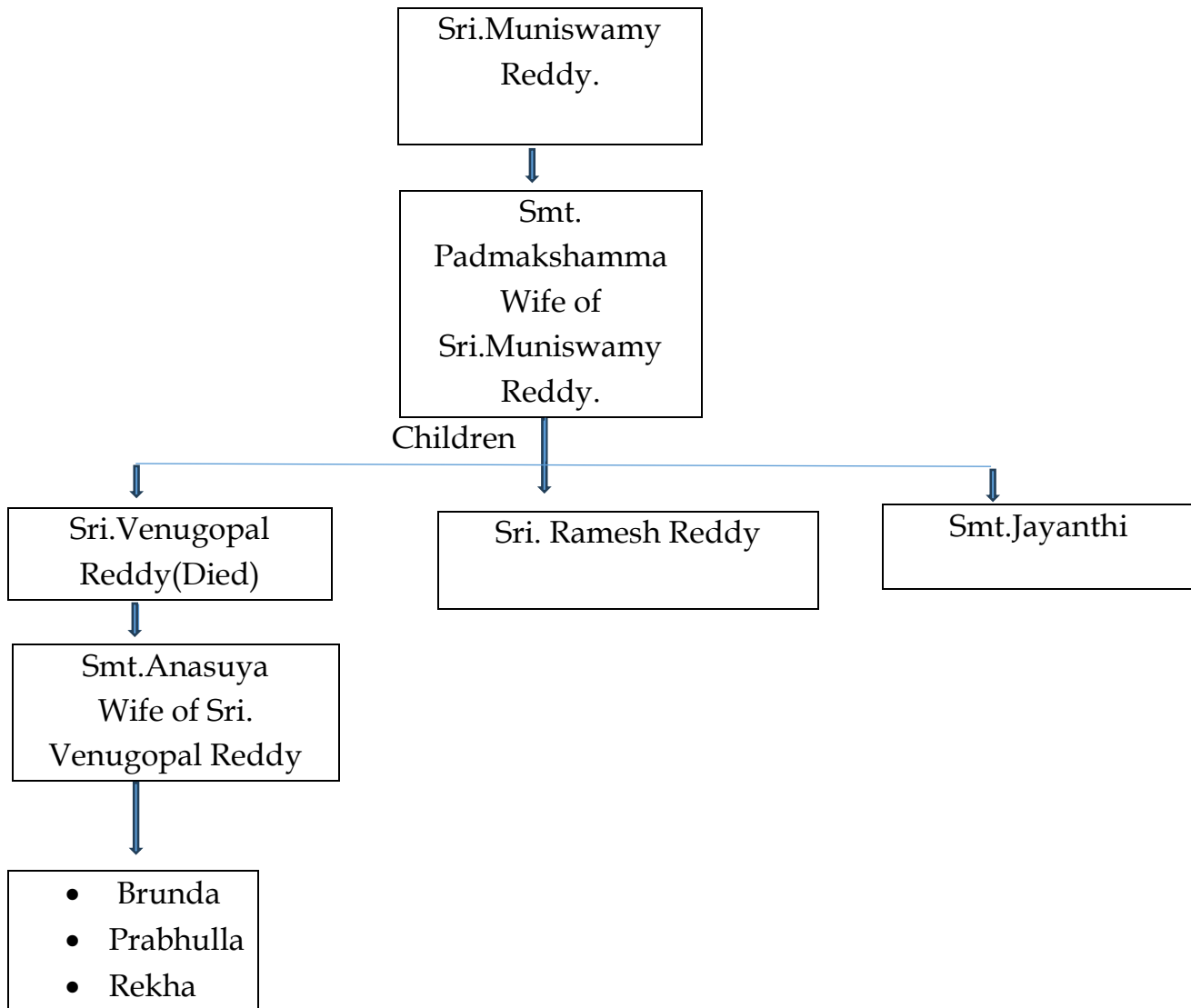
Accordingly, the suit of the Plaintiff is decreed in terms of Compromise under Order 23 Rule 3 of the Code of Civil Procedure.

Whereas, it comes to our observation that though the land bearing Survey No.154/13, New No 344, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, was allotted to Sri. Gopinath, as per compromise decree, the parties to the suit have not acted upon the same. Thereafter Smt. Padmakshamma, Daughter of Late. B.V. Thimmarayappa, bequeathed the land bearing Survey No.154/13, New No 344, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District vide Will dated 26.04.2006 registered as document No.SHV-3-00025-2006/07, Book III, stored in CD No SHVD 62, in the office of the sub-registrar, Anekal, were allotted to the parties in the following manner:

- **The land bearing Survey No.154/13 measuring 8 Acres (2 Acres out of 8 acres would be given to her if she looked after Smt. Padmakshamma well) along with various other lands was allotted to the share of Smt.Anasuya, Wife of Sri. Venugopal Reddy.**
- The land bearing Survey No.346, measuring 6 Acres along with various lands, was allotted to the share of Sri.M. Ramesh, Son of Late. Muniswamy Reddy.
- The land bearing Survey No.352 measuring 5 Acres 1 Gunta and along with various lands was allotted to the share of Smt. Jayanthi, Daughter of Late. Muniswamy Reddy.



Further, the Family tree of Sri. Munniswamyreddy and Smt. Padmakshamma issued by the Village Accountant, Anekal reflecting his legal heirs has been furnished and justifies as follows:-





Further, death certificate of Smt. Padmakshamma Daughter of Late. B.V. Thimmarayappa (Wife of Sri. Munniswamyreddy) and Sri Venugopal Reddy Son of Sri.Muniswamy Reddyhas been furnished for perusal.

Whereas it could be observed that Smt.Anasuya Wife of Sri. Venugopal Reddy filed a Declaration suit in O.S. No 301/2008 dated 24.03.2008 before the Court of the Civil Judge Senior Division at Anekal against Sri. H.S. Gopinath, Son of H.T. Somashekara Reddy, for declaration of possession and enjoyment of the scheduled property, for consequential relief of permanent injunction, directing the defendant to pay the cost of suit. After the intervention of the villagers, relatives and friends, the parties to the said suit decided to settle the matter amicably amongst themselves. Accordingly, they filed a Joint Compromise Petition under Order 23 Rule 3 of the Code of Civil Procedure to the Hon'ble Court and the same was decreed as per, the terms of which are given below:

- **The property bearing Sy No 344, measuring 8 acres, situated at Hulimangala Village, was allotted to Smt.Anasuya, Wife of Sri. Venugopal Reddy.**
- The property bearing Sy No 345, measuring 8 acres at Hulimangala Village, was allotted to Sri. H.S. Gopinath Son of H.T. Somashekara Reddy.

Further it could be seen that, Smt. Anusuya, Wife of Late Venugopala Reddy along with Smt.V.Brunda, Smt.V.Prabhulla, Kum.V.Rekha all three daughters Late Venugopala Reddy conveyed the land measuring 15 Guntas out of 8 Acres in Sy.No.344, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru



Urban District in favour of Sri. H.T.Somshekar Reddy Son of Late. B.V. Thimmarayappa, vide Sale deed dated 03.05.2013 registered as document No. ANK-1-00529/2013-14, Book I, stored in C.D.No ANKD350 in the office of the Sub registrar, Anekal. Subsequently, the Katha has been mutated in the name of Sri. H.T.Somshekar Reddy, Son of Late. B.V. Thimmarayappa vide Mutation Register NoH146/2012-13.

Whereas, thus in the aforesaid manner Sri. H.T.Somshekar Reddy Son of Late. B.V. Thimmarayappa became the absolute owner of the land measuring 15 Guntas in Sy.No.344, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District.

Further, Smt. Anusuya Wife of Late Venugopala Reddy along with Smt.V.Brunda, Smt.V.Prabhulla, Kum.V.Rekha all three daughters Late Venugopala Reddy conveyed the remaining extent of the land measuring 1 Acre 25 Guntas out of 8Acres in Sy.No.344, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District in favour of Smt.Nagamani Wife of K.C. Jagannath Reddy, vide Sale deed dated 03.05.2013, registered as document No. ANK-1-00-530/2013-2014, Book I, stored in C.D. No ANKD350 in the office of the Sub registrar, Anekal.

Further, Smt. Anusuya, Wife of Late Venugopala Reddy partitioned the remaining extent of land bearing Sy.No.344 measuring 6 Acres out of 8 Acres situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, amongst her daughters Smt. Brunda, Smt. V. Prabhulla and Kum. V. Rekha in terms of Partition dated 26.08.2013 registered as document No.2497/2013-14 whereby, each of them was allotted 2 Acres each.



Further, it could be observed that the Survey Number 344 was bifurcated and given new Survey Numbers, the same being evidenced in Mutation Register bearing MR.No.T15/2018-19 as follows:

Sl.No	Old Survey Number	New Survey Number	Extent	Owner
1.	344	344/1	1 Acre 25 Guntas	Smt.H.S.Nagamani W/o K.C.Jaganath Reddy
2.	344	344/2	2 Acres	Smt.Rekha D/o Venugopal Reddy
3.	344	344/3	2 Acres	Smt.V. Prabula D/o Venugopal Reddy
4.	344	344/4	2 Acres	Smt.V.Brunda D/o Venugopal Reddy
5.	344	344/5	0.15 Guntas	Sri.H.T.Somshekhar Reddy S/o B.V.ThimSri.ayappa

It could be seen that, the Bangalore Development Authority issued an order for for change of Land use from agricultural to non-agricultural Residential Purpose with respect to the SyNo.344/5 measuring to an extent of 15 Guntas vide document No CLU-58/2021-22/970/2022-23 Situated at Hulimangala Village.



On applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 31.10.2022, Vide document bearing No. ALN/AJ/SR/154/22-23, after paying the Conversion Charges, with respect to Sy. No 344/5, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, totally measuring to an extent of 15 Guntas and has been mutated through Mutation Register T69/2022-23.

Further, It could be seen that, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa along with Sri.H.S. Gopinath, Son of Somshekar Reddy, Sri.Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna, Smt.H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. Brundha Wife of Sri. Mallesh, Sri.K.J. Preetham, Son of Sri.K.C.Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna entered into a Joint Development Agreement dated 01.03.2023, registered as document no. SRJ-1-09958-2022-23, Stored in the CD. No. SRJD1330J, in the Office of the Sub Registrar, Sarjapura, Basavanagudi with Sterlite Developers LLP represented by its designated Partners Sri. .N.Shivarama Reddy Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy for development of residential layout, with respect to the land bearing Sy. No. 344/5 (Old Sy. No. 344), measuring to an extent of 15 Guntas, along with various other lands situated Hulimangala Village, with a sharing ratio of 70: 30. i.e, 70% of developed area to the Owners and 30% of developed area to the Developer.



Further it could be seen that, Sri.H.T.Somashekar Reddy Son of Late Sri. B.V. Thimmarayappa along with Sri.H.S. Gopinath Son of Somshekar Reddy, Sri.Appanna Reddy Ramakrishna Son of Sri.Ramakrishna Reddy Gumkall, Smt. Thulasamma Wife of Sri.Appanna Reddy Ramakrishna, Smt.H.S. Nagamani Wife of K.C. Jagannath Reddy, Smt. Brundha Wife of Sri. Mallesh, Sri.K.J. Preetham Son of Sri.K.C.Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy Son of Sri.Appanna Reddy Ramakrishna have also executed a General Power of Attorney dated 01.03.2023, registered as document no. SRJ-04-00626-2022-23, Stored in the CD. No. SRJD1330 in the Office of the Sub Registrar, Sarjapura, Basavanagudi to deal with the 30% of developed area shall belong to Sterlitee Developers LLP represented by its designated Partners Sri. .N.Shivarama Reddy Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy of saleable area.

Whereas, it could be observed that Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy the designated Partner in Sterlitee Developers LLP died intestate and the LLP Amendment Agreement dated 25.01.2024, clearly states that Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy as been nominated to become the partner for the Sterlitee Developers LLP to continue the business. Henceforth Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy along with Sri. N. Shivarama Reddy, Son of M. Narayana Reddy are the designated partners of Sterlitee Developers LLP and will carry forward the development with respect to the land bearing Survey No.344/5 (Old Survey No.344), measuring to an extent of 15 Guntas, along with various other lands situated at Hulimangala Village.

Further, Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy and Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri



Reddy issued by the Deputy Tahsildar, Bengaluru South reflecting all his legal heirs has been furnished for perusal.

Whereas, it can be observed that the Bangalore Development Authority (BDA) has issued an approved layout plan dated 25.03.2024 bearing No. BDA/TPM/PRL-60/2022-23/2992/2023-24 in Survey No. 342/1, 342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 total 251 sites is formed in the Layout.

Further the Panchayath Raj, has issued Computerised Form 9 & 11A Khatha bearing No. 150200102901024364 dated 26.06.2024 for Survey No. 342/1, 342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 measuring 48939.15 Sq.Meters.

Whereas, Sri.H.T.Somashekar Reddy, @ H.T. Somasekara Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri. H.S. Gopinath, Son of Somashekar Reddy, Smt. Thulasamma, Wife of Late Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. Brundha, Wife of Sri. Mallesh, Sri.K.J.Preetham, Son of Sri. K.C. Jagannath Reddy entered into a Sharing Agreement dated 30.07.2024 with Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppula Srinivas Reddy registered on 01.08.2024 as document No. ANK-1-04548-2024-25 of Book I in the office of the Sub Registrar, Anekal for the demarcation of their respective shares in the Residential sites as per the ratio agreed under the Joint Development Agreement dated 01.03.2023.

REVENUE DOCUMENTS:



- ❖ Index of land is available for perusal in the name of Sri.Thimmarayappa Son of Sri. Doddavenkatappa.
- ❖ Record of Rights 292 is available for perusal in the name of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa.
- ❖ Record of Rights 1425 is available for perusal in the name of Smt. Padmakshamma, Daughter of Late. B.V. Thimmarayappa
- Pahani Thakthe for the period of 1963-64 to 1968-69 with respect to Sy.No.154/13 reflects the name of Sri. B.V. Thimmarayappa as the Khathedar of the land.
- RTCs for the period of 1969-70 to 1982-83 with respect to Sy.No.344 reflects the name of Sri. B.V. Thimmarayappa as the Khathedar of the land.
- RTCs for the period of 1997-98 with respect to Sy.No.344 reflects the name of Sri.Venugopal Reddy, Son of Sri.Munishamireddy as the Khathedar of the land.
- RTCs for the period of 1998-99 to 2003-2004 with respect to Sy.No.344 reflects the name of Smt.Anusuya, Wife of Sri.Venugopal Reddy as the Khathedar of the land.
- RTCs for the period of 2004-2005 to 2007-08 with respect to Sy.No.344 reflects the name of Sri.H.S.Gopinath, Son of Sri.Somshekar Reddy, as a Khathedar of the land.



- RTCs for the period of 2008-09 to 2012-2013, reflects the name of Smt.Anasuya, Wife of Sri Venugopal Reddy as a Khathedar of the land in Sy.No.344.
- RTCs for the period of 2013-2014 to 2022-23, reflects the name of Sri. H.T. Somashekara Reddy, Son of B.V. Thimmarayapa as a Khathedar of the land in Sy.No.344/5.

REGARDING ENDORSEMENTS:

- No Objection Certificate dated 18.03.2021 issued by the Karnataka Housing Board Society bearing No. 346/2020-21 stating nil acquisition of land with respect to Sy. No. 344/5, measuring to an extent of 0.15 Guntas.
- Endorsement dated 19.03.2021 issued by the Assistant commissioner, Bangalore South Sub Division under PTCL Act, with respect to Sy. No. 344/5 vide No. P.T.C.L/(A)/CR/452/2020-21.
- Endorsement dated 05.04.2021 issued by the Karnataka Industrial Areas Development Board with regards to Nil Acquisition of Land with respect to Sy. No. 344/5 measuring to an extent of 0.15 Guntas vide No. 349/2021-22.
- Nil Tenancy Certificate dated 07.09.2021 issued by the Tahsildar bearing No RD0038025213967 with respect to Sy. No. 344/ 5.
- Endorsement dated 08.06.2022, issued by the Tahsildar bearing No. No. RK/CR/209/2022-23, stating that non availability of Preliminary Record with respect to Sy. No. 344/5.



- Endorsement dated 08.06.2022, issued by the Tahsildar bearing No. No.RK/CR/221/2022-23, stating that non availability Khetuwar Copy with respect to Sy. No. 344/5.
- Endorsement dated 08.06.2022 issued by the Tahsildar bearing No No. RK/CR/229/2022-23, stating that non-availability of PahaniThakthe from 1969-97 with respect to Sy. No. 344/5.
- The Tahsildar, Anekal Taluk, issued an endorsement dated 20.02.2024 stating that Pahani was unavailable from 1984-85 to 1989-90 with respect to Survey No.154/13
- An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.

SURVEY RECORDS:

- Survey records such as Karda Nakalu, RR Balabag, RR Edabaga, Hissa Tippani, Atlas, Akarband, Village Map which confirms the measurement, location, identity & boundary of the Land bearing Sy. No. Sy.No. 344/5, situated at Hulimangala Village.

TRACING OF ENCUMBRANCES:



- **Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Sy. No. 344, reflects nil transactions.**
- **Encumbrance Certificate from 01.04.2004 to 23.05.2023 with respect to Survey No 344, reflects the following transactions:-**
 - Joint Development Agreement between Smt.H.S. Nagamani Wife of K.C. Jagannath Reddy, dated 01.03.2023 vide Doc. No. 9958/2022-23 AND Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy Son of Vuppala Reddy with respect to Sy.No.344/4 measuring 2 Acres.
 - Sale Deed executed by Smt. Anusuya Wife of Late. Venugopala Reddy and Others in favour of Sri. H.T. Somashekara Reddy Son of B.V. Thimmarayapa with respect to Suevey No. 344, measuring to an extent of 0-15 Guntas Vide document No. 529/2013-14
- **Encumbrance Certificate from 01.01.2003 to 05.04.2024 with respect to Survey No 344/5 reflects the following transactions:-**
 - Joint Development Agreement between Smt.H.S. Nagamani Wife of K.C. Jagannath Reddy, dated 01.03.2023 vide Doc. No. 9958/2022-23 AND Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy Son of M. Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Sy.No.344/5 measuring 15 Guntas.



Item No.9:-

Survey No. 345

LIST OF DOCUMENTS SCRUTINIZED:

Sl. No	Date of document.	Name/ Type of document	Regd/Ref No. of the document with the date	Whether original/ certified/ true copy/ Photostat
TITLE RELATED DOCUMENTS				
1.	10.04.1958	A registered Will bequeathed by Sri. B. V. Thimmarayappa, Son of Sri. Dodda Venkatappa with respect to Survey No.154/14 measuring 8 Acres along with other lands.	Document No. 8/1958-59	Photostat
2.		Family Tree of Sri. B.V. Thimmarayappa was issued by the village accountant, Anekal.		Photostat



3.		Death Certificate of Late. B.V. Thimmarayappa, Son of Dodda Venkatappa.		Photostat
4.	05.01.1986	Agreement between the legal heirs of B.V. Thimmarayappa, i.e. Sri. H.T. Somashekar Reddy, Smt. Padmakshamma and Smt. Subhakshanamma.	No. 1623/1986-87	Photostat
5.		Phodi Thakthe		Photostat
6.		Plaint, Compromise Petition and Order in Original Suit before the Court of the Munsiff and J.M.F.C at Anekal, by Sri. M.S. Gopinath, Son of H.T. Somashekar Reddy & others with respect to Survey No.345.	O.S. No. 209/1991	Photostat
7.		Mutation Register	MR.No.111/1995-96	Photostat
8.	26.04.2002	Partition Deed effected into between Sri. H.T. Somashekar Reddy, Son of Sri. B.V. Timmarayappa and Sri. H.S. Gopinath, Son of Sri. B.V. Timmarayappa and others with respect to Survey No.345,	Document No. 933/2002-03	Photostat



		measuring to an extent of 8 Acres		
9.	25.06.2003	Mutation Register	M.R. No. 40/2002-03	Photostat
10.	24.03.2008	Plaint, Petition Copy, Order Copy and Joint Compromise Order passed by the Court of the Civil Judge Senior Division at Anekal in the Original Suit filed by Smt. Anasuya, Wife of Late Venugopalareddy against Sri. H.S. Gopinath, Son of H.T. Somashekara Reddy, with respect to New Survey No.345 (Old Survey No.154/14) measuring to an extent of 8 Acres along with other land.	O.S. No. 301/2008	Photostat
11.	11.11.2008	Mutation Register	M.R. No. 38/2008-09	Photostat
12.	29.07.2022	Change of Land use issued by the Bangalore Development Authority with respect to Survey No. 345 measuring 8 Acres.	CLU-58/2021-22/970/2022-23	Photostat



13.	17.08.2022	Letter by the Bangalore Development Authority stating that there is no unauthorised layout plan or acquisition of land	BDA/Nayosa/ MBC- 992/1053/2022-23	Photostat
14.		Conversion Challan Paid		Photostat
15.	31.10.2022	The Deputy Commissioner Bengaluru issued the official memorandum of conversion for Survey No.345, which measures 8 Acres.	ALN/AJ/SR/ 158/22-23	Photostat
16.		Conversion Sketch		Photostat
17.	31.10.2022	Mutation Register	MR.No. T75/ 2022-23	Photostat
18.	01.03.2023	Joint Development Agreement between Sri.H.S.Gopinath, Son of Somshekar Reddy Smt.H.S.Nagamani, Wife of K.C.Jagannath Reddy, & others AND Sterlite Developers LLP represented by its designated Partners Sri. .N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of	Document No. 9958/2022-23	Photostat



		Vuppala Yadagiri Reddy with respect to Survey No.345 measuring 8 Acres.		
19.	01.03.2023	General Power Of Attorney executed by Sri.H.S.Gopinath, Son of Somshekar Reddy Smt.H.S.Nagamani, Wife of K.C.Jagannath Reddy, & others in favour of Sterlite Developers LLP represented by its designated Partners Sri. .N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Survey No.345 measuring 8 Acres.	Document No. 626/2022-23	Photostat
20.	02.01.2024	Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy	Application No.DMCV1223 007171	Photostat
21.	09.02.2024	Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy issued by the Deputy Tahsildar reflects all his legal heirs.	No.RD00382086 53257	Photostat



22.	25.01.2024	LLP Amendment Agreement between Sri.H.N.Shivaramareddy and Smt.Vuppala Deepika Reddy	IN- KA11368380593 626W	Photostat
23.	25.03.2024	Approved Layout Plan issued by the Bangalore Development Authority	No. BDA/TPM/PR L-60/2022-23/2992/2023-24	Photostat
24.	26.06.2024	Computerised Form 9 & 11A Khatha issued by Panchayath Raj	E-Khatha No.15020010290 1024364	Photostat
25.	01.08.2024	Sharing Agreement entered into Sri.H.S.Gopinath Son of Sri.H.T.Somashekar Reddy & others with Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppula Srinivas Reddy.	Document No.4548/24-25	Photostat
REVENUE RECORDS				



26.		Index of Land		Photostat
27.		Record of Rights 293		Photostat
28.		Pahani Thakte for the period 1968-69 with respect to Survey. No. 154/14		Photostat
29.		Manual RTCs for the period of 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02 with respect to Survey No.345		Photostat
30.		Computerised RTCs from 2000-01, 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, 2019-20, 2020-21, 2022-23, 2023-24 with respect to Survey No.345		Photostat
ENDORSEMENTS				
31.	17.03.2021	Endorsement issued by the Assistant Commissioner, Bangalore South Sub Division under PTCL Act, with respect	No. P.T.C.L/(A)/C R/447/2020-21	Photostat



		to Survey No.345, measuring to an extent of 8 Acres		
32.	18.03.2021	The Karnataka Housing Board Society issued a no-objection certificate stating nil acquisition of land regarding Survey No.345, measuring to the extent of 8 Acres.	No. KHB/LAQ/A NK/ 349/2020-21	Photostat
33.	06.08.2021	An endorsement issued by the Karnataka Industrial Areas Development Board stating Nil Acquisition of Land with respect to Survey No.345	No. 1579/2021-22	Photostat
34.	04.09.2021	Nil Tenancy Certificate issued by the Tahsildar, with respect to Survey No.345	RD00380252139 68	Photostat
35.	08.06.2022	An endorsement issued by the Tahsildar, Anekal Taluk, with regard to the non-availability of Preliminary Records with respect to Survey No.345	No. RK/CR/210/20 22-23	Photostat
36.	08.06.2022	An endorsement was issued by Tahsildar, Anekal Taluk, with regards to the non-availability	No. RK/CR/228/20 22-23	Photostat



		of Pahani Thakte from 1969-97 with respect to Survey No.345		
37.	30.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of a Khetuwar copy with respect to Survey No.345	No. RK/CR/246/2022-23	Photostat
38.	20.02.2024	An endorsement issued by the Tahsildar, Anekal Taluk, stating the non-availability of Pahani from the years 1979-1980 to 1988-89 with respect to Survey No.154/14	No. R.K/C.R/659/2023-24	Photostat
39.	07.05.2024	An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.	No. R.K/C.R/221/2024-25	Photostat
SURVEY RECORDS				
40.		Karda Nakalu		Photostat
41.		Moola Tippani		Photostat
42.		Akarbandh		Photostat



43.		Village Map		Photostat
ENCUMBRANCE CERTIFICATES				
44.	23.09.2022	Nil Encumbrance Certificate from 01.04.1920 to 31.03.2004 with respect to Survey No.154/14	S.A. No. 12419/2022-23	Photostat
45.	17.09.2021	Encumbrance Certificate from 01.04.1960 to 31.03.2004 with respect to Survey No.345	S.A. No. 15653/2021-22	Photostat
46.	25.08.2021	Nil Encumbrance Certificate from 01.04.2004 to 25.08.2021 with respect to Survey No.345	S.A. No. 11334/21-22	Photostat
47.	10.06.2022	Nil Encumbrance Certificate from 26.08.2021 to 10.07.2022 with respect to Survey No.345	ANK-EC-A-0008613-2022-23	Photostat
48.	27.02.2024	Encumbrance Certificate from 01.04.2022 to 20.02.2024 with respect to Survey No.345	JGN-EC-A-273120-2023-24	Photostat
49.	02.04.2024	Nil Encumbrance Certificate from 20.02.2024 to 02.04.2024 with respect to Survey No.345	JGN-EC-A-021925-2024-25	Photostat



The flow of Title: -

On perusing the above documents, it is observed that the immovable property, an agricultural land bearing Survey No 154/14 measuring 8 Acres situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, belonged to Sri.Thimmarayappa Son of Sri. Doddavenkatappa, as could be seen in the Record of Rights 293.

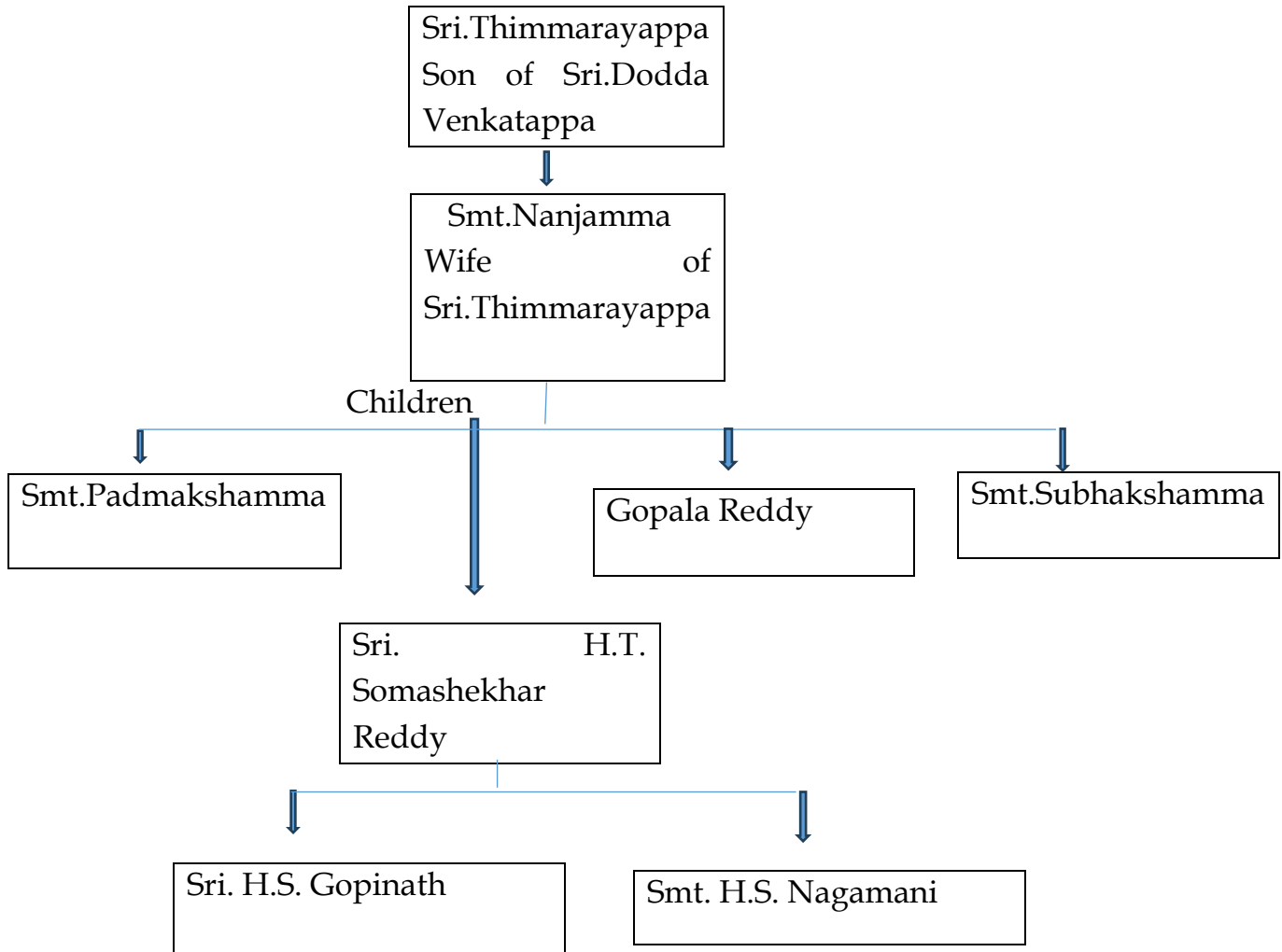
Further, it could be seen that, Sri.Thimmarayappa, Son of Sri. Doddavenkatappa bequeathed the land bearing Survey No.154/14, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, among his legal heirs vide Will dated 10.04.1958 registered as document No.8/1958-59, pages 178 -183 of Book III in the office of the sub-registrar, Anekal and the aforementioned lands were allotted to the parties in the following manner:

- **The schedule property bearing Survey No.154/14 measuring 8 Acres along with various lands were allotted to the share of Smt.Nanjamma, Wife of Sri.Thimmarayappa.**
- The land bearing Survey No 154/13 measuring 8 Acres along with various lands were allotted to the share of Smt. Padmakhamma, Daughter of Sri.Thimmarayappa.
- The land bearing Survey No 154/16 measuring 8 Acres, along with various lands, was allotted to the share of T.Somashekhar Reddy, Son of Sri.Thimmarayappa.



- The land bearing Survey No.154/7, measuring 8 Acres along with various lands, was allotted to the share of Smt. Subhakshamma, Daughter of Sri.Thimmarayappa.

Further, the family tree of Sri.Thimmarayappa Son of Sri. Doddavenkatappa issued by the Village Accountant, Anekal, reflecting all his legal heirs has been furnished, which justifies as follows: -





Further, Death Certificate Sri.Thimmarayappa, Son of Sri. Doddavenkatappa has been furnished for perusal. It could be observed that Gopal Reddy, Son of Late Thimmarayappa, died at the age of 2 years, evidenced in the Will dated 10.04.1958 mentioned above.

Whereas the legal heirs of Sri. B.V. Thimmarayappa, i.e., Sri. H.T. Somashekar Reddy, Smt. Padmakshamma and Smt. Subhashanamma entered into an agreement along with Sri Gopinath, Son of H.T. Somashekar Reddy, dated 05.01.1986 vide document No 1623/1986-87, where the scheduled property bequeathed to them could not be cultivated for better enjoyment, they joined together to exchange their respective properties, in this regard the allotment of the properties were as follows:-

- **Sri. H.T. Somashekar Reddy, Son of B.V. Thimmarayappa has taken the scheduled property in Survey No 154/14, measuring 8 Acres and various other land situated at Hulimangala Village.**
- The land in Survey No 154/13, measuring 8 Acres along with various other lands situated at Hulimangala Village, has been taken by Sri. M.S. Gopinath, Son of H.T. Somashekar Reddy.
- The land in Survey No 154/1, measuring 8 Acres along with various other land, situated at Hulimangala Village, has been taken by Smt. Padmakshamma, Wife of Muniswamy Reddy.



- The land in Survey No 154/4, measuring 8 Acres along with various other land, situated at Hulimangala Village, has been taken by Smt. Subhakshanamma, Wife of Muniswamy Reddy.

Whereas, it could be observed that during the Phodi proceedings Survey Number 154/14 was assigned new Survey Number 345.

Further, it could be observed that Sri Gopinath, Son of H.T. Somshekar Reddy, filed a suit in O.S. No 209/1991 dated 17.08.1991 before the court of the Munsiff and J.M.F.C at Anekal with Sri. H.T. Somshekar Reddy, Smt Padmakshamma, Wife of Muniswamy Reddy, Smt. Subashanamma, Wife of Sri Krishna Reddy, for declaration of possession and enjoyment of the scheduled property of their respective exchange properties as per the agreement dated 05.01.1986. After the intervention of the elders and well-wishers, the parties to the said suit had decided to settle the matter amicably amongst themselves. Accordingly, they filed a Compromise Petition to the Hon'ble Court, as per the terms of which are given below:

- **The scheduled property Survey No 154/14, new No 345 measuring 8 Acres along with various other lands, situated at Hulimangala Village, has been taken by Sri. H.T. Somashekar Reddy Son of Late. B.V. Thimmarayappa. The same has been mutated in the Mutation Register bearing SRI.No.111/1995-96.**
- The land in Survey No 154/13, new No 344 measuring 8 Acres along with various other land, situated at Hulimangala Village, has been taken by Sri. M.S. Gopinath Son of H.T. Somashekar Reddy.



- The land in Survey No 154/1, New No.333, measuring 8 Acres along with various other land situated at Hulimangala Village, has been taken by Smt. Padmakshamma, the Wife of Muniswamy Reddy.
- The land in Survey No 154/4, New No.336 measuring 8 Acres along with various other land, situated at Hulimangala Village, has been taken by Smt. Subhakshanamma. Wife of Muniswamy Reddy.

Accordingly, the plaintiff's suit is decreed in terms of Compromise under Order 23 Rule 3 of the Code of Civil Procedure.

Whereas, the land bearing Survey No.345 measuring 8 Acres, along with other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, was partitioned amongst Sri. H.T. Somashekar Reddy, Son of Sri. B.V. Thimarayappa and Sri. H.S. Gopinath, Son of H.T. Somashekar Reddy, in terms of the Partition deed dated 26.04.2002 registered as Document No 933/2002-2003.whereby, interalia, lands in Survey No.345 have been partitioned in the following manner:

- **Sri. H.S. Gopinath, Son of H.T. Somashekar Reddy, was allotted, interalia, a portion of the aforesaid land in Survey No.345 measuring to an extent of 8 Acres, as evidenced in Mutation Register No 40/2002-03.**
- Sri. H.T. Somashekar Reddy Son of Sri. B.V. Thimmarayappa was allotted, interalia, a portion of the land in Survey No.347 measuring 4 Acres.



- Smt.H.S.Nagamani D/ Sri. H.T. Somashekar Reddy was allotted, interalia, portion of the land in Survey No.348 measuring 8 Acres.

Whereas, Smt.Anasuya, Wife of Sri. Venugopal Reddy filed an original suit in O.S. No 301/2008 dated 24.03.2008 before the Court of the Civil Judge Senior Division at Anekal against Sri. H.S. Gopinath, Son of H.T. Somashekara Reddy, for declaration of possession and enjoyment of the scheduled property, for consequential relief of permanent injunction, directing the defendant to pay the cost of suit. After the intervention of the villagers, relatives and friends, the parties to the said suit had decided to settle the matter amicably amongst themselves. Accordingly, they filed a Joint Compromise Petition to the Hon'ble Court as per, the terms of which are given below:

- **All the part and parcel of the schedule property bearing Survey No.345, measuring 8 acres situated at Hulimangala Village belongs Sri. H.S. Gopinath Son of H.T. Somashekara Reddy.**
- All the part and parcel of the property bearing Survey No.344, measuring 8 acres, situated at Hulimangala Village, belongs to Smt.Anasuya, Wife of Sri. Venugopal Reddy.

Accordingly, the plaintiff's suit is decreed in terms of Compromise Under Order 23 Rule 3 of the Code of Civil Procedure.

It could be seen that the Bangalore Development Authority issued an order for a change of Land use from agricultural to Residential Purposes with respect to



SyNo.345, measuring 8 Acres, vide document No CLU-58/2021-22/970/2022-23, Situated at Hulimangala Village.

On applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 31.10.2022, Vide document bearing No. ALN. A.J/SR/158/2022-23, after paying the Conversion Charges, with respect to Survey No.345, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, totally measuring to an extent of 8 Acres and has been mutated through Mutation Register T75/2022-23.

Further, it could be seen that, Sri. H.S. Gopinath, Son of Somshekar Reddy, Sri. Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri. K.J. Preetham, Son of Sri. K.C. Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna entered into a Joint Development Agreement dated 01.03.2023, registered as document no. SRJ-1-09958-2022-23, Stored in the CD. No. SRJD1330J, in the Office of the Sub Registrar, Sarjapura, Basavanagudi with Smt.H.S.Nagamani Wife of K.C.Jagannath Reddy, Sri.H.S.Gopinath, Son of Somshekar Reddy & others AND Sterlitee Developers LLP represented by its designated Partners Sri. .N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy for development of residential layout, with respect to the land bearing



Survey No.345, measuring to the extent of 8 Acres, along with various other lands, situated at Hulimangala Village, with a sharing ratio of 70: 30. i.e., 70% of the developed area is allocated to the owners, and 30% is allocated to the developer.

Further, it could be seen that, Sri. H.S. Gopinath, Son of Somshekar Reddy, Sri. Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt. Thulasamma Wife of Sri.Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt.V.Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri. K.J. Preetham, Son of Sri. K.C. Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna executed a General Power of Attorney dated 01.03.2023, registered as document no. SRJ-04-00626-2022-23, Stored in the CD. No. SRJD1330 in the Office of the Sub Registrar, Sarjapura, Basavanagudi, to deal with the 30% of the developed area shall belong to Sterlitee Developers LLP represented by its designated Partners Sri. N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy of saleable area.

Whereas it could be observed that, Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, the designated Partner in Sterlitee Developers LLP, died intestate, and the LLP Amendment Agreement dated 25.01.2024 clearly states that Smt.Vuppala Deepika Reddy, Wife of the Late Vuppala Srinivas Reddy, has been nominated to become the partner of Sterlitee Developers LLP to continue the business. Henceforth Smt.Vuppala Deepika Reddy, Wife of Late. Vuppala Srinivas Reddy, along with Sri. N. Shivarama Reddy, Son of M. Narayana Reddy, are the designated partners of Sterlitee Developers LLP and will carry forward the development with respect to the land bearing Survey No.345 measuring to the extent of 8 Acres along with various other lands, situated Hulimangala Village.



Further, the Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, and the Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy issued by the deputy tahsildar, Bengaluru South, reflecting all his legal heirs, has been furnished for perusal.

Whereas, it can be observed that the Bangalore Development Authority (BDA) has issued an approved layout plan dated 25.03.2024 bearing No. BDA/TPM/PRL-60/2022-23/2992/2023-24 in Survey No. 342/1, 342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 total 251 sites is formed in the Layout.

Further the Panchayath Raj, has issued Computerised Form 9 & 11A Khatha bearing No. 150200102901024364 dated 26.06.2024 for Survey No. 342/1, 342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 measuring 48939.15 Sq.Meters.

Whereas, Sri. H.S. Gopinath, Son of Somashekar Reddy, Smt. Thulasamma, Wife of Late Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, @ H.T. Somasekara Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J.Preetham, Son of Sri. K.C. Jagannath Reddy entered into a Sharing Agreement dated 30.07.2024 with Sterlite Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppala Srinivas Reddy registered on 01.08.2024 as document No. ANK-1-04548-2024-25 of Book I in the office of the Sub Registrar, Anekal for the demarcation of their respective shares in the Residential sites as per the ratio agreed under the Joint Development Agreement dated 01.03.2023.



REVENUE DOCUMENTS:

- ❖ Index of land is available for perusal in the name of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa.
- ❖ Record of Rights 293 is available for perusal in the name of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa.
- Pahani Thakte for the period 1968-69, with respect to Survey No.345, reflects the name of Sri. B.V. Thimmarayappa is the Khathedar of the land.
- RTCs for the period of 1989-90 to 2001-2002 with respect to Survey No.345 reflect the name of Smt: Padmakshama, Gopinath, M. Ramesh as the Khathedar of the land.
- RTCs for the period of 2001-2002 to 2023-24 with respect to Survey No.345 reflect the name of Sri. H.S. Gopinath, Son of Sri.Somshekar Reddy is the Khathedar of the land.

REGARDING ENDORSEMENTS:

- Endorsement dated 17.03.2021 issued by the Assistant Commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No.345 vide No. P.T.C.L/ (A)/CR/447/2020-21.
- No Objection Certificate dated 18.03.2021 issued by the Karnataka Housing Board Society bearing No. 349/2020-21 stating nil acquisition of land with respect to Survey No.345, measuring to an extent of 8 Acres.



- Endorsement dated 06.08.2021 issued by the Karnataka Industrial Areas Development Board with regards to Nil Acquisition of Land with respect to Survey No.345 measuring to an extent of 8 Acres vide No. 1579/2021-22.
- Nil Tenancy Certificate issued by the Tahsildar, bearing No RD0038025213968, with respect to Survey No.345.
- An endorsement dated 08.06.2022, issued by the Tahsildar bearing No. RK/CR/210/2022-23, stating the non-availability of a Preliminary Record concerning Survey No.345.
- An endorsement dated 08.06.2022 issued by the Tahsildar bearing No RK/CR/228/2022-23 states that Pahani Thakthe was unavailable from 1969-97 with respect to Survey No.345.
- An endorsement dated 30.06.2022, issued by the Tahsildar bearing No. No.RK/CR/246/2022-23, stating that non availability Khetuwar Copy with respect to Survey No.345.
- An endorsement dated 20.02.2024 issued by the Tahsildar, Anekal Taluk, stating the non-availability of Pahani from the year 1979-1980 to 1988-89 with respect to Survey No.154/14
- An endorsement dated 07.05.2024 issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 was not available with respect to Survey No.154.



SURVEY RECORDS:

- Survey records such as Karda Nakalu, Akarbandh, and Village Map, which confirm the location, identity & boundary of the Land bearing Survey No. 345, situated at Hulimangala Village.

TRACING OF ENCUMBRANCES:

- Encumbrance Certificate from 01.04.1920 to 31.03.1960 with respect to Survey No.154/14 reflects the nil transactions.
- Encumbrance Certificate from 01.04.1960 to 31.03.2004, with respect to Survey No.345, reflects the following transactions: -
 - Mortgage deed dated 20.02.1991 executed by KGB Hulimangala in favour of Sri. M. Ramesh vide document No 2128/1991-92.
 - Mortgage deed dated 14.11.1991 executed by KGB Hulimangala in favour of Sri. M. Ramesh.
 - Partition deed dated 16.02.2002 entered among H.T.Somshekar Reddy & others vide document 933/2001-02.
- Encumbrance Certificate from 01.04.2004 to 25.08.2021, with respect to Survey No.345, reflects Nil transactions.
- Encumbrance Certificate from 26.08.2021 to 10.07.2022, with respect to Survey No.345, reflects Nil transactions.



- **Encumbrance Certificate from 01.04.2022 to 20.02.2024**, with respect to Survey No.345, reflects the **following transactions**.
- Joint Development Agreement dated 01.03.2023 between Sri.H.S.Gopinath Son of Somshekar Reddy, Smt.H.S.Nagamani, Wife of K.C.Jagannath Reddy, & others AND Sterlite Developers LLP represented by its designated Partners Sri. .N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy vide document No.9958/2022-23.
- **Encumbrance Certificate from 20.02.2024 to 02.04.2024**, with respect to Survey No.345, reflects Nil transactions

Item No.10:-

Survey No. 348/2

LIST OF DOCUMENTS SCRUTINIZED:

Sl. No	Date of document.	Name/ Type of document	Regd/Ref No. of the document with the date	Whether original/ certified/ true copy/ Photostat
TITLE RELATED DOCUMENTS				
1.	10.04.1958	Will bequeathed by Sri. B. V. Thimmarayappa, Son of Sri. Dodda Venkatappa with respect to Survey No.154/17	Document No. 8/1958-59	Photostat



		measuring 8 Acres along with other lands.		
2.		Family Tree of Sri. B.V. Thimmarayappa was issued by the village accountant, Anekal.		Photostat
3.		Death Certificate of Late. B.V. Thimmarayappa, Son of Dodda Venkatappa.		Photostat
4.		Phodi Thakthe		Photostat
5.	26.04.2002	Partition Deed entered into between Sri. H.T. Somashekar Reddy, Son of Sri. B.V. Thimmarayappa, and H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani, Daughter of Sri. H.T. Somashekar Reddy with respect to Survey No.348, measuring to an extent of 8 Acres.	Document No. 933/2002-03	Photostat
6.	13.01.2000	Mutation Register	MR.No.40/2003-04	Photostat
7.	13.09.2012	Lease Cum sale agreement entered into between KIADB	Document No. 5613/2012-13	Photostat



		represented by Assistant Secretary Sri. H.S. Nagarudrappa in favour of M/s Apotex Research Pvt. Ltd vide.		
8.	19.02.2020	Gift Deed executed by Smt. H.S. Nagamani, Daughter of Sri. H.T. Somashekara Reddy in favour of Sri. K. G. Preetham, Son of K. C. Jagannath Reddy, with respect to Survey No. 348, measuring to an extent of 1 Acre (out of 8 Acres).	Document No. JGN-1-08833/2019-20	Photostat
9.	19.02.2020	Mutation Register	MR.No.H72/2019-20	Photostat
10.	25.11.2020	The sale deed was executed by the Karnataka Industrial Areas Development Board, represented by Assistant Secretary V. Ananthaseena, in favour of M/s Apotex Research Pvt. Ltd.	Document No. 4735/2020-21	Photostat
11.	06.04.2023	Mutation Register	MR.No.T43/2021-22	Photostat



12.	29.07.2022	Change of Land use issued by the Bangalore Development Authority with respect to Survey No. 348/2 measuring to the extent of 1 acre.	CLU-58/2021-22/970/2022-23	Photostat
13.	17.08.2022	Letter by the Bangalore Development Authority stating that there is no unauthorised layout plan or acquisition of land	BDA/Nayosa/ MBC- 985/1047/2022-23	Photostat
14.	15.02.2023	Mutation Register	MR.No. T101/ 2022-23	Photostat
15.	30.09.2022	Conversion Application, Challan Paid		Photostat
16.	31.10.2022	The Deputy Commissioner Bengaluru issued the official memorandum of conversion with respect to Survey No.348/2 measuring 1 Acre.	No.ALN/AJ/S R/155/22-23	Photostat
17.		Conversion Sketch		Photostat
18.	31.10.2022	Mutation Register	MR.No.T62/20 22-23	Photostat



19.	01.03.2023	Joint Development Agreement between Sri. K. G. Preetham, Son of K. C. Jagannath Reddy Smt.H.S.Nagamani, Wife of K.C.Jagannath Reddy, Sri.H.S.Gopinath, Son of Somshekar Reddy & others AND Sterlite Developers LLP represented by its designated Partners Sri. .N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy , with respect to Survey No.348/2, measuring 1 Acre.	Document No. 9958/2022-23	Photostat
20.	01.03.2023	General Power Of Attorney executed by Sri. K. G. Preetham, Son of K. C. Jagannath Reddy Smt.H.S.Nagamani, Wife of K.C.Jagannath Reddy, Sri.H.S.Gopinath, Son of Somshekar Reddy & others AND Sterlite Developers LLP represented by its designated Partners Sri. .N.Shivarama	Document No. 626/2022-23	Photostat



		Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Survey No.348/2 measuring 1 Acre.		
21.	02.01.2024	Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy	Application No.DMCV1223 007171	Photostat
22.	09.02.2024	Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy issued by the Deputy Tahsildar reflects all his legal heirs.	No.RD00382086 53257	Photostat
23.	25.01.2024	LLP Amendment Agreement between Sri.H.N.Shivaramareddy and Smt.Vuppala Deepika Reddy	IN- KA11368380593 626W	Photostat
24.	25.03.2024	Approved Layout Plan issued by the Bangalore Development Authority	No. BDA/TPM/PR L-60/2022- 23/2992/2023- 24	Photostat



25.	26.06.2024	Computerised Form 9 & 11A Khatha issued by Panchayath Raj	E-Khatha No.15020010290 1024364	Photostat
26.	01.08.2024	Sharing Agreement entered into Sri. K. G. Preetham, Son of K. C. Jagannath Reddy & others with Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppala Srinivas Reddy.	Document No.4548/24-25	Photostat
REVENUE RECORDS				
27.		Index of Land		Photostat
28.		Record of Rights	RR.296 RR.1419	Photostat
29.		Manual RTC for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02 with respect		Photostat



		to Survey No. 348(Old No 154/17)		
30.		Computerised RTC from 2000-01, 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, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 with respect to Survey No. 348/2		Photostat
ENDORSEMENTS				
31.	18.03.2021	The Karnataka Housing Board Society issued a no-objection certificate stating nil acquisition of land with respect to Survey No. 348/2, measuring to the extent of 1 Acre.	No. KHB/LAQ/A NK / 345/2020-21	Photostat
32.	30.08.2021	Endorsement issued by the Assistant Commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No. 348/2,	No. P.T.C.L/(A)/C R/453/2020-21	Photostat



		measuring to an extent of 1 Acre		
33.	05.04.2021	An endorsement issued by the Karnataka Industrial Areas Development Board with regards to Nil Acquisition of Land with respect to Survey No. 348/2 measuring to the extent of 1 Acre	No. BENGALURU/ VBUSWAHA- 2/351/2021-22	Photostat
34.	23.07.2021	The Karnataka Industrial Areas Development Board issued an endorsement regarding the Acquisition of Land with respect to Survey No. 348/1 measuring 4 Acres 38 Guntas out of 7 Acres 03 Guntas and nil Acquisition of Land with respect to remaining 2 Acres 2 Guntas out of 7 Acres 03 Guntas in Survey No. 348/1.	No. BENGALURU/ VBUSWAHA- 2/1388/2021-22	Photostat
35.	04.09.2021	Nil Tenancy Certificate issued by the Tahsildar, with respect to Survey No. 348/2	No. RD00380252139 59	Photostat



36.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of a Khetuwar copy with respect to Survey No. 348/2	No. RK/CR/224/20 22-23	Photostat
37.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of the Preliminary Record concerning Survey No. 348/2	No. RK/CR/212/20 22-23	Certified
38.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of Pahani Thakte from 1969-97 regarding Survey No. 348/2.	No. RK/CR/226/20 22-23	Certified
39.	30.06.2022	An endorsement issued by the Tahsildar, Anekal Taluk, with regard to the non-availability of the Record of Rights with respect to Survey No. 348/2	No. RK/CR/245/20 22-23	Photostat
40.	30.06.2022	An endorsement issued by the Tahsildar, Anekal Taluk with regards to non-availability of IL with respect to Survey No. 348/2.	No. RK/CR/215/20 22-23	Photostat



41.	13.02.2024	An endorsement issued by the Tahsildar, Anekal Taluk, states that SRI.1/1975-76 is not available with respect to Survey No. 154/17.	No. RRT/NAKALU /C.R/641/2023 -24	Photostat
42.	07.05.2024	An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.	No. R.K/C.R/221/2 024-25	Photostat
SURVEY RECORDS				
43.		Kardha Nakalu		Photostat
44.		Moola Tippiany		Photostat
45.		Hissa Tippiany		Photostat
46.		Atlas		Photostat
47.		RR Edabagh & Balabagh		Photostat
48.		Akarbandh		Photostat
49.		Village map		Photostat



ENCUMBRANCE CERTIFICATES				
50.	18.06.2022	Nil Encumbrance Certificate from 01.04.1920 to 31.03.1960 with respect to Survey No. 348	S.A. No.4119/2021-22	Photostat
51.	17.09.2021	Encumbrance Certificate from 01.04.1960 to 20.08.2004 with respect to Survey No. 348	S.A. No. 15658/2021-22	Photostat
52.	24.04.2021	Encumbrance Certificate from 01.04.2004 to 24.09.2021 with respect to Survey No. 348	S.A. No. 17765/2021-22	Photostat
53.	27.02.2024	Encumbrance Certificate from 24.09.2021 to 02.04.2024 with respect to Survey No. 348/2	JGN-EC-A-021920-2023-24	Photostat

The flow of Title: -

On perusing the above documents, it is observed that the immovable property, an agricultural land bearing Survey No.154/17 measuring 8 Acres and situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, originally belonged to Sri.Thimmarayappa, Son of Sri. Doddavenkatappa, as could be seen in the Kardha Nakalu.

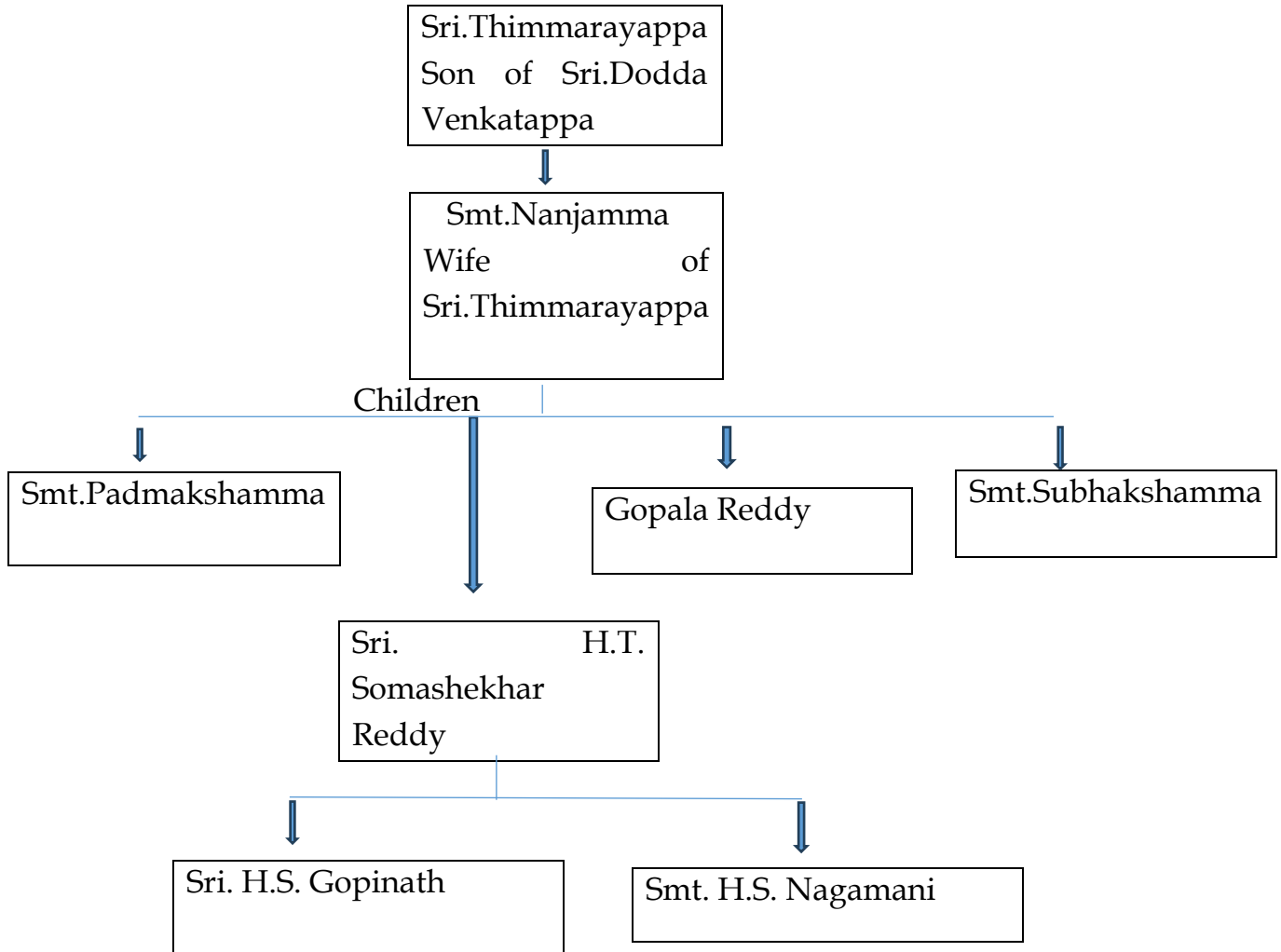
Further, it can be seen that Sri.Thimmarayappa, Son of Sri. Doddavenkatappa bequeathed the land bearing Survey No.154/17, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban



District, among his legal heirs vide Will dated 10.04.1958 registered as document No.8/1958-59, pages 178 -183 of Book III in the office of the sub-registrar, Anekal and the aforementioned lands were allotted to the parties in the following manner:

- **The land bearing Survey No.154/17 measuring 8 Acres interalia was allotted to the share of Sri.T.Somashekhar Reddy, Son of Sri.Thimmarayappa.**
- The land bearing Survey No.154/10 measuring 8 Acres interalia was allotted to the share of Smt.Nanjamma, Wife of B.V.Thimmarayappa.
- The land bearing Survey No.154/13 measuring 8 Acres interalia was allotted to the share of Smt.Padmakhamma, Daughter of Sri.Thimmarayappa.
- The land bearing Survey No.154/7, measuring 8 Acres along with various lands, was allotted to the share of Smt. Subhakshamma, Daughter of Sri.Thimmarayappa.

Further, the family tree of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa issued by the Village Accountant, Anekal, reflecting all his legal heirs, has been furnished and justified as follows: -



Further, the Death Certificate of Sri. Thimmarayappa, Son of Sri. Doddavenkatappa has been furnished for perusal. It could be observed that Gopal Reddy, Son of Late Thimmarayappa, died at the age of 2 years, evidenced in the Will dated 10.04.1958 mentioned above.

Whereas, the larger extent of land bearing Survey No. 348 measuring 8 Acres, along with other lands situated at Hulimangala Village, Jigani Hobli, Anekal



Taluk, Bengaluru Urban District, was partitioned amongst Sri. H.T Somashekar Reddy, Son of Sri. B.V. Thimmarayappa, Sri. H.S. Gopinath, Son of H.T. Somashekar Reddy, and Smt.H.S.Nagamani, Daughter of Sri. H.T Somashekar Reddy in terms of Partition deed dated 26.04.2002 registered as Document No 933/2002-2003.whereby, interalia, lands in Survey No.348, has been in the following manner:

- **Smt.H.S.Nagamani, Daughter of Sri. H.T. Somashekar Reddy has been allotted, interalia, a portion of the land in Survey No. 348 measuring 8 Acres as evidenced in Mutation Register No 40/2003-04.**
- Sri. H.S. Gopinath, Son of Sri H.T. Somashekar Reddy, has been allotted, interalia, a portion of the aforesaid land in Survey No. 345 measuring 8 Acres.
- Sri. H.T. Somashekar Reddy Son of Sri. B.V. Thimmarayappa has been allotted, interalia, a portion of the land in Survey No. 347 measuring 4 Acres.

Further, Smt.H.S. Nagamani, Daughter of Sri. H.T. Somashekara Reddy gifted the land bearing Survey No. 348, measuring to the extent of 1 Acre (out of 8 Acres), situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District vide gift deed dated on 19.02.2020 registered as Document No. JGN-1-08833/2019-20, of Book 1, in favour of Sri. K.G.Preetham, Son of K. C. Jagannath Reddy. Subsequently, the Katha has been mutated in the name of Sri. K.G.Preetham, Son of K. C. Jagannath Reddy vide. Mutation Register No. H72/2019-20 in the concerned revenue records.



Thus, in the aforesaid manner, Sri. K.G.Preetham, Son of K. C. Jagannath Reddy, became the absolute owner of the land measuring 1 acre (out of 8 Acres) in Survey No. 348, at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District.

However, it could be observed that the Survey Number.348 was allotted new Survey Numbers and evidenced in Mutation Register bearing No H72/2019-20 as follows:

Old Sy.No	New Sy.No	Extent
348	348/1	7 Acres
348	348/2	1 Acre

Whereas, it could be observed that the remaining portion of the land bearing Survey No.348 measuring 4 Acres 38 Guntas out of 7 Acres situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, has been acquired by the Karnataka Industrial Areas Development Board as evidenced in Mutation Register Bearing SRI.No T43/2021-22; the aforementioned land was further entered into an Lease Cum sale agreement dated 18.09.2012 vide document No. JGN-1-05613-2012-13 and in later years conveyed in favour of M/s Apotex Research Pvt. Ltd. vide sale deed dated 25.11.2020 registered on 29.12.2020 as Document No. CMP-1-04735/2020-21 of Book I, stored in CD No.CMPD708 in the office of the Sub Registrar, ChaSri.ajpet.

Whereas, the remaining extent measuring 2Acres 2 Guntas out of 7 Acres in Survey No 348/1 was retained by Smt.H.S.Nagamani, Daughter of Sri. H.T.



Somashekar Reddy, as evidenced in the Mutation Register bearing SRI.No T43/2021-22.

Further, it could be seen that the Bangalore Development Authority issued an order for a change of Land use from agricultural to non-agricultural Residential Purposes with respect to Survey No 348/2 measuring to an extent of 1 Acre vide document No CLU-58/2021-22/970/2022-23 Situated at Hulimangala Village.

On applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 31.10.2022, Vide document bearing No.ALN/AJ/SR/155/2022-23, after paying the Conversion Charges with respect to the Survey. No 348/2, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, totally measuring to the extent of 1 Acre.

Further, It could be seen that Sri. K.J. Preetham, Son of Sri. K.C. Jagannath Reddy, along with Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, along with Sri. H.S. Gopinath, Son of Somshekar Reddy, Sri.Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna entered into a Joint Development Agreement dated 01.03.2023, registered as document no. SRJ-1-09958-2022-23, Stored in the



CD. No. SRJD1330J, in the Office of the Sub Registrar, Sarjapura, Basavanagudi, with Sterlitee Developers LLP represented by its designated Partners Sri.N.Shivarama Reddy Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy for development of residential layout, with respect to the land bearing Survey No. 348/2(Old Sy. No.348), measuring to the extent of 1 Acre, along with various other lands, situated Hulimangala Village, with a sharing ratio of 70: 30. i.e., 70% of the developed area is allocated to the owners, and 30% of the developed area is allocated to the developer.

Further, it could be seen that Sri. K.J. Preetham, Son of Sri. K.C. Jagannath Reddy, along with Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, along with Sri. H.S. Gopinath, Son of Somshekar Reddy, Sri.Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.Chandrashekar Gumakali Appanna Reddy Son of Sri.Appanna Reddy Ramakrishna executed a General Power of Attorney dated 01.03.2023, registered as document no. SRJ-04-00626-2022-23, Stored in the CD. No. SRJD1330 in the Office of the Sub Registrar, Sarjapura, Basavanagudi, to deal with the 30% of the developed area shall belong to Sterlitee Developers LLP represented by its designated partners Sri. N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy of saleable area.

However, it could be observed that Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, the designated Partner in Sterlitee Developers LLP, died intestate, and the LLP Amendment Agreement dated 25.01.2024 clearly states that Smt: Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy has been nominated to become the partner for Sterlitee Developers LLP to continue the business.



Henceforth Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy, along with Sri. N. Shivarama Reddy, Son of M. Narayana Reddy, are the designated partners of Sterlitee Developers LLP and will carry forward the development with respect to the land bearing New Survey No. 348/2 (Old Survey No. 348 & Previous Survey No.154/17), measuring to the extent of 1 Acre and other lands situated Hulimangala Village.

Further, the Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy and the Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, issued by the deputy tahsildar, Bengaluru South, reflecting all his legal heirs, has been furnished for perusal.

Whereas, it can be observed that the Bangalore Development Authority (BDA) has issued an approved layout plan dated 25.03.2024 bearing No. BDA/TPM/PRL-60/2022-23/2992/2023-24 in Survey No. 342/1,342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 total 251 sites is formed in the Layout.

Further the Panchayath Raj, has issued Computerised Form 9 & 11A Khatha bearing No. 150200102901024364 dated 26.06.2024 for Survey No. 342/1,342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 measuring 48939.15 Sq.Meters.

Whereas, Sri. K.J. Preetham, Son of Sri. K.C. Jagannath Reddy, Sri. H.S. Gopinath, Son of Somashekar Reddy, Smt. Thulasamma, Wife of Late Appanna Reddy Ramakrishna, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Smt. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, @ H.T. Somasekara Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J.Preetham, Son of Sri. K.C. Jagannath Reddy entered into a Sharing Agreement dated 30.07.2024 with Sterlitee Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late.



Vuppula Srinivas Reddy registered on 01.08.2024 as document No. ANK-1-04548-2024-25 of Book I in the office of the Sub Registrar, Anekal for the demarcation of their respective shares in the Residential sites as per the ratio agreed under the Joint Development Agreement dated 01.03.2023.

REVENUE DOCUMENTS:

- Index of land and Record of Rights 296 & 1419 are available for perusal in the name of Sri.Thimmarayappa, Son of Dodha Venkatappa.
- RTCs for the period 1969-70 to 1976-77, with respect to Survey No. 348, reflect B.V. Thimmarayappa's name as the Khathedar of the land.
- RTCs for the period 1979-80 to 2002-03 with respect to Survey No. 348 reflect the name of SRI.H.T. Somashekar Reddy is the Khathedar of the land.
- RTCs for the period 2000-01 to 2002-03 with respect to Sy. No.348 reflects the name of Sri. H.T. Somashekar Reddy is the Khathedar of the land.
- RTCs for the period of 2003-04 to 2019-20 reflect the name of Smt.Nagamani as the Khathedar of the land in Sy.No.348.
- RTCs for the period 2020-21 to 2023-24 reflect the name of Sri. Preetham, Son of K.C. Jagannath Reddy, is the Khathedar of the land in Sy. No.348/2.

REGARDING ENDORSEMENTS:



- No Objection Certificate dated 18.03.2021 issued by the Karnataka Housing Board Society bearing No.345/2021-22 stating nil acquisition of land with respect to Survey No. 348/2, measuring to an extent of 1Acre.
- Endorsement dated 19.03.2021 issued by the Assistant commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No. 348/2 vide No. No. P.T.C.L/(A)/CR/453/2020-21.
- An endorsement dated 05.04.2021 issued by the Karnataka Industrial Areas Development Board with regard to Nil Acquisition of Land with respect to Survey No. 348/2 measuring to the extent of 1 Acre vide document No. Bengaluru/VBUSWAHA-2/351/2021-22.
- Endorsement dated 23.07.2021 issued by the Karnataka Industrial Areas Development Board with regards to Acquisition of Land with respect to Survey No. 348/1 measuring 4 Acres 38 Guntas and nil Acquisition of Land with respect to Survey No. 348/1 measuring 2 Acres 2 Guntas out of 7 Acres 3 Guntas vide document No. 2/1388/2021-22.
- Nil Tenancy Certificate dated 04.09.2021 issued by the Tahsildar bearing No. RD0038025213959 with respect to Survey No. 348/ 2.
- Endorsement dated 08.06.2022, issued by the Tahsildar bearing No.RK/CR/224/2022-23 states that there is no availability of Khetuwar Copy concerning Survey No. 348/2.



- An endorsement dated 08.06.2022, issued by the Tahsildar bearing No. RK/CR/212/2022-23 states that the Preliminary Record concerning Survey No.348/2 is unavailable.
- Endorsement dated 08.06.2022 issued by the Tahsildar bearing No. RK/CR/226/2022-23, stating the non-availability of Pahani-Thakthe from 1969-97 with respect to Survey No. 348/2.
- Endorsement dated 30.06.2022 issued by the Tahsildar bearing No. RK/CR/245/2022-23, stating the non-availability of RR with respect to Survey No. 348/2.
- An endorsement dated 30.06.2022 was issued by the Tahsildar, Anekal, bearing No. RK/CR/215/2022-23, stating the non-availability of IL with respect to Survey No. 348/2.
- An endorsement dated 07.05.2024 was issued by the Tahsildar, Anekal Taluk, stating the non-availability of the auction letter vide document No.33/32-33 with respect to Survey No.154.

SURVEY RECORDS:

- Survey records such as Karda Nakalu, Moola Tippani, RR Balabaga, HissaTippani, Atlas, Akarband, and Village Map confirm the measurement, location, identity & boundary of the Land bearing Sy. No. Sy.No.348/2, situated at Hulimangala Village.



TRACING OF ENCUMBRANCES:

- **Encumbrance Certificate from 01.04.1920 to 31.03.1960 with respect to Survey No.348 reflects nil transactions.**
- **Encumbrance Certificate from 01.04.1960 to 31.03.2004 with respect to Survey No. 348 reflects the following transactions:**
 - Partition deed dated 16.05.2002 executed by Sri.H.T.Somashekar Reddy and Gopinath and others vide, Document. No.933.
- **Encumbrance Certificate from 01.04.2004 to 24.09.2021 with respect to Survey. No. 348/2 reflects the following transactions:**
 - Lease agreement dated 13.09.2012 entered into between Karnataka Industrial Areas Development Board Represented by its Assistant Secretary Sri.H.S.Nagarudhrappa in favour of M/S Apotex Research Pvt. Ltd vide, Doc. No.05613/2012-13.
 - Gift Deed dated 19.02.2020 executed by Smt. H.S. Nagamani D/o Sri. H.T. Somashekara Reddy in favour of Sri. K. G. Preetham S/o K. C. Jagannath Reddy with respect to Survey No. 348, measuring to an extent of 1 Acre (out of 8 Acres vide, Doc. No. JGN-1-08833/2019-20.
 - Sale deed dated 25.11.2020 executed by KIADB represented by Assistant Secretary V.Ananthaseena in favour of M/s Apotex Research Pvt. Ltd vide, Doc. No.04735/2020-21.
- **Encumbrance Certificate from 24.09.2021 to 02.04.2024 with respect to Survey. No. 348/2 reflects the following transactions:**



- Joint Development Agreement dated 01.03.2023 between Sri. K.J. Preetham, Son of Sri.K.C.Jagannath Reddy, Smt.H.S.Nagamani Wife of K.C.Jagannath Reddy, Sri.H.S.Gopinath, Son of Somshekar Reddy & others AND Sterlite Developers LLP represented by its designated Partners Sri. .N.Shivarama Reddy Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy vide document No.9958/2022-23

Item No.11:-

Survey No. 348/3

LIST OF DOCUMENTS SCRUTINIZED:

Sl. No	Date of document.	Name/ Type of document	Regd/Ref No. of the document with the date	Whether original /certified/ true copy/ Photostat
TITLE RELATED DOCUMENTS				
1.	10.04.1958	Will bequeathed by Sri. B. V. Thimmarayappa, Son of Sri. Dodda Venkatappa with respect to Survey No.154/17 measuring 8 Acres along with other lands.	Document No. 8/1958-59	Photostat



2.		Family Tree of Sri. B.V. Thimmarayappa was issued by the village accountant, Anekal.		Photostat
3.		Death Certificate of Late. B.V. Thimmarayappa, Son of Dodda Venkatappa.		Photostat
4.		Phodi Thakthe		Photostat
5.	26.04.2002	Partition Deed entered into between Sri. H.T. Somashekar Reddy, Son of Sri. B.V. Thimmarayappa, and H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani, Daughter of Sri. H.T. Somashekar Reddy with respect to Survey No.348, measuring to an extent of 8 Acres.	Document No. 933/2002-03	Photostat
6.	13.01.2000	Mutation Register	MR.No.40/2003-04	Photostat
7.	13.09.2012	Lease Cum sale agreement entered into between KIADB represented by Assistant Secretary Sri. H.S. Nagarudrappa in favour of	Document No. 5613/2012-13	Photostat



Legal Nexus

Advocates & Consultants

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Chennakeshava B.S BAL, LL.B
Rajesh P Karkera BA, LL.B
Suguna V Karkera BAL, LL.B
Krithi M.K BA, LL.B
Prabhakar M Kunder BAL, LL.B

		M/s Apotex Research Pvt. Ltd vide.		
8.	19.02.2020	Gift Deed executed by Smt. H.S. Nagamani, Daughter of Sri. H.T. Somashekara Reddy in favour of Sri. K. G. Preetham, Son of K. C. Jagannath Reddy, with respect to Survey No. 348, measuring to an extent of 1 Acre (out of 8 Acres).	Document No. JGN-1-08833/ 2019-20	Photostat
9.	19.10.2020	Mutation Register	MR.No.H72/20 19-20	Photostat
10.	25.11.2020	The sale deed was executed by the Karnataka Industrial Areas Development Board, represented by Assistant Secretary V. Ananthaseena, in favour of M/s Apotex Research Pvt. Ltd.	Document No. 4735/2020-21	Photostat
11.	20.10.2021	Mutation Register	MR.No.T43/ 20 21-22	Photostat
12.	29.07.2022	Change of Land use issued by the Bangalore Development Authority with respect to	CLU-58/2021- 22/970/2022-23	Photostat



		Survey No. 348/1 measuring to the extent of 2 Acres and 2 Guntas.		
13.	15.02.2023	Mutation Register	MR.No.T101/2022-23	Photostat
14.	01.03.2023	Joint Development Agreement between Smt.H.S.Nagamani, Wife of K.C.Jagannath Reddy, Sri.H.S.Gopinath, Son of Somshekar Reddy & others AND Sterlite Developers LLP represented by its designated Partners Sri. .N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy with respect to Survey No.348/3 Survey No.348/3 (Old Survey No.348 & 348/1), measuring 1 Acres 20 Guntas out of 2 Acres 2 Guntas	Document No. 9958/2022-23	Photostat
15.	01.03.2023	General Power Of Attorney executed by Smt.H.S.Nagamani, Wife of K.C. Jagannath Reddy, Sri. H.S.	Document No. 626/2022-23	Photostat



		Gopinath, Son of Somshekar Reddy, Smt.Nagmani & others in favour of Sterlitee Developers LLP represented by its designated Partners Sri. .N.Shivarama Reddy, Son of M.Narayana Reddy, and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, with respect to Survey No.348/3 (Old Survey No.348 & 348/1), measuring 1 Acre 20 Guntas out of 2 Acres 2 Guntas		
16.	06.06.2023	The Deputy Commissioner Bengaluru issued the official memorandum of conversion with respect to Survey 348/3 measuring 1 Acre of 20 Guntas out of 2 Acres of 2 Guntas.	No. 490596	Photostat
17.	06.06.2023	Mutation Register	MR.No. T140/ 2022-23	Photostat
18.	02.01.2024	Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy	Application No.DMCV1223 007171	Photostat



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Prabhakar M Kunder BAL, LL.B

19.	09.02.2024	Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy issued by the Deputy Tahsildar reflects all his legal heirs.	No.RD00382086 53257	Photostat
20.	25.01.2024	LLP Amendment Agreement between Sri.H.N.Shivaramareddy and Smt.Vuppala Deepika Reddy	IN- KA11368380593 626W	Photostat
21.	25.03.2024	Approved Layout Plan issued by the Bangalore Development Authority	No. BDA/TPM/PR L-60/2022- 23/2992/2023- 24	Photostat
22.	26.06.2024	Computerised Form 9 & 11A Khatha issued by Panchayath Raj	Khatha No.15020010290 1024364	Photostat
23.	01.08.2024	Sharing Agreement entered into Sri.H.S.Gopinath Son of Sri.H.T.Somashekar Reddy & others with Sterlite Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt.	Document No.4548/24-25	Photostat



		Vuppala Deepika Reddy Wife of Late. Vuppula Srinivas Reddy.		
REVENUE RECORDS				
24.		Index of Land		Photostat
25.		Record of Rights	RR.296 RR.1419	Photostat
26.		Manual RTC for the period of 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02 with respect to Survey No. 348		Photostat
27.		Computerised RTC from 2000-01, 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, 2019-20, 2020-21, 2021-22, 2022-23, with respect to Survey No. 348/1		Photostat



28.		Computerised RTC for the period 2023-24 with respect to Survey No. 348/3		Photostat
ENDORSEMENTS				
29.	23.07.2021	The Karnataka Industrial Areas Development Board issued an endorsement regarding the Acquisition of Land with respect to Survey No. 348/1 measuring 4 Acres 38 Guntas out of 7 Acres 03 Guntas and nil Acquisition of Land with respect to remaining 2 Acres 2 Guntas out of 7 Acres 03 Guntas in Survey No. 348/1.	No. BENGALURU/ VBUSWAHA 2/1388/2021-22	Photostat
30.	26.08.2021	The Karnataka Housing Board Society issued a no-objection certificate stating that there was no acquisition of land with respect to Survey No. 348/1, measuring to the extent of 7 acres.	No. KHB/LAQ/A NK / 178/2021- 22	Photostat
31.	30.08.2021	Endorsement issued by the Assistant Commissioner, Bangalore South Sub Division	No. P.T.C.L/(A)/C R/254/2021-22	Photostat



		under PTCL Act, with respect to Survey No. 348/1, measuring to an extent of 8 Acres		
32.	04.09.2021	Nil Tenancy Certificate issued by the Tahsildar, with respect to Survey No. 348/1	RD00380252139 61	Photostat
33.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of a Khetuwar copy with respect to Survey No. 348/1	No. RK/CR/223/20 22-23	Certified
34.	08.06.2022	The Tahsildar, Anekal Taluk, issued an endorsement regarding the non-availability of the Preliminary Record concerning Survey No. 348/1	No. RK/CR/211/20 22-23	Certified
35.	08.06.2022	An endorsement issued by Tahsildar, Anekal Taluk, with regards to the non-availability of Pahani Thakte from 1969-97 with respect to Survey No. 348/1	No. RK/CR/227/20 22-23	Certified



36.	30.06.2022	An endorsement was issued by Tahsildar Anekal Taluk regarding the non-availability of RR.	No. RK/CR/244/2022-23	Photostat
37.	30.06.2022	An endorsement issued by the Tahsildar, Anekal taluk, with regards to the non-availability of I.L	No. RK/CR/242/2022-23	Photostat
38.	13.02.2024	An endorsement issued by the Tahsildar, Anekal Taluk, stating the non-availability of SRI.1/1975-76 with respect to Survey No. 154/17	No. RRT/NAKALU/C.R/641/2023-24	Photostat
39.	07.05.2024	An endorsement issued by the Tahsildar, Anekal Taluk, states that the auction letter vide document No.33/32-33 regarding Survey No.154 was unavailable.	No. R.K/C.R/221/2024-25	Photostat
SURVEY RECORDS				
40.		Kardha Nakalu		Photostat
41.		Moola Tippyany		Photostat
42.		Hissa Tippyany		Photostat



43.		Atlas		Photostat
44.		RR Edabagh & Balabagh		Photostat
45.		Akarbandh		Photostat
46.		Village map		Photostat
ENCUMBRANCE CERTIFICATES				
47.	18.06.2022	Nil Encumbrance Certificate from 01.04.1920 to 31.03.1960 with respect to Survey No. 348	S.A. No.4119/2021-22	Photostat
48.	17.09.2021	Encumbrance Certificate from 01.04.1960 to 20.08.2004 with respect to Survey No. 348	S.A. No. 15658/2021-22	Photostat
49.	24.04.2021	Encumbrance Certificate from 01.04.2004 to 24.09.2021 with respect to Survey No. 348/1	S.A. No. 17765/2021-22	Photostat
50.	27.02.2024	Encumbrance Certificate from 24.09.2021 to 02.04.2024 with respect to Survey No. 348/3	JGN-EC-A-021913-2023-24	Photostat



The flow of Title: -

On perusing the above documents, it is observed that the immovable property, an agricultural land bearing Survey No.154/17 measuring 8 Acres and situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, originally belonged to Sri.Thimmarayappa, Son of Sri. Doddavenkatappa, as could be seen in the Kardha Nakalu.

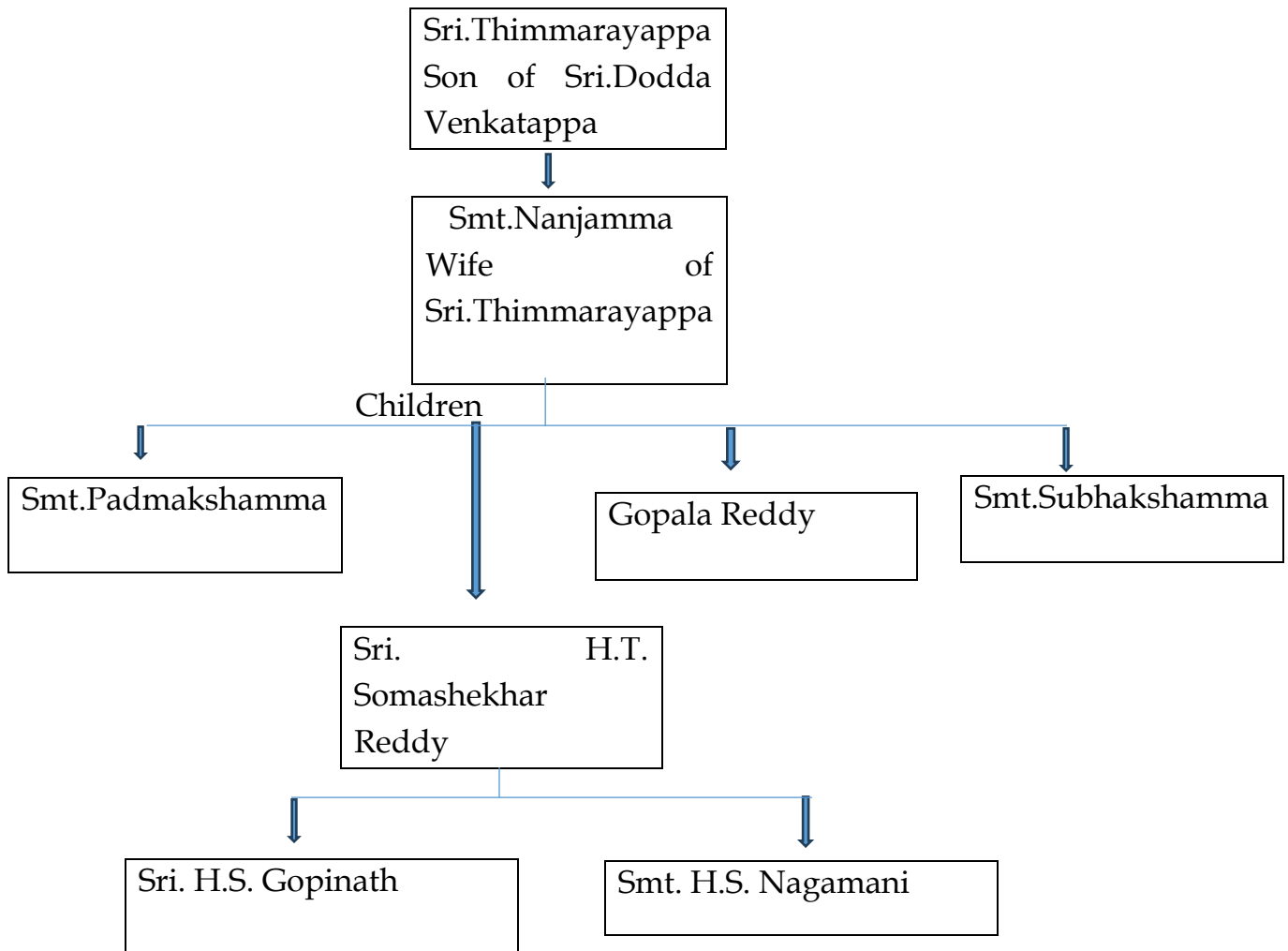
Further, it can be seen that, Sri.Thimmarayappa, Son of Sri. Doddavenkatappa bequeathed the land bearing Survey No.154/17, along with various other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, among his legal heirs vide Will dated 10.04.1958 registered as document No.8/1958-59, pages 178 -183 of Book III in the office of the sub-registrar, Anekal and the aforementioned lands were allotted to the parties in the following manner:

- **The land bearing Survey No.154/17 measuring 8 Acres interalia was allotted to the share of Sri.T.Somashekhar Reddy, Son of Sri.Thimmarayappa.**
- The land bearing Survey No.154/10 measuring 8 Acres interalia was allotted to the share of Smt.Nanjamma, Wife of B.V.Thimmarayappa.
- The land bearing Survey No.154/13 measuring 8 Acres interalia was allotted to the share of Smt.Padmakhamma, Daughter of Sri.Thimmarayappa.



- The land bearing Survey No.154/7, measuring 8 Acres along with various lands, was allotted to the share of Smt. Subhakshamma, Daughter of Sri.Thimmarayappa.

Further, the family tree of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa issued by the Village Accountant, Anekal, reflecting all his legal heirs, has been furnished and justified as follows: -





Further, the Death Certificate of Sri.Thimmarayappa, Son of Sri. Doddavenkatappa has been furnished for perusal. It could be observed that Gopal Reddy, Son of Late Thimmarayappa, died at the age of 2 years, evidenced in the Will dated 10.04.1958 mentioned above.

Whereas, the larger extent of land bearing Survey No. 348 measuring 8 Acres, along with other lands situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, was partitioned amongst Sri. H.T Somashekar Reddy, Son of Sri. B.V. Thimmarayappa, Sri. H.S. Gopinath, Son of H.T. Somashekar Reddy, and Smt.H.S.Nagamani, Daughter of Sri. H.T Somashekar Reddy, in terms of Partition dated 26.04.2002, registered as Document No 933/2002-2003.whereby, interalia, lands in Survey No. 348 have been allotted in the following manner:

- **Smt.H.S.Nagamani, Daughter of Sri. H.T. Somashekar Reddy has been allotted, interalia, a portion of the land in Survey No. 348 measuring 8 Acres as evidenced in Mutation Register No 40/2003-04.**
- Sri. H.S. Gopinath, Son of Sri H.T. Somashekar Reddy, has been allotted, interalia, a portion of the aforesaid land in Survey No. 345 measuring 8 Acres.
- Sri. H.T. Somashekar Reddy, Son of Sri. B.V. Thimmarayappa has been allotted, interalia, a portion of the land in Survey No. 347 measuring 4 Acres.



Further, Smt.H.S. Nagamani, Daughter of Sri. H.T. Somashekara Reddy gifted the land bearing Survey No. 348, measuring to the extent of 1 Acre (out of 8 Acres), situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District vide gift deed dated on 19.02.2020 registered as Document No. JGN-1-08833/2019-20, of Book 1, in favour of Sri. K.G.Preetham, Son of K. C. Jagannath Reddy. Subsequently, the Katha has been mutated in the name of Sri. K.G. Preetham, Son of K. C. Jagannath Reddy, vide Mutation Register No. H72/2019-20 in the concerned revenue records.

However, it could be observed that Survey Number.348 was allotted new Survey Numbers and evidenced in the Mutation Register bearing No H72/2019-20 as follows:

Old Sy.No	New Sy.No	Extent
348	348/1	7 Acres
348	348/2	1 Acre

Whereas, it could be observed that the remaining portion of the land bearing Survey No.348(P) measuring 4 Acres 38 Guntas out of 7 Acres situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, has been acquired by the Karnataka Industrial Areas Development Board as evidenced in Mutation Register Bearing SRI.No T43/2021-22; the aforementioned land was further entered into an Lease Cum sale agreement dated 18.09.2012 vide document No. JGN-1-05613-2012-13 and in later years conveyed in favour of M/s Apotex Research Pvt. Ltd. vide sale deed dated 25.11.2020 registered on 29.12.2020 as Document No. CMP-1-04735/2020-21 of Book I, stored in CD No.CMPD708 in the office of the Sub Registrar, ChaSri.ajpet.



Whereas, the remaining extent measuring 2 Acres 2 Guntas out of 7 Acres in Survey No 348/1 was retained by Smt.H.S.Nagamani, Daughter of Sri. H.T. Somashekar Reddy, as evidenced in the Mutation Register bearing SRI.No T43/2021-22.

Thus, in the aforesaid manner, Smt.H.S.Nagamani, Daughter of Sri. H.T. Somashekar Reddy, became the absolute owner of the land measuring 2Acres 2 Guntas in Survey No. 348/1, at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District.

Further, it could be seen that the Bangalore Development Authority issued an order for a change of Land use from agricultural to non-agricultural Residential Purposes with respect to Survey No.348/1 measuring to an extent of 2 Acres 2 Guntas vide document No CLU-58/2021-22/970/2022-23 Situated at Hulimangala Village.

Further, Survey No 348/1, measuring a total extent of 7 Acres, was bifurcated vide Mutation Register bearing SRI.No T101/2022-23 and given New Survey Numbers as follows:

Previous Survey No	Old Survey No	New Survey No	Extent	Owner
154/17	348 & 348/1	348/1	4 Acres 38 Guntas	KIADB
154/17	348 & 348/1	348/3	2 Acres 2 Guntas	Smt. Nagamani



Further, it could be seen that Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, along with Sri. H.S. Gopinath, Son of Somshekar Reddy, Sri.Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna, Smt. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri. K.J. Preetham, Son of Sri. K.C. Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna entered into a Joint Development Agreement dated 01.03.2023, registered as document no. SRJ-1-09958-2022-23, Stored in the CD. No. SRJD1330J, in the Office of the Sub Registrar, Sarjapura, Basavanagudi, with Sterlite Developers LLP represented by its designated Partners Sri. N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy for development of residential layout, with respect to the land bearing Sy. No.348/3(Old Survey No.348 & 348/1), measuring to the extent of 1 Acre 20 Guntas out of 2 Acres 2 Guntas situated in Hulimangala Village, with a sharing ratio of 70: 30. i.e., 70% of the developed area is allocated to the owners, and 30% of the developed area is allocated to the developer.

Further, it could be seen that Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, along with Sri. H.S. Gopinath, Son of Somshekar Reddy, Sri.Appanna Reddy Ramakrishna, Son of Sri.Ramakrishna Reddy Gumkall, Smt. Thulasamma, Wife of Sri.Appanna Reddy Ramakrishna, Smt. V. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri. K.J. Preetham, Son of Sri. K.C. Jagannath Reddy, Sri.Chandrashekar Gumakali Appanna Reddy, Son of Sri.Appanna Reddy Ramakrishna executed a General Power of Attorney dated 01.03.2023, registered as document no. SRJ-04-00626-2022-23, Stored in the CD. No. SRJD1330 in the Office of the Sub Registrar, Sarjapura, Basavanagudi, to deal with the 30% of the developed area shall belong



to Sterlitee Developers LLP represented by its designated Partners Sri.N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy of saleable area.

On applying conversion from Agricultural to Residential Purposes, Tahsildar Anekal Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District; based on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 06.06.2023 Vide document bearing No. 490596, after paying the Conversion Charges, with respect to Survey No. 348/3, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru Urban District, totally measuring to an extent of 1 Acre 20 Guntas out of 2 Acres 2 Guntas. Subsequently, the same has been mutated, as evidenced in Mutation Register T140/2022-23.

However, it could be observed that, Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, the designated Partner in Sterlitee Developers LLP, died intestate, and the LLP Amendment Agreement dated 25.01.2024 clearly states that Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy has been nominated to become the partner for Sterlitee Developers LLP to continue the business. Henceforth Smt.Vuppala Deepika Reddy, Wife of Sri. Vuppala Srinivas Reddy, along with Sri. N. Shivarama Reddy, Son of M. Narayana Reddy, are the designated partners of Sterlitee Developers LLP. They will carry forward the development with respect to the land bearing New Survey No. 348/3 (Old Survey No.348/1 & 348 & Previous Survey No.154/17), measuring to the extent of 1 Acre 20 Guntas and other lands situated in Hulimangala Village.



Further, the Death Certificate of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, and the Family tree of Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy, issued by the deputy tahsildar, Bengaluru South, reflecting all his legal heirs, has been furnished for perusal.

Whereas, it can be observed that the Bangalore Development Authority (BDA) has issued an approved layout plan dated 25.03.2024 bearing No. BDA/TPM/PRL-60/2022-23/2992/2023-24 in Survey No. 342/1, 342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 total 251 sites is formed in the Layout.

Further the Panchayath Raj, has issued Computerised Form 9 & 11A Khatha bearing No. 150200102901024364 dated 26.06.2024 for Survey No. 342/1, 342/2, 342/3, 342/4, 342/5, 344/1, 344/4, 344/5, 345, 348/3, 348/2 measuring 48939.15 Sq.Meters.

Whereas, Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy, Sri. H.S. Gopinath, Son of Somashekar Reddy, Smt. Thulasamma, Wife of Late Appanna Reddy Ramakrishna, , Smt. Brundha, Wife of Sri. Mallesh, Sri.H.T.Somashekar Reddy, @ H.T. Somasekara Reddy, Son of Late Sri. B.V. Thimmarayappa, Sri.K.J.Preetham, Son of Sri. K.C. Jagannath Reddy entered into a Sharing Agreement dated 30.07.2024 with Sterlite Developers LLP represented by its designated Partners Sri. N. Shivarama Reddy, Son of M.Narayana Reddy and Smt. Vuppala Deepika Reddy Wife of Late. Vuppala Srinivas Reddy registered on 01.08.2024 as document No. ANK-1-04548-2024-25 of Book I in the office of the Sub Registrar, Anekal for the demarcation of their respective shares in the Residential sites as per the ratio agreed under the Joint Development Agreement dated 01.03.2023.



REVENUE DOCUMENTS:

- Index of land and Record of Rights 296 & 1419 are available for perusal in the name of Sri.Thimmarayppa, Son of Dodha Venkatappa.
- RTCs for the period 1969-70 to 1976-77 with respect to Survey No. 348 reflect the name of Sri. B.V. Thimmarayappa is the Khathedar of the land.
- RTCs for the period 1979-80 to 2002-03 with respect to Survey No. 348 reflect the name of Sri. H.T. Somashekar Reddy is the Khathedar of the land.
- RTCs for the period 2003-04 to 2019-20 reflect that Smt.Nagamani is the Khathedar of the land in Survey No. 348.
- RTCs from 2021-22 to 2022-23 reflect the name of Smt.Nagamani & K.I.A.D.B as the Khathedar of the land in Survey No. 348.
- RTCs for the period 2023-2024 reflect that Smt.Nagamani is the Khathedar of the land in Survey No. 348/3.

REGARDING ENDORSEMENTS:

- Endorsement dated 23.07.2021 issued by the Karnataka Industrial Areas Development Board with regards to Acquisition of Land with respect to Survey No. 348/1 measuring 4 Acres 38 Guntas and nil Acquisition of Land with respect to Survey No. 348/1 measuring 2 Acres 2 Guntas out of 7 Acres 3 Guntas vide document No. 2/1388/2021-22.



- No Objection Certificate dated 26.08.2021 issued by the Karnataka Housing Board Society bearing No.178/2021-22 stating nil acquisition of land with respect to Survey No. 348/1, measuring to an extent of 7 Acres.
- Endorsement dated 30.08.2021 issued by the Assistant Commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No. 348/1 vide No. P.T.C.L/(A)/CR/254/2021-22.
- Nil Tenancy Certificate dated 04.09.2021 issued by the Tahsildar bearing No RD0038025213961 with respect to Survey No. 348/ 1.
- An endorsement dated 08.06.2022, issued by the Tahsildar bearing No. No.RK/CR/223/2022-23, stating that there is no availability of Khetuwar Copy with respect to Survey No. 348/1.
- An endorsement dated 08.06.2022, issued by the Tahsildar bearing No. RK/CR/211/2022-23 states that the Preliminary Record concerning Survey No.348/1 is unavailable.
- Endorsement dated 08.06.2022 issued by the Tahsildar bearing No.RK/CR/227/2022-23, stating the non-availability of Pahani-Thakthe from 1969-97 with respect to Survey No. 348/1.
- An endorsement dated 30.06.2022 issued by the Tahsildar bearing No RK/CR/242/2022-23, stating the non-availability of RR with respect to Survey No. 348/1.



- Endorsement dated 13.02.2024 issued by the Tahsildar, Anekal Taluk, stating non-availability of SRI.1/1975-76 with respect to Survey No. 154/17.
- An endorsement dated 07.05.2024 was issued by the Tahsildar, Anekal Taluk, stating the non-availability of the auction letter vide document No.33/32-33 with respect to Survey No.154.

SURVEY RECORDS:

- Survey records such as Karda Nakalu, Moola Tippani, Hissa Tippany, Atlas, RR Edabagha & Balabagha, Akarbandh, Village Map confirms the measurement, location, identity & boundary of the Land bearing Survey No. 348/3, situated at Hulimangala Village.

TRACING OF ENCUMBRANCES:

- **Nil Encumbrance Certificate from 01.04.1920 to 31.03.1960 with respect to Survey No. 348.**
- **Encumbrance Certificate from 01.04.1960 to 31.03.2004, with respect to Survey No. 348, reflects the following transactions: -**
 - The partition deed dated 16.05.2002 was executed by Sri. H.T. Somashekar Reddy, Gopinath, and others vide document No.933.
- **Encumbrance Certificate from 01.04.2004 to 24.09.2021 with respect to Survey No. 348/1, reflects the following transactions: -**
 - Gift Deed dated 19.02.2020 executed by Smt. H.S. Nagamani, Daughter of Sri. H.T. Somashekara Reddy in favour of Sri. K. G. Preetham, Son of



K. C. Jagannath Reddy, with respect to Survey No. 348, measuring to the extent of 1 Acre (out of 8 Acres vide, Doc. No. JGN-1-08833/2019-20.

- Sale deed dated 25.11.2020 executed by KIADB represented by Assistant Secretary V.Ananthaseena in favour of M/s Apotex Research Pvt. Ltd vide, Doc. No.04735/2020-21.
- Lease Cum sale agreement dated 13.09.2012 executed by KIADB represented by Assistant Secretary Sri. H.S.Nagarudrappa in favour of M/s Apotex Research Pvt. Ltd vide, Doc. No.5613/2012-13.
- **Encumbrance Certificate from 24.09.2021 to 02.04.2024, with respect to Survey No. 348/3, reflects the following transactions.**
 - Joint Development Agreement dated 01.03.2023 between Smt.H.S.Nagamani Wife of K.C.Jagannath Reddy, Sri.H.S.Gopinath Son of Somshekar Reddy & others AND Sterlite Developers LLP represented by its designated Partners Sri. .N.Shivarama Reddy, Son of M.Narayana Reddy and Sri. Vuppala Srinivas Reddy, Son of Vuppala Yadagiri Reddy vide document No.9958/2022-23.

CERTIFICATE OF TITLE

Based on the information made available, title documents, revenue records, encumbrance certificates, various permissions, and devolution of title, please see the above-detailed observations regarding the Item No.11 of the Schedule



Property thereto. The documents perused unequivocally establish independent, unencumbered Title to the Schedule Property.

Given the preceding observations, we believe that :

Item.No	Survey Number	Extent	Owners
1.	342/1	4 Acres	Sri.H.S. Gopinath, Son of Sri. H.T. Somashekar Reddy
2.	342/2	1 Acre	Smt. Thulasamma, Wife of Late.Appanna Reddy
3.	342/3	1 Acre	Smt. Thulasamma, Wife of Late.Appanna Reddy
4.	342/4	1 Acre	Smt. Thulasamma, Wife of Late.Appanna Reddy
5.	342/5	1 Acre	Smt. Thulasamma, Wife of Late.Appanna Reddy
6.	344/1	1 Acre 25 Guntas	Smt. H.S. Nagamani, Wife of K.C. Jagannath Reddy
7.	344/4	2 Acres	Smt. V. Brundha, Wife of Sri. Mallesh
8.	344/5	0-15 Guntas	Sri.H.T.Somashekar Reddy Son of Late Sri. B.V. Thimmarayappa



9.	345	8 Acres	Sri. H.S. Gopinath, Son of Somshekar Reddy
10.	348/2	1 Acre	Sri. Sri. K.J. Preetham, Son of Sri. K.C. Jagannath Reddy
11.	348/3	1 Acre 20 Guntas	Smt.H.S.Nagamani, Wife of K.C.Jagannath Reddy,

are the absolute owners of the Schedule Property and holds and holds clear and marketable title over the said property. Sterlite Developers LLP is represented by its designated Partners, Sri. N. Shivarama Reddy, Son of Narayana Reddy, and Smt. Vuppala Deepika Reddy, Wife of Late. Vuppala Srinivas Reddy has the developmental rights over the said land as per the terms of the Joint Development Agreement dated 01.03.2023.

This legal opinion has been given without any interest, direct or indirect, after verifying all the photocopies of the relevant papers.

Advocate