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Writers' Name: **C.R. Muralidharan/ Vinuth Gowda**

Strictly Confidential

Dated: July 04, 2024

ICICI Bank Limited

Sobha Towers,

No. 1, Commissariat Road,

Bengaluru, Karnataka – 560 025

Annexure – B17

REPORT ON TITLE TO PROPERTY

DESCRIPTION OF THE PROPERTIES:

1. All that piece and parcel of immovable property being land converted for residential purposes measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, and bounded as follows:

On the East by : Land bearing Survey No. 61 and 62;
On the West by : Land bearing Survey No. 59/5 and Road;
On the North by : Remaining land in Survey No. 60; and
On the South by : Land bearing Survey No. 59/2.

The aforementioned immovable property is hereinafter referred to as '**Property – A**'.

2. All that piece and parcel of immovable property being land converted for residential purposes measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded as follows:

On the East by : Land bearing Survey No. 59/1;
On the West by : Land bearing Survey Nos. 57 and 58;
On the North by : Remaining land bearing Survey Nos. 57, 58 and 60; and
On the South by : Land bearing Survey Nos. 56 and 59/2.

The aforementioned immovable property is hereinafter referred to as '**Property – B**'.

The properties described hereinabove as Property – A and Property – B are hereinafter collectively referred to as "**Composite Property – I**".



3. All that piece and parcel of immovable property being land converted for residential purposes measuring an extent of 19½ Guntas (excluding 1½ Guntas of land reserved for High Tension overhead wire), comprised in Survey No. 59/2 of Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, and bounded as follows:

On the East by : Land bearing Survey No. 64;
On the West by : Land bearing Survey No. 56;
On the North by : Land bearing Survey Nos. 59/1 and 59/4; and
On the South by : Land bearing Survey No. 59/3.

The aforementioned immovable property is hereinafter referred to as '**Property - C**'.

4. All that piece and parcel of immovable property being land converted for residential purposes measuring an extent of 20 Guntas (excluding 1 Gunta of land reserved for High Tension overhead wire), comprised in Survey No. 59/3 of Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, and bounded as follows:

On the East by : Land bearing Survey No. 64;
On the West by : Land bearing Survey No. 56;
On the North by : Land bearing Survey No. 59/2; and
On the South by : Land bearing Survey No. 59/4.

The aforementioned immovable property is hereinafter referred to as '**Property - D**'.

5. All that piece and parcel of immovable property being land converted for residential purposes measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, and bounded as follows:

On the East by : Land bearing Survey No. 64;
On the West by : Land bearing Survey No. 56 and Road;
On the North by : Remaining land bearing Survey No. 59/4; and
On the South by : Land bearing Survey Nos. 55 and 65.

The aforementioned immovable property is hereinafter referred to as '**Property - E**'.

6. All that piece and parcel of immovable property being land converted for residential purposes measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District, and bounded as follows:

On the East by : Land bearing Survey No. 64;
On the West by : Land bearing Survey No. 56;
On the North by : Remaining land bearing Survey No. 59/4; and
On the South by : Land bearing Survey No. 59/4.

The aforementioned immovable property is hereinafter referred to as '**Property – F**'.

7. All that piece and parcel of immovable property being land converted for residential purposes measuring an extent of 20 Guntas comprised in Survey No. 59/4 of Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded as follows:

On the East by : Land bearing Survey No. 64;
On the West by : Land bearing Survey No. 56;
On the North by : Remaining land bearing Survey No. 59/3; and
On the South by : Land bearing Survey No. 59/4.

The aforementioned immovable property is hereinafter referred to as '**Property – G**'.

The properties described hereinabove as Property – C to Property – G are hereinafter collectively referred to as the "**Composite Property – II**".

The aforesaid Composite Property – I and the Composite Property – II, shall hereinafter collectively referred to as the "**Composite Properties**".

LIST OF DOCUMENTS EXAMINED:

In connection with the title scrutiny of the Composite Properties, the following documents have been examined:

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
1.	Extract of the Index of Land issued in respect of land comprised in Survey No. 59/1 of Bileshivale Village, reflecting the name of Mr. Chikkabodappa, as the holder of the land comprised therein;
2.	Extract of the Entry bearing R.R. No. 209 made in the Record of Rights, issued in respect of the land comprised in Survey No. 59/1 of Bileshivale Village, reflecting the name of Mr. Chikkabodappa, son of Mr. Sanjeevappa, as the holder of the land comprised therein;
3.	Copy of the Genealogical Tree of Mr. Sanjeevappa (father of Mr. Chikkabodappa);
4.	Partition Deed dated 12.05.1972 entered into between (1) Mr. Munishamappa, son of Late Mr. Muddanna; (1a) Mr. Hanumanthappa; (1b) Mr. Anjinappa; and (1c) Mr. Huchappa (persons referred in serial Nos. (1a) to (1c) being sons of Mr. Munishamappa); (1d) Mr. Kempaiah, son of Mr. Hanumanthappa; (1e) Mr. Kempanna, son of Mr. Anjinappa; (2) Mr. Motappa, son of Late Mr. Muddanna; (2a) Mr. Sanjeevappa, son of Mr. Motappa;; (3) Mr. Chikkabodappa, son of Mr. Sanjeevappa; (3a) Mr. Muddanna; and (3b) Mr. B.C. Kempaiah (both being sons

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	of Mr. Chikka Bodappa); (4a) Mr. Muddanna; (4b) Mr. Hanumanthappa, both being sons of Late Mr. Badigappa, <i>inter alia</i> in respect of the land measuring an extent of 2 Acres 10 Guntas comprised in Survey No. 59/1 of Bileshivale Village and registered as Document No. 833/1972-73, in Book-I, Volume No. 1327, at Pages 202 to 210, in the Office of the Sub-Registrar, Hoskote;
5.	Endorsement dated 05.02.2011 issued by the Taluk Shristedar, stating that the extract of the Entry bearing M.R. No. 26/1976-77 made in the Mutation Register, in respect of the land comprised in Survey No. 59/1 of Bileshivale Village, is not available and the same is mutilated;
6.	Copies of (i) Genealogical Tree of Late Mr. Muddegowda (also known as Muddanna), issued by the Village Accountant, Doddagubbi Circle, Bileshivale Village; and (ii) Genealogical Tree of Late Mr. Badigappa, issued by the Village Accountant, Doddagubbi Circle, Bidarahalli Hobli;
7.	Copies of (i) Pleadings; (ii) Compromise Petition; and (iii) Order Sheet, filed in the Original Suit bearing O.S. No. 462/1992, before the Court of II Munsiff Judge, Bengaluru, seeking separate possession in respect of the land comprised in Survey No. 59/1 of Bileshivale Village;
8.	Final Decree dated 12.07.2001 in Original Suit bearing O.S. No. 462/1992, drawn in respect of the land comprised in Survey No. 59/1 of Bileshivale Village;
9.	Registered copy of Final Decree dated 12.07.2001 in Original Suit bearing O.S. No. 462/1992, drawn in respect of the land comprised in Survey No. 59/1 of Bileshivale Village, and registered on 16.02.2006 as Document No. KRI-1-18612-2005-06, in Book-I, stored in C.D. No. KRID-184, in the Office of the Sub-Registrar, K.R. Puram, Bengaluru;
10.	Extract of the Entry bearing M.R. No. 60/2004-2005 made in the Mutation Register, evidencing the Mutation of Khatha in respect of the land comprised in Survey No. 59/1 of Bileshivale Village, in the names of (i) Mr. Sanjeevappa, son of Late Mr. Motappa; and (ii) Mr. B.C Kempaiah, son of Late Mr. Chikkabodappa;
11.	Copy of the Order dated 06.06.2005 in Case bearing No. RRT.CR.243/2005-06, issued by the Deputy Tahsildar, Bengaluru East Taluk, in respect of the land comprised in Survey No. 59/1 of Bileshivale Village;
12.	Will dated 06.01.1994 executed by Mr. Hucha Hanumanthappa, son of Late Mr. Badigappa, in respect of the land measuring an extent of 2 Acres 10 Guntas comprised in Survey No. 59/1 of Bileshivale Village, and registered as Document

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	No. 286/1993-94, in Book-III, Volume No. 137, at Pages 192 to 198, in the Office of the Sub-Registrar, Krishnarajapuram, Bengaluru;
13.	Will dated 10.01.1994 executed by Mrs. Chikka Kenchamma, wife of Late Mr. Muddanna, in respect of the land measuring an extent of 2 Acres 10 Guntas comprised in Survey No. 59/1 of Bileshivale Village, and registered as Document No. 287/1993-94, in Book-III, Volume No. 137, at Pages 199 to 205, in the Office of the Sub-Registrar, Krishnarajapuram, Bengaluru;
14.	Death Certificate of Mr. Sanjeevappa, son of Mr. Motappa, issued by the Chief Registrar of Births and Deaths;
15.	Extract of the Entry bearing I.H.C. No. 8/2007-08 made in the Register of Inheritance Cases, registering the Khatha in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village, in the names of (i) Mrs. Jayamma, first wife of Late Mr. S. Sanjeevappa; (ii) Mrs. Lakshamma, second wife of Late Mr. S. Sanjeevappa; and (iii) Mr. Anand Kumar, son of Late Mr. S. Sanjeevappa, pursuant to the death of Late Mr. S. Sanjeevappa;
16.	Extract of the Entry bearing M.R. No. 33/2007-08 made in the Mutation Register, evidencing the mutation of Khatha <i>inter alia</i> in respect of the land measuring an extent of 1 Acres 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village, in the names of (i) Mrs. Jayamma, first wife of Late Mr. S. Sanjeevappa; (ii) Mrs. Lakshamma, second wife of Late Mr. S. Sanjeevappa; and (iii) Mr. Anand Kumar, son of Late Mr. S. Sanjeevappa, pursuant to the death of Late Mr. S. Sanjeevappa;
17.	Death Certificate of Mr. B.C. Kempaiah (also known as Kempanna), son of Late Mr. Chikkabodappa;
18.	Death Certificate of Mr. B.K. Manjunath, son of Mr. B.C. Kempaiah (also known as Kempanna);
19.	Extract of the Entry bearing M.R. No. 31/2011-12 made in the Mutation Register, issued in respect of the land comprised in Survey No. 59/1 of Bileshivale Village, evidencing the sub-division of land comprised in Survey No. 59/1 into new Survey Nos. 59/1 and 59/5;
20.	Partition Deed dated 28.06.2012 entered into between (1) Mrs. Kenchamma and Late Mr. B.C. Kempaiah's children, namely, (1a) Mrs. B.K. Govindamma; (1b) Mrs. B.K. Kanakamma; and (1c) Mr. B.K. Kanakaraju; and Late Mr. Muniyamma and Late Mr. B.C. Kempaiah's children, namely, (2a) Mrs. B.K. Kamalamma; (2b) Mr. B.K. Shivappa; (2c) Mr. B.K. Vedavathi; (2d) Mr. B.K.

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	Raghavendra; (2e) Mr. B.K. Ambuja; (2f) Mr. B.K. Dananjaya; and (2g) Mrs. Shashikala, wife of Late Mr. B.K. Manjunath (son of Late Mr. Muniyamma and Late Mr. B.C. Kempaiah), <i>inter alia</i> in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village;
21.	Extract of the Entry bearing M.R. No. H1/2012-13 made in the Mutation Register, evidencing the mutation of Khatha <i>inter alia</i> in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village, in the name of Mrs. Kanakamma, daughter of Late Mr. B.C. Kempaiah;
22.	Copy of the Order dated 07.07.2012 in Case bearing No. RRT.CR.2153/2011-12, issued by the Tahsildar, Bengaluru East Taluk, <i>inter alia</i> in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village;
23.	Release Deed dated 08.11.2017 executed by (i) Mrs. Kenchamma, wife of Late Mr. B.C. Kempaiah (also known as Mr. Kempamma); (ii) Mrs. B.K. Govindamma; (iii) Mr. B.K. Kanakaraju; (iv) Mrs. Kamalamma; (v) Mrs. Shashikala, wife of Late Mr. B.K. Manjunath (for herself and for her minor son Master Tejas); (vi) Mr. B.K. Shivappa; (vii) Mr. Vedavathi; (viii) Mr. B.K. Raghavendra; (ix) Mr. Ambujakshi; (x) Mr. Dananjay, in favour of Mrs. Kanakamma, daughter of Late Mr. B.C. Kempaiah, <i>inter alia</i> in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village and registered on 09.11.2017 as Document No. BNS-1-10934-2017-18, in Book-I, stored in C.D. No. BNSD-632, in the Office of the Sub-Registrar, Banasawadi;
24.	Articles of Agreement dated 14.08.2012 entered into between (1) Mrs. Kenchamma, wife of Late Mr. B.C. Kempaiah (also known as Mr. Kempamma); (1a) Mrs. B.K. Govindamma; (1b) Mrs. B.K. Kanakamma (persons referred in Serial Nos. (1a) and (1b) being daughters of Mrs. Kenchamma and Late Mr. B.C. Kempaiah); (v) Mr. B.K. Kanakaraju, son of Late Mr. B.C. Kempaiah [for himself and as Karta of his HUF comprising of his daughters, namely, (i) Ms. Kritika; and (ii) Ms. Seemantini, and his late brother's (<i>Mr. Manjunath</i>) son Master Tejas]; (2a) Mrs. B.K. Kamalamma; (2b) Mr. B.K. Shivappa [for himself and as Karta of his HUF comprising of his daughters, namely, (i) Miss Kundavi; and (ii) Miss Lanchana]; (2c) Mr. B.K. Raghavendra [for himself and as Karta of his HUF comprising of his daughter Miss Shravani]; (2d) Mr. B.K. Dananjay (also known as Mr. Dananjay Kumar); (2e) Mrs. B.K. Ambuja (also known as Ambujakshi); (2f) Mrs. B.K. Vedavati (persons referred in Serial Nos. (2a) to (2f) being children of Late Mrs. Muniyamma and Late Mr. B.C. Kempaiah), (3) Mrs. Shashikala, wife of Late Mr. B.K. Manjunath (<i>daughter in law of Late Mrs. Muniyamma and Late Mr. B.C. Kempaiah</i>) and Total Environment Construction Private Limited,

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	<i>inter alia</i> in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village;
25.	General Power of Attorney dated 14.08.2012 executed by (1) Mrs. Kenchamma, wife of Late Mr. B.C. Kempaiah (also known as Mr. Kempannna); (1a) Mrs. B.K. Govindamma; (1b) Mrs. B.K. Kanakamma (persons referred in Serial Nos. (1a) and (1b) being daughters of Mrs. Kenchamma and Late Mr. B.C. Kempaiah); (v) Mr. B.K. Kanakaraju, son of Late Mr. B.C. Kempaiah [for himself and as Karta of his HUF comprising of his daughters, namely, (i) Ms. Kritika; and (ii) Ms. Seemantini, and his late brother's (<i>Mr. Manjunath</i>) son Master Tejas]; (2a) Mrs. B.K. Kamalamma; (2b) Mr. B.K. Shivappa [for himself and as Karta of his HUF comprising of his daughters, namely, (i) Miss Kundavi; and (ii) Miss Lanchana]; (2c) Mr. B.K. Raghavendra [for himself and as Karta of his HUF comprising of his daughter Miss Shravani]; (2d) Mr. B.K. Dananjay (also known as Mr. Dananjay Kumar); (2e) Mrs. B.K. Ambuja (also known as Ambujakshi); (2f) Mrs. B.K. Vedavati (persons referred in Serial Nos. (2a) to (2f) being children of Late Mrs. Muniyamma and Late Mr. B.C. Kempaiah), (3) Mrs. Shashikala, wife of Late Mr. B.K. Manjunath (<i>daughter in law of Late Mrs. Muniyamma and Late Mr. B.C. Kempaiah</i>), in favour of Nanjangud Projects Private Limited, for obtaining various permissions and licenses for development of land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village, and registered as Document No. HLS-4-00209-2012-13, in Book-IV, stored in C.D. No. HLSD-58, in the Office of the Sub-Registrar, Halasuru, Bengaluru;
26.	Agency Agreement dated 13.07.2016 entered into between (1) Mrs. Kenchamma, wife of Late Mr. B.C. Kempaiah (also known as Mr. Kempannna); (1a) Mrs. B.K. Govindamma; (1b) Mrs. B.K. Kanakamma (persons referred in serial Nos. (1a) and (1b) being daughters of Mrs. Kenchamma and Late Mr. B.C. Kempaiah); (v) Mr. B.K. Kanakaraju, son of Late Mr. B.C. Kempaiah [for himself and as Karta of his HUF comprising of his daughters, namely, (i) Ms. Kritika; and (ii) Ms. Seemantini and late brother's (<i>Mr. Manjunath</i>) son Master Tejas]; (2a) Mrs. B.K. Kamalamma; (2b) Mr. B.K. Shivappa [for himself and as Karta of his HUF comprising of his daughters, namely, (i) Miss Kundavi; and (ii) Miss Lanchana]; (2c) Mr. B.K. Raghavendra [for himself and as Karta of his HUF comprising of his daughter Miss Shravani]; (2d) Mr. B.K. Dananjaya (also known as Mr. Dananjay Kumar); (2e) Mrs. B.K. Ambuja (also known as Ambujakshi); (2f) Mrs. B.K. Vedavathi (persons referred in in serial Nos. (2a) to (2f) being children of Late Mrs. Muniyamma and Late Mr. B.C. Kempaiah); (3) Mrs. Shashikala, wife of Late Mr. B.K. Manjunath (<i>daughter in law of Late Mrs. Muniyamma and Late Mr. B.C. Kempaiah</i>), and Manjri Projects Private Limited, <i>inter alia</i> in respect of the Property – A;
27.	Joint Development Agreement dated 06.02.2024 executed by (i) Mrs. Kanakamma, daughter of Late Mr. B.C. Kempaiah, wife of Mr. Patalappa (as

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	<i>Owner</i>); (ii) Mr. Kiran Kumar P., son of Mr. Patalappa; (iii) Mrs. Gayathri Bhajemmanavar, daughter of Mr. Patalappa; (iv) Mr. Gokul P., son of Mr. Patalappa (<i>as Confirming Parties</i>), in favour of Total Environment Constructions Private Limited, <i>inter alia</i> in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village, and registered as Document No. MDP-1-08735-2023-24, in Book-I, in the Office of the Sub-Registrar, Mahadevapura, Bengaluru;
28.	General Power of Attorney dated 15.09.2023, executed by (i) Mrs. Kanakamma, daughter of Late Mr. B.C. Kempaiah, wife of Mr. Patalappa (<i>as Owner</i>); (ii) Mr. Kiran Kumar P., son of Mr. Patalappa; (iii) Mrs. Gayathri Bhajemmanavar, daughter of Mr. Patalappa; (iv) Mr. Gokul P., son of Mr. Patalappa (<i>as Confirming Parties</i>), in favour of Total Environment Constructions Private Limited, <i>inter alia</i> in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village, and registered on 06.02.2024 as Document No. MDP-4-00457-2023-24, in Book-IV, in the Office of the Sub-Registrar, Mahadevapura, Bengaluru;
29.	Sale Deed dated 19.10.2012 executed by (i) Mrs. Jayamma, wife of Late Mr. Sanjeevappa; (ii) Mrs. Lakshamma, second wife of Late Mr. Sanjeevappa; (iii) Mrs. S. Shantha (also known as Shanthamma); (iv) Mr. Anand Kumar; (v) Mrs. Manjula (also known as Manjula Devi), (vi) Mrs. Nagaveni S.; and (vii) Mrs. Anusuya Devi (persons referred in Serial Nos. (iii) to (vii) being children of Late Mr. Sanjeevappa), in favour of Total Environment Constructions Private Limited, in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village and registered as Document No. HLS-1-02418-2012-13, in Book-I, stored in C.D. No. HLSD-61, in the Office of the Sub-Registrar, Hoskote, Bengaluru;
30.	Extract of the Index of Land issued in respect of the land comprised in Survey No. 59/2 of Bileshivale Village, reflecting the name of Mr. Srinivasamurthy, son of Mr. Puttavenkatappa, as the holder of the land comprised therein;
31.	Extract of the Entry bearing R.R. No. 210 made in the Record of Rights, issued in respect of the land comprised in Survey No. 59/2 of Bileshivale Village, reflecting the name of Mr. Srinivasamurthy, son of Mr. Puttavenkatappa;
32.	Sale Deed dated 30.04.1981 executed by (i) Mr. B.P Srinivasamurthy, son of Mr. Puttavenkatappa; (ii) Mr. B.S. Narayanamurthy; and (iii) Mr. B.S. Ravindra (both being sons of Mr. B.P Srinivasamurthy), in favour of Mr. Chowdappa, son of Late Mr. Munihuchappa, in respect of the land measuring an extent of 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village, and registered on 14.05.1981 as Document No. 292/1881-82, in Book-I, Volume No. 1614, at Pages 77 to 79, in the Office of the Sub-Registrar, Hoskote Taluk;

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
33.	Extract of the Entry bearing R.R. No. 795 made in the Record of Rights, issued in respect of the land comprised in Survey No. 59/2 of Bileshivale Village, reflecting the name of Mr. Chowdappa, son of Mr. Huchappa;
34.	Endorsement bearing Reference No. RK.CR/899/2010-11 dated 30.09.2010, issued by the Taluk Shristedar, Bengaluru East Taluk, Krishnarajapuram, stating that M.R. 9/1981-82 is not available as the same is mutilated;
35.	Death Certificate of Mr. Chowdappa, son of Mr. Huchappa, issued by the Chief Registrar of Births and Deaths, Gubbi Circle, Bidarahalli Hobli, Bengaluru East Taluk;
36.	Genealogical Tree of Mr. Chowdappa, son of Mr. Huchappa, issued by the Village Accountant, Gubbi Circle, Bidarahalli Hobli, Bengaluru East Taluk;
37.	Panchayath Parikath dated 10.05.2004 entered into between (i) Mrs. Nagamma, wife of Late Mr. Chowdappa; (ii) Mr. Nagaraj; (iii) Mr. Anjanappa (iv) Mr. Venkatesh; and (v) Mr. Raja (persons referred in Serial Nos. (ii) to (v) being sons of Late Mr. Chowdappa), <i>inter alia</i> in respect of the land measuring an extent of 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village (<i>unregistered</i>);
38.	Extract of the Entry bearing M.R. No. 34/2004-05 made in the Mutation Register, evidencing the mutation of Khatha in respect of the land measuring an extent of 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village, in the names of (i) Mrs. Nagamma, wife of Late Mr. Chowdappa; (ii) Mr. Nagaraj; (iii) Mr. Anjanappa; (iv) Mr. Venkatesh; and (v) Mr. Raja (persons referred in Serial Nos. (ii) to (v) being sons of Late Mr. Chowdappa), pursuant to the Order dated 13.12.2004 in Case bearing No. BNK.IHC.3/2004-05;
39.	Sale Deed dated 25.07.2005 executed by Mr. Raja, son of Late Mr. Chowdappa, in favour of Mrs. Shantha, wife of Mr. Ramamurthy, in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, and registered as Document No. KRI-1-05520-2005-06, in Book-I, stored in C.D. No. KRID-146, in the Office of the Sub-Registrar, K.R. Puram, Bengaluru;
40.	Extract of the Entry bearing M.R. No. 3/2005-06 made in the Mutation Register, reflecting the mutation of Khatha in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, in the name of Mrs. Shantha, wife of Mr. Ramamurthy;
41.	Sale Deed dated 18.03.2008 executed by Mr. Venkatesh, son of Late Mr. Chowdappa (duly represented by his Power of Attorney Holder Mr. B.H. Sampath Kumar), in favour of Mr. Anand Kumar, son of Late Mr. Sanjeevappa, in respect

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, and registered as Document No. BDH-03630-2007-08, in Book-I, stored in C.D. No. BDHD-12, in the Office of the Sub-Registrar, Bidarahalli, Bangalore;
42.	Extract of the Entry bearing M.R. No. 47/2007-08 made in the Mutation Register, reflecting the Mutation of Khatha in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, in the name of Mr. Anand Kumar, son of Late Mr. Sanjeevappa;
43.	Sale Deed dated 16.09.2005 executed by Mr. Nagaraja, son of Late Mr. Chowdappa, in favour of Mr. Kempaiah, son of Late Mr. Anjanappa, in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, and registered as Document No. KRI-1-07382/2005-06, in Book-I, stored in C.D. No. KRID-153, in the Office of Sub-Registrar, K.R. Puram, Bengaluru;
44.	Extract of the Entry bearing M.R. No. 6/2005-06 made in the Mutation Register, reflecting the mutation of Khatha in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, in the name of Mr. Kempaiah, son of Late Mr. Anjanappa;
45.	Sale Deed dated 18.01.2006 executed by Mrs. Nagamma, wife of Late Mr. Chowdappa, in favour of Mr. Huchappa, son of Late Mr. Munishamappa, in respect of the land measuring an extent of 20 Guntas comprised in Survey No. 59/2 of Bileshivale Village, and registered as Document No. KRI-1-12906-2005-06, in Book-I, stored in C.D. No. KRID-171, in the Office of the Sub-Registrar, K.R. Puram, Bengaluru;
46.	Extract of the Entry bearing M.R. No. 31/2005-06 made in the Mutation Register, mutating the Khatha in respect of the land measuring an extent of 20 Guntas comprised in Survey No. 59/2 of Bileshivale Village;
47.	Extract of the Entry bearing I.H.C. No. 21/2006-07 made in the Register of Inheritance Cases, reflecting the mutation of Khatha <i>inter alia</i> in respect of the land measuring an extent of 20 Guntas comprised in Survey No. 59/2 of Bileshivale Village, in the names of (i) Mrs. Puttalakshamma, wife of Late Mr. Huchappa; (ii) Mr. B.H. Kanakaraju; (iii) Mr. B.H. Somashekar; (iv) B.H. Sampath Kumar (persons referred in Serial Nos. (ii) to (iv) being children of Late Mr. Huchappa), pursuant to the death of Late Mr. Huchappa son of Late Mr. Munishamappa;
48.	Extract of the Entry bearing M.R. No. 61/2006-07 made in the Mutation Register, reflecting the mutation of Khatha <i>inter alia</i> in respect of the land comprised in

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	Survey No. 59/2 of Bileshivale Village, in the names of (i) Mrs. Puttalakshmamma, wife of Late Mr. Huchappa; (ii) Mr. B.H. Kanakaraju; (iii) Mr. B.H. Somashekar; and (iv) B.H. Sampath Kumar (persons in Serial Nos. (ii) to (iv) all being children of Late Mr. Huchappa);
49.	Genealogical Tree of Mr. Chikka Hanumanthappa (great grandfather of Mr. Huchappa), sworn by Mr. Sampath Kumar, son of Late Mr. Huchappa) (<i>notarized copy</i>);
50.	Extract of the Entry bearing M.R. No. 18/2008-09 made in the Mutation Register, evidencing the sub-division of the land comprised in Survey No. 59/2 of Bileshivale Village, into new Survey Nos. 59/2, 59/3 and 59/4, pursuant to the Order dated 11.09.2008 in Case bearing No. TQ.KEY.1717/2007-08;
51.	Articles of Agreement dated 10.02.2012 entered into between (i) Mrs. Jayamma, wife of Late Mr. Sanjeevappa; (ii) Mrs. Shantha S., (also known as Shanthamma); (iii) Mr. Anand Kumar (for himself and for his HFU comprising his children, Master Nischal Kumar and Miss Shreya); (iv) Mrs. Manjula (also known as Manjula Devi); (v) Mrs. Nagaveni; (vi) Mrs. Anusuya Devi (persons referred in Serial Nos. (ii) to (vi) being children of Late Mr. Sanjeevappa); and (vii) Mrs. Lakshmamma, second wife of Late Mr. Sanjeevappa; and Mr. B.H. Sampath Kumar, son of Late Mr. Huchappa, (<i>as Confirming Party</i>) and Total Environment Constructions Private Limited, in respect of the land comprised in Survey Nos. 59/2 and 59/3 of Bileshivale Village;
52.	General Power of Attorney dated 10.2.2012 executed by (i) Mrs. Jayamma, wife of Late Mr. Sanjeevappa; (ii) Mrs. Shantha S., (also known as Shanthamma); (iii) Mr. Anand Kumar (for himself and for his HFU comprising his children, Master Nischal Kumar and Miss Shreya); (iv) Mrs. Manjula (also known as Manjula Devi); (v) Mrs. Nagaveni; (vi) Mrs. Anusuya Devi (persons referred in Serial Nos. (ii) to (vi) being children of Late Mr. Sanjeevappa); and (vii) Mrs. Lakshmamma, second wife of Late Mr. Sanjeevappa; and Mr. B.H. Sampath Kumar, son of Late Mr. Huchappa, appointing Nanjangud Projects Private Limited for obtaining various permissions and licenses for development of land comprised in Survey Nos. 59/2 and 59/3 of Bileshivale Village, registered as Document No. HLS-4-00339/2011-12, in Book-IV, stored in C.D. No. HLSD-48, in the Office of the Sub-Registrar, Halasuru, Bengaluru;
53.	Agency Agreement dated 10.02.2012, entered into between (i) Mrs. Jayamma, wife of Late Mr. Sanjeevappa; (ii) Mrs. Shantha (also known as Shanthamma); (iii) Mr. Anand Kumar (for himself and for his HUF comprising his children, namely, Master Nischal Kumar and Miss Shreya); (iv) Manjula @ Manjula Devi; (v) Nagaveni S; (vi) Mrs. Anusuya Devi (persons referred in Serial Nos. (ii) to (vi) being children of Late Mr. Sanjeevappa); and (vii) Mrs. Lakshmamma, second wife of Late Mr.

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	Sanjeevappa and Manjri Projects Private Limited, <i>inter alia</i> in respect of the Property – C and Property – D;
54.	Articles of Agreement dated 05.04.2013 executed by (i) Mr. A. Kempaiah, son of Late Mr. Anjinappa [for himself and as Karta of his HUF comprising of his children, namely, Mr. B.K. Anil Kumar; Mrs. Annapoorna; Mrs. Uma; and Mr. Murali K; and grandchildren, namely, (a) Master Daiwik; and (b) Miss Deeksha (children of Mr. Murali)]; (ii) Mr. B.K. Anil Kumar; (iii) Mrs. Annapoorna; (iv) Mrs. Uma; and (v) Mr. Murali K (persons referred in Serial Nos. (ii) to (v) being children of Mr. A. Kempaiah), in favour of Total Environment Construction Private Limited, <i>inter alia</i> in respect of a portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village;
55.	General Power of Attorney dated 05.04.2013 executed by (i) Mr. A. Kempaiah, son of Late Mr. Anjinappa [for himself and as Karta of his HUF comprising of his children, namely, Mr. B.K. Anil Kumar; Mrs. Annapoorna; Mrs. Uma; and Mr. Murali K; and grandchildren, namely, (a) Master Daiwik; and (b) Miss Deeksha (children of Mr. Murali)]; (ii) Mr. B.K. Anil Kumar; (iii) Mrs. Annapoorna; (iv) Mrs. Uma; and (v) Mr. Murali K (persons referred in Serial Nos. (ii) to (v) being children of Mr. A. Kempaiah), in favour of Nanjangud Projects Private Limited, for obtaining various permissions and licenses for development of a portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village, and registered on 24.04.2013 as Document No. HLS-4-00024-2013-14, in Book-IV, stored in C.D. No. HLSD-73 in the Office of the Sub-Registrar, Halasuru, Bengaluru;
56.	Agency Agreement dated 26.09.2016 entered into between (i) Mr. A. Kempaiah, son of Late Mr. Anjinappa [for himself and as Karta of his HUF comprising of his children, namely, (a) Mr. B.K. Anil Kumar; (b) Mrs. Annapoorna; (c) Mrs. Uma; and (d) Mr. Murali K; and grandchildren, namely, (a) Master Daiwik; and (b) Miss Deeksha (children of Mr. Murali K)]; (ii) Mr. B.K. Anil Kumar; (iii) Mrs. Annapoorna; (iv) Mrs. Uma; and (v) Mr. Murali K., (persons referred in Serial Nos. (ii) to (v) being children of Mr. A. Kempaiah), and with Manjri Projects Private Limited, <i>inter alia</i> in respect of the Property – E;
57.	Joint Development Agreement dated 02.09.2022 entered into between (i) Mr. A. Kempaiah, son of Late Mr. Anjinappa [for himself and as Karta of his HUF comprising of his children, namely, Mr. B.K. Anil Kumar, Mrs. Annapoorna; Mrs. Uma; and Mr. Murali; and his grandchildren, namely, Miss Deeksha and Master Daiwik (<i>children of Mr. Murali</i>); (ii) Mr. B.K. Anil Kumar, son of Mr. A. Kempaiah; (iii) Mrs. Annapoorna, daughter of Mr. A. Kempaiah; (iv) Mrs. Uma, daughter of Mr. A. Kempaiah; and (v) Mr. Murali K. son of Mr. A. Kempaiah; (ii) Nanjangud Projects Private Limited; and (iii) Total Environment Construction Private Limited, <i>inter alia</i> in respect of a portion of the land measuring an extent of 21 Guntas

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	comprised in Survey No. 59/4 of Bileshivale Village viz., Property-E and registered on 05.09.2022 as Document No. KRI-1-06884/2022-23, in Book-I, stored in C.D. No. KRID-1568, in the Office of the Sub-Registrar, K.R. Puram, Bengaluru;
58.	General Power of Attorney dated 02.09.2022 executed by (i) Mr. A. Kempaiah, son of Late Mr. Anjinappa [for himself and as Karta of his HUF comprising of his children, namely, Mr. B.K. Anil Kumar; Mrs. Annapoorna; Mrs. Uma and Mr. Murali K; and his grandchildren, namely, Miss Deeksha and Master Daiwik (<i>children of Mr. Murali</i>); (ii) Mr. B.K. Anil Kumar, son of Mr. A. Kempaiah; (iii) Mrs. Annapoorna, daughter of Mr. A. Kempaiah; (iv) Mrs. Uma, daughter of Mr. A. Kempaiah; and (v) Mr. Murali K. son of Mr. A. Kempaiah; and Nanjangud Projects Private Limited (<i>as confirming party</i>), in favour of Total Environment Construction Private Limited, <i>inter alia</i> in respect of a portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village viz., the Property – E, and registered on 05.09.2022 as Document No. KRI-4-00267-2022-23, in Book-IV, stored in C.D. No. KRID-1568 in the Office of the Sub-Registrar, Shivajinagar (Krishnarajapuram), Bengaluru;
59.	Articles of Agreement dated 14.02.2012 entered into between (i) Mr. Anjinappa, son of Late Mr. Chowdappa [for himself and as Karta of his HUF comprising of his children namely, (a) Ms. Ramya; (b) Mr. Sunil; and (c) Master Chiranjeevi]; (ii) Ms. Ramya; and (iii) Mr. Sunil, (both being children of Mr. Anjanappa), and Total Environment Construction Private Limited, in respect of a portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village;
60.	General Power of Attorney dated 14.02.2012 executed by (i) Mr. Anjinappa, son of Late Mr. Chowdappa; (ii) Ms. Ramya, and (iii) Mr. Sunil (persons referred in Serial Nos. (ii) and (iii) being children of Mr. Anjinappa), in favour of Nanjangud Projects Private Limited, for obtaining various permissions and licenses for development of a portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village, registered on 01.03.2012 as Document No. HLS-4-00367-2011-12, in Book-IV, stored in C.D. No. HLSD-50 in the Office of the Sub-Registrar, Halasuru, Bengaluru;
61.	Agency Agreement dated 22.09.2016 entered into between (i) Mr. Anjinappa, son of Late Mr. Chowdappa [for himself and as Karta of his HUF comprising of his children, namely, (a) Ms. Ramya; (b) Mr. Sunil; and (c) Mr. Chiranjeevi]; (ii) Ms. Ramya; (iii) Mr. Sunil; (iv) Mr. Chiranjeevi, and Manjri Projects Private Limited, <i>inter alia</i> in respect of the Property – F;
62.	Joint Development Agreement dated 08.05.2024 executed by (i) Mr. Anjinappa, son of Late Mr. Chowdappa; (ii) Mrs. Ramya; (iii) Mr. Sunil; and (iv) Mr. Chiranjeevi, all being children of Mr. Anjinappa, in favour of Total Environment

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	Constructions Private Limited, in respect of a portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village i.e., Property - F, and registered as Document No. MDP-1-00821-2024-25, in Book-I, in the Office of the Sub-Registrar, Mahadevapura, Bengaluru;
63.	General Power of Attorney dated 08.05.2024 executed by (i) Mr. Anjinappa, son of Late Mr. Chowdappa; (ii) Mrs. Ramya; (iii) Mr. Sunil; and (iv) Mr. Chiranjeevi, all being children of Mr. Anjinappa, in favour of Total Environment Constructions Private Limited, in respect of a portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village i.e., Property - F, and registered as Document No. MDP-4-00052-2024-25, in Book-IV, in the Office of the Sub-Registrar, Mahadevapura, Bengaluru;
64.	Articles of Agreement dated 14.02.2012 entered into between (i) Mrs. Puttalakshamma, wife of Late Mr. Huchappa; (ii) Mrs. Rajamma; (iii) Mr. B.H. Kanakaraju [for himself and as Karta of his HUF comprising of his children, namely, (a) Ms. Ranjitha; and (b) Ms. Rakshitha]; (iv) Mr. B.H. Somashekar (persons referred in Serial Nos. (ii) to (iv) being children of Late Mr. Huchappa), and Mr. B.H. Sampath Kumar, son of Late Mr. Huchappa (as Confirming Party) and Total Environment Constructions Private Limited, inter alia in respect of a portion of the land measuring an extent of 20 Guntas comprised in Survey No. 59/4 of Bileshivale Village;
65.	General Power of Attorney dated 14.02.2012 executed by (i) Mrs. Puttalakshamma, wife of Late Mr. Huchappa; (ii) Mrs. Rajamma; (iii) Mr. B.H. Kanakaraju [for himself and as Karta of his HUF comprising of his children, namely, (a) Ms. Ranjitha; and (b) Ms. Rakshitha]; (iv) Mr. B.H. Somashekar; (v) Mr. B.H. Sampath Kumar (persons referred in Serial Nos. (ii) to (v) being children of Late Mr. Huchappa), in favour of Nanjangud Projects Private Limited, for obtaining various permissions and licenses for development of a portion of the land measuring an extent of 20 Guntas comprised in Survey No. 59/4 of Bileshivale Village, and registered on 21.05.2012 as Document No. HLS-4-00050-2012-13, in Book-IV, stored in C.D No. HLSD-53, in the Office of the Sub-Registrar, Halasuru, Bengaluru;
66.	Copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/212/2012-13 dated 24.07.2013, issued by the Deputy Commissioner, Bengaluru District, according permission for conversion of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village viz., the Property-A, from agricultural use to non-agricultural residential use, under the provisions of Section 95 of the Karnataka Land Revenue Act, 1964; and (ii) Sketch prepared for the purpose of conversion of land;

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
67.	Copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/35/2012-13 dated 17.09.2012, issued by the Deputy Commissioner, Bengaluru District, according permission for conversion of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village viz., the Property- B, from agricultural use to non-agricultural residential use, under the provisions of Section 95 of the Karnataka Land Revenue Act, 1964; (ii) Sketch prepared for the purpose of conversion of land; and (iii) Extract of the Entry bearing M.R. No. T10/2014-15 made in the Mutation Register, evidencing the conversion of land;
68.	Copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/42/2012-13 dated 15.09.2012, issued by the Deputy Commissioner, Bengaluru District, according permission for conversion of the land measuring an extent of 19½ Guntas comprised in Survey No. 59/2 of Bileshivale Village viz., the Property- C, from agricultural use to non-agricultural residential use, under the provisions of Section 95 of the Karnataka Land Revenue Act, 1964; (ii) Demand Notice dated 10.08.2012 demanding the payment of conversion fine; (iii) Challan dated 05.09.2012 evidencing the payment of conversion fine; (iv) Sketch prepared for the purpose of conversion of land; and (v) Extract of the Entry bearing M.R. No. 16/2015-16 made in the Mutation Register, evidencing the conversion of land;
69.	Copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/47/2012-13 dated 15.09.2012, issued by the Deputy Commissioner, Bengaluru District, according permission for conversion of the land measuring an extent of 20 Guntas comprised in Survey No. 59/3 of Bileshivale Village viz., the Property-D, from agricultural use to non-agricultural residential use, under the provisions of Section 95 of the Karnataka Land Revenue Act, 1964; (ii) Demand Notice dated 10.08.2012 demanding the payment of conversion fine; (iii) Challan dated 05.09.2012 evidencing the payment of conversion fine; (iv) Sketch prepared for the purpose of conversion of land; and (v) Extract of the Entry bearing M.R. No. T7/2015-16 made in the Mutation Register, evidencing the conversion of land;
70.	Copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/41/2012-13 dated 15.09.2012, issued by the Deputy Commissioner, Bengaluru District, according permission for conversion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village viz., the Property-F, from agricultural use to non-agricultural residential use, under the provisions of Section 95 of the Karnataka Land Revenue Act, 1964; (ii) Demand Notice dated 10.08.2012 demanding the payment of conversion fine; (iii) Challan dated 05.09.2012 evidencing the payment of conversion fine; and (iv) Sketch prepared for the purpose of conversion of land;
71.	Copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/153/2012-13 dated 24.07.2013, issued by the Deputy Commissioner, Bengaluru



Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	District, according permission for conversion of the land measuring an extent of 20 Guntas comprised in Survey No. 59/4 of Bileshivale Village viz., the Property-G, from agricultural use to non-agricultural residential use, under the provisions of Section 95 of the Karnataka Land Revenue Act, 1964; (ii) Demand Notice dated 19.06.2013 demanding the payment of conversion fine; (iii) Challan dated 02.07.2013 evidencing the payment of conversion fine; (iv) Sketch prepared for the purpose of conversion of land; and (v) Extract of the Entry bearing M.R. No. T5/2015-16 made in the Mutation Register, evidencing the conversion of land;
72.	Copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/235/2013-14 dated 14.07.2014, issued by the Deputy Commissioner, Bengaluru District, according permission for conversion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village viz., the Property-E, from agricultural use to non-agricultural residential use, under the provisions of Section 95 of the Karnataka Land Revenue Act, 1964; (ii) Sketch prepared for the purpose of conversion of land; and (iii) Extract of the Entry bearing M.R. No. T14/2014-15 made in the Mutation Register, evidencing the conversion of land;
73.	Sale Deed dated 08.12.2017 executed by (i) Mrs. Puttalakshamma, wife of Late Mr. Huchappa; (ii) Mrs. Rajamma, daughter of Late Mr. Huchappa; (iii) Mrs. Triveni, daughter of Mrs. Rajamma; (iv) Mr. Ravichandra; (v) Mr. Raghavendra B.N., (persons referred in Serial Nos. (iv) and (v) being sons of Mr. Nagaraj); (vi) Mr. B.H. Kanakaraja (for himself and as Karta of his HUF comprising of his daughters, namely, Ms. Ranjitha and Ms. Rakshitha); (vii) Ms. Ranjitha; (viii) Ms. Rakshitha, (persons referred in Serial Nos. (vii) and (viii) being daughters of Mr. B.H. Kanakaraja); (ix) Mr. B.H. Somashekar, son of Late Mr. Huchappa (x) Mrs. Jayalakshmi, wife of Mr. Somashekar; (xi) Mr. B.H. Sampath Kumar, son of Late Mr. Huchappa (for himself and as Karta of his HUF comprising of his Minor daughter Miss Ganavi S.); (xii) Mrs. Kalpana, wife of Mr. B.H. Sampath Kumar, in favour of Total Environment Constructions Private Limited, in respect of the land measuring an extent of 20 Guntas comprised in Survey No. 59/4 of Bileshivale Village, and registered as Document No. MDP-1-08678-2017-18, in Book-I, stored in C.D. No. MDPD-221, in the Office of the Sub-Registrar, Mahadevapura;
74.	Sale Deed dated 31.10.2019 executed by Mr. Anand Kumar, son of Late Mr. Sanjeevappa [for self and as Karta of his HUF comprising of his minor children, namely, (a) Master Nischal; and (b) Miss Shreya], in favour of Total Environment Constructions Private Limited, in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/3 of Bileshivale Village, and registered as Document No. MDP-1-06308-2019-2020, in Book-I, stored in C.D. No. MDPD-471, in the Office of the Sub-Registrar, Mahadevapura;

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
75.	Assignment Deed dated 25.9.1973 executed by Yelahanka Large Size Primary Agriculture Co-operative Society Limited, in favour Syndicate Bank, issued in respect of Survey No. 59 of Bileshivale Village, and registered as Document No. 1974/1973-74, in Book-I, in Volume No. 1368-SF, at Page 236, in the Office of Sub-Registrar, Hoskote;
76.	Discharge Deed dated executed by Primary Co-operative Agricultural and Rural development Bank, in favour of Mr. Srinivasamurthy, in respect of the land measuring an extent of 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village, and registered as Document No. 4189/1986-87, in Book-I, in Volume No. 2496, at Page 109, in the Office of Sub-Registrar, Bangalore North Taluk;
77.	No Due Certificate dated 12.04.2011 issued by the Rythara Seva Sahakara Sangha Niyamitha, in respect of the land measuring an extent of 2 Acres 10 Guntas comprised in Survey No. 59/1 of Bileshivale Village;
78.	No Due Certificate dated 18.04.2011 issued by the Rythara Seva Sahakara Sangha Niyamitha, in respect of the land measuring an extent of 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village;
79.	Extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/ 'Pahani'), issued in respect of the land measuring an extent of 2 Acres 10 Guntas comprised in Survey No. 59/1 of Bileshivale Village, for the years: 1968-69 to 2010-11;
80.	Extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/ 'Pahani'), issued in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village for the years: 2011-12 to 2016-17; 2018-19 to 2019-20;
81.	Extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/ 'Pahani'), issued in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village for the years: 2011-12 to 2016-17; 2018-19 and 2019-20;
82.	Extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/ 'Pahani'), issued in respect of the land measuring an extent of 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village for the years: 1968-69 to 1974-75; 1976-77; 1978-79 to 2007-08;
83.	Extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/ 'Pahani'), issued in respect of the land measuring an extent of 21 Guntas

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	comprised in Survey No. 59/2 of Bileshivale Village for the years: 2008-09 to 2016-17; 2018-19 and 2019-20;
84.	Extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/'Pahani'), issued in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/3 of Bileshivale Village for the years: 2008-09 to 2016-17; 2018-19 and 2019-20;
85.	Extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/'Pahani'), issued in respect of the land measuring an extent of 1 Acre 22 Guntas comprised in Survey No. 59/4 of Bileshivale Village for the years: 2008-09 to 2016-17; 2018-19 and 2019-20;
86.	Copy of the Village Map of Bileshivale Village;
87.	Copy of the Moola Tippani issued in respect of the land comprised in Survey No. 59 of Bileshivale Village;
88.	Copy of the Hissa Survey Tippani issued in respect of the land comprised in Survey No. 59 of Bileshivale Village, evidencing the sub-division of land comprised in Survey No. 59, into new Survey Nos. 59/1 and 59/2;
89.	Copy of the Hissa Survey Tippani issued in respect of the land comprised in Survey No. 59/2 of Bileshivale Village, evidencing the sub-division of land comprised in Survey No. 59/2, into new Survey Nos. 59/2, 59/3 and 59/4;
90.	Copy of the R.R. Pakka Book issued in respect of the land comprised in Survey No. 59/2 of Bileshivale Village, evidencing the sub-division of land comprised in Survey No. 59/2, into new Survey Nos. 59/2, 59/3 and 59/4;
91.	Copy of the Atlas issued in respect of the land comprised in Survey No. 59/1 of Bileshivale Village, evidencing the sub-division of land comprised in Survey No. 59/1, into new Survey Nos. 59/1 and 59/5;
92.	Copy of the Atlas issued in respect of the land comprised in Survey No. 59/2 of Bileshivale Village, evidencing the sub-division of the land comprised in Survey No. 59/2, into new Survey Nos. 59/2, 59/3 and 59/4;
93.	Extract of the Karnataka Revision Settlement Akarbandh issued in respect of the land measuring an extent of 2 Acres 10 Guntas comprised in Survey No. 59/1 of Bileshivale Village;

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
94.	Extract of the Karnataka Revision Settlement Akarbandh issued in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village;
95.	Extract of the Karnataka Revision Settlement Akarbandh issued in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village;
96.	Extract of the Karnataka Revision Settlement Akarbandh issued in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village;
97.	Extract of the Karnataka Revision Settlement Akarbandh issued in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/3 of Bileshivale Village;
98.	Extract of the Karnataka Revision Settlement Akarbandh issued in respect of the land measuring an extent of 1 Acre 22 Guntas comprised in Survey No. 59/4 of Bileshivale Village;
99.	Endorsement dated 01.10.2012 bearing Reference No. LRF.C.R/1275/2012-13, issued by the Assistant Commissioner, Bengaluru, North Sub-Division, Bengaluru, confirming that no proceedings have been initiated/ pending under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59 of Bileshivale Village;
100.	Endorsement dated 03.04.2012 bearing Reference No. LRF.C.R/63/2012-13, issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, confirming that no proceedings have been initiated/ pending under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village;
101.	Endorsement dated 03.04.2012 bearing Reference No. LRF.C.R/51/2012-13, issued by the Assistant Commissioner, Bengaluru, North Sub-Division, Bengaluru, confirming that no proceedings have been initiated/ pending under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 21 Guntas comprised in Survey No. 59/3 of Bileshivale Village;
102.	Endorsement dated 03.04.2012 bearing Reference No. LRF.C.R/65/2012-13, issued by the Assistant Commissioner, Bengaluru, North Sub-Division, Bengaluru, confirming that no proceedings have been initiated/ pending under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to



Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village;
103.	Endorsement dated 03.04.2012 bearing Reference No. LRF.BE/53/2012-13, issued by the Assistant Commissioner, Bengaluru, North Sub-Division, Bengaluru, confirming that no proceedings have been initiated/ pending under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village;
104.	Endorsement bearing Reference No. PTCL.CR. 1727/2012-13 dated 19.10.2012 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, stating that no cases have been filed under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59 of Bileshivale Village;
105.	Endorsement bearing Reference No. PTCL.CR. 132/2012-13 dated 21.04.2012 issued by the Assistant Commissioner, Bengaluru, North Sub-Division, Bengaluru, stating that no cases have been filed under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village;
106.	Endorsement dated 20.04.2012, bearing Reference No. PTCL.CR.149/2012-13, issued by the Assistant Commissioner, declaring that no case has been registered under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the land measuring an extent 21 Guntas comprised in Survey No. 59/3 of Bileshivale Village;
107.	Endorsement bearing Reference No. PTCL.CR. 135/2012-13 dated 21.04.2012 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, stating that no cases have been filed under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village;
108.	Endorsement bearing Reference No. PTCL.CR.1013/2012-13 dated 08.08.2012 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, stating that no cases have been filed under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the land measuring an extent of 20 Guntas comprised in Survey No. 59/4 of Bileshivale Village;



Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
109.	Endorsement bearing Reference No. PTCL.CR. 151/2012-13 dated 20.04.2012 issued by the Assistant Commissioner, Bengaluru North Sub-Division Bengaluru, stating that no cases have been filed under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village;
110.	Endorsement bearing Reference No. 265/2012-13, dated 27.04.2012, issued by Tahsildar, Bengaluru East Taluk, confirming that there are no tenancy applications made in Form 7 under Section 48A and in Form 7A under Section 77A of the Karnataka land Reforms Act, 1961, in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village;
111.	Endorsement bearing Reference No. 264/2012-13, dated 27.04.2012, issued by Tahsildar, Bengaluru East Taluk, confirming that there are no tenancy applications made in Form 7 under Section 48A and in Form 7A under Section 77A of the Karnataka land Reforms Act, 1961, in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/3 of Bileshivale Village;
112.	Endorsement bearing Reference No. 263/2012-13, dated 27.04.2012, issued by Tahsildar, Bengaluru East Taluk, confirming that there are no tenancy applications made in Form 7 under Section 48A and in Form 7A under Section 77A of the Karnataka land Reforms Act, 1961, in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village;
113.	Endorsement bearing Reference No. 570/2012-13, dated 31.08.2012, issued by Tahsildar, Bengaluru East Taluk, confirming that there are no tenancy applications made in Form 7 under Section 48A and in Form 7A under Section 77A of the Karnataka land Reforms Act, 1961, in respect of the land measuring an extent of 20 Guntas comprised in Survey No. 59/4 of Bileshivale Village;
114.	Endorsement bearing Reference No. 266/2012-13, dated 27.04.2012, issued by Tahsildar, Bengaluru East Taluk, confirming that there are no tenancy applications made in Form 7 under Section 48A and in Form 7A under Section 77A of the Karnataka land Reforms Act, 1961, in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village;
115.	Encumbrance Certificates issued in respect of the land measuring an extent of 2 Acres 10 Guntas comprised in Survey No. 59/1 of Bileshivale Village, for the following period: (i) 01.04.1960 to 31.07.1986; (ii) 01.08.1986 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004;
116.	Encumbrance Certificates issued in respect of the land measuring 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village, for the following

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	period: (i) 01.04.2004 to 25.05.2012; (ii) 26.05.2012 to 19.05.2014; (iii) 19.05.2014 to 18.08.2016; (iv) 18.08.2016 to 09.04.2017; (v) 01.04.2017 to 23.05.2019; (vi) 09.03.2019 to 21.08.2019; (vii) 01.08.2019 to 02.03.2020; (viii) 03.03.2020 to 19.06.2020; (ix) 20.06.2020 to 01.03.2021; (x) 01.03.2021 to 06.08.2021; (xi) 06.08.2021 to 16.12.2021; (xii) 01.01.2022 to 31.03.2022; (xiii) 01.04.2022 to 30.06.2022; (xiv) 01.07.2022 to 30.09.2022; (xv) 01.10.2022 to 31.12.2022; (xvi) 01.01.2023 to 31.03.2023; (xvii) 01.04.2023 to 24.08.2023; (xviii) 24.08.2023 to 17.11.2023; and (xix) 16.12.2021 to 16.04.2024;
117.	Encumbrance Certificates issued in respect of the land measuring 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village, for the following period: (i) 01.04.1970 to 31.07.1986; (ii) 01.08.1986 to 31.05.1989; and (iii) 01.06.1989 to 31.03.2004;
118.	Encumbrance Certificates issued in respect of the land measuring 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, for the following period: (i) 01.04.2004 to 09.03.2023; (ii) 01.01.2023 to 31.03.2023; (iii) 01.04.2023 to 24.08.2023; (iv) 24.08.2023 to 17.11.2023; and (v) 17.11.2023 to 17.04.2024;
119.	Encumbrance Certificates issued in respect of the land measuring 21 Guntas comprised in Survey No. 59/3 of Bileshivale Village, for the following period: (i) 01.04.2004 to 09.03.2023; (ii) 01.01.2023 to 31.03.2023; (iii) 01.04.2023 to 24.08.2023; (iv) 24.08.2023 to 17.11.2023; and (v) 17.11.2023 to 17.04.2024;
120.	Encumbrance Certificates issued in respect of the land comprised in Survey No. 59/4 of Bileshivale Village, for the following period: (i) 01.09.2008 to 11.04.2017; (ii) 01.04.2017 to 23.05.2019; (iii) 10.04.2017 to 01.07.2019; (iv) 24.05.2019 to 22.08.2019; (v) 01.08.2019 to 03.03.2020; (vi) 01.09.2019 to 03.03.2020; (vii) 01.04.2022 to 30.06.2022; (viii) 01.07.2022 to 30.09.2022; and (ix) 16.12.2021 to 17.04.2024;
121.	Encumbrance Certificates issued in respect of the comprised in Survey No. 59/4(p) of Bileshivale Village, for the following period: (i) 03.03.2020 to 19.06.2020; (ii) 20.06.2020 to 01.03.2021; (iii) 01.03.2021 to 06.08.2021; (iv) 06.08.2021 to 16.12.2021; (v) 01.01.2022 to 31.03.2022; (vi) 01.04.2022 to 30.06.2022; (vii) 01.07.2022 to 30.09.2022; (viii) 01.10.2022 to 31.12.2022; (ix) 01.01.2023 to 31.03.2023; (x) 01.04.2023 to 24.08.2023; and (xi) 24.08.2023 to 17.11.2023; and
122.	Encumbrance Certificates issued in respect of the land measuring 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village, for the period: (i) 01.04.2004 to 09.03.2023; (ii) 01.01.2023 to 31.03.2023; (iii) 01.04.2023 to 24.08.2023; (iv) 24.08.2023 to 17.11.2023; and (v) 17.11.2023 to 17.04.2024.



COMMENTS BASED ON DOCUMENTS EXAMINED:

Upon review of the aforesaid documents pertaining to the Composite Properties, it is observed as follows:

1. The Composite Property – I, i.e., (i) the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1; and (ii) the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5, situated at Bileshivale Village earlier formed part of a larger extent of land measuring 2 Acres 10 Guntas comprised in Survey No. 59/1 of Bileshivale Village.
2. The Composite Property – II, i.e., (i) the land measuring an extent of 21 Guntas comprised in Survey No. 59/2; (ii) the land measuring an extent of 21 Guntas comprised in Survey No. 59/3; (iii) a portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/4; (iv) a portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/4; and (v) a portion of the land measuring an extent of 20 Guntas comprised in Survey No. 59/4, all situated at Bileshivale Village, earlier formed part of the larger extent of land measuring 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village.

Composite Property – I:

3. It is noted from extract of the Index of Lands (**Document No. 1**), that the larger extent of land comprised in Survey No. 59/1 totally admeasuring an extent of 2 Acres 10 Guntas situated at Bileshivale Village comprising Composite Property – I was originally owned and held by one Mr. Chikkabodappa, son of Mr. Sanjeevappa, having acquired the said land ancestrally; and that the revenue records in respect of the said land stood in the name of Mr. Chikkabodappa, vide Entry bearing R.R. No. 209 made in the Record of Rights (**Document No. 2**).
4. It is noted from the recitals of Partition Deed dated 12.05.1972, that the aforesaid Mr. Chikkabodappa, son of Mr. Sanjeevappa, treated the Composite Property – I as his joint family property. In this regard, we have been provided with a copy of the Genealogical Tree of Mr. Sanjeevappa (*father of Mr. Chikkabodappa*) (**Document No. 3**).
5. The aforesaid Mr. Chikkabodappa, son of Mr. Sanjeevappa, along with his family members, namely, (1) Mr. Munishamappa, son of Late Mr. Muddanna; (1a) Mr. Hanumanthappa; (1b) Mr. Anjinappa; and (1c) Mr. Huchappa (persons referred in serial Nos. (1a) to (1c) being sons of Mr. Munishamappa); (1d) Mr. Kempaiah, son of Mr. Hanumanthappa; (1e) Mr. Kempanna, son of Mr. Anjinappa; (2) Mr. Motappa, son of Late Mr. Muddanna; (2a) Mr. Sanjeevappa, son of Mr. Motappa; (3) Mr. Chikka Bodappa, son of Mr. Sanjeevappa; (3a) Mr. Muddanna; and (3b) Mr. B.C. Kempaiah, both being sons of Mr. Chikka Bodappa; (4a) Mr. Muddanna; (4b) Mr. Hanumanthappa (both being sons of Late Mr. Badigappa), had entered into family partition *inter alia* in respect of the larger extent of land measuring 2 Acres 10 Guntas



comprised in Survey No. 59/1 of Bileshivale Village, under the Partition Deed dated 12.05.1972, registered as Document No. 833/1972-73, in Book-I, Volume No. 1327, at Pages 202 to 210, in the Office of the Sub Registrar, Hoskote (**Document No. 4**). In terms of the said Partition Deed dated 12.05.1972, a larger extent of land measuring 2 Acres 10 Guntas comprised in Survey No. 59/1 of Bileshivale Village, was jointly allotted to the share of (i) Mr. Hucha Hanumanthappa; and (ii) Mr. Muddanna (both being sons of Mr. Badigappa), vide Entry bearing M.R. No. 26/1976-77 made in the Mutation Register.

We have, however, not been provided with the aforesaid Entry bearing M.R. No. 26/1976-97. In this regard, we have been provided with the Endorsement dated 05.02.2011 issued by the Taluk Shrestedar, stating that the extract of the Entry bearing M.R. No. 26/1976-77, in respect of the land comprised in Survey No. 59/1 of Bileshivale Village, is not available, as the same is mutilated (Document No. 5).

6. It is noted from the aforesaid Partition Deed dated 12.05.1972, that the daughters of Mr. Munishamappa namely, (i) Mrs. Chikka Hanumakka; (ii) Mrs. Chikka Thayamma; and the daughters of Mr. Motappa namely, (i) Mrs. Chikka Kempamma; (ii) Mrs. Anjinamma; (iii) Mrs. Kempamma; and (iv) Mrs. Muniyamma are not made as parties. However, in view of the said registered partition being made prior to the year 2004, and in view of the exceptions carved out Section 6(1) of the Hindu Succession (Amendment) Act, 2005, the aforesaid daughters of Mr. Munishamappa and Mr. Motappa, have no rights whatsoever over the Property. In this regard, we have also been provided with the Copies of (i) Genealogical Tree of Late Mr. Muddegowda (also known as Muddanna), issued by the Village Accountant, Doddagubbi Circle, Bileshivale Village; and (ii) Genealogical Tree of Late Mr. Badigappa, issued by the Village Accountant, Doddagubbi Circle, Bidarahalli Hobli, reflecting their respective legal heirs therein (**Document No. 6**).
7. It transpires that the aforesaid Mr. Muddanna, son of Late Mr. Badigappa died intestate leaving behind his wife, Mrs. Chikka Kenchamma, as his only legal heir; and in the meantime, it is noted that (i) Mr. Hucha Hunumanthappa, son of Late Mr. Badigappa, had filed an Original Suit bearing O.S. No. 462/1992, before the Court of the II Additional, Civil Judge (Junior Division), Bengaluru Rural District, seeking for partition and separate possession of his share *inter alia* in respect of the land comprised in Survey No. 59/1 of Bileshivale Village, viz., the Composite Property – I.
8. Eventually, the parties to the aforesaid suit settled their disputes amicably and filed a Compromise Petition dated 12.07.2001. Accordingly, the said Original Suit bearing O.S. No. 462/1992 decreed in terms of the Compromise Petition dated 12.07.2001. In this regard, we have been provided with the copies of: (i) Plaint; (ii) Written Statements; (iii) Compromise Petition dated 12.07.2001; and (iv) Order Sheet in relation to the Original Suit bearing No. O.S. No. 462/1992 (**Document No. 7, collectively**).



9. It is noted that in terms of the said Compromise Petition dated 12.07.2001, the land comprised in Survey No. 59/1 of Bileshivale Village was allotted as follows: (i) a portion of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village, forming part of Composite Property – I, was allotted to the share of Mr. B. C. Kempaiah (also known as Kempanna), son of Late Chikkabodappa; and (ii) a portion of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village, forming part of Composite Property – I, was allotted to the share of Mr. Sanjeevappa, son of Mr. Motappa. In this regard, we have been provided with the copies of: (i) Final Decree dated 12.07.2001 in Original Suit bearing No. O.S. No. 462/1992; and (ii) Registered copy of Final Decree, registered on 16.02.2006, as Document No. KRI-1-18612-2005-06, in Book-I, stored in C.D. No. KRID-184, in the Office of the Sub-Registrar, K.R. Puram, Bengaluru (**Document Nos. 8 and 9, respectively**).
10. We have been provided with the extract of the Entry bearing M.R No. 60/2004-05 made in the Mutation Register (**Document No. 10**), reflecting the mutation of the Khatha in respect of the Composite Property – I, in the names of: (i) Mr. B. C. Kempaiah (also known as Kempanna), son of Late Chikkabodappa; and (ii) Mr. Sanjeevappa, son of Mr. Motappa, in terms of the Final Decree dated 12.07.2001 and in pursuance of an Order No. RRT.CR.243/2005-06 passed by the Tahsildar (**Document No. 11**).

*Note: It is noted that during the pendency of the aforesaid civil proceedings under the Original Suit bearing O.S. No. 462/1992, Mr. Hucha Hanumanthappa, son of Mr. Badigappa had bequeathed certain properties including the Composite Property-I to and in favour of his wife Mrs. Dyavamma, under the Will dated 06.01.1994, and registered as Document No. 286/1993-94, in Book-III, Volume No. 147, at Pages 192 to 198, in the Office of the Sub-Registrar, Gandhinagar, Bengaluru (**Document No. 12**). Similarly, Mrs. Chikka Kenchamma, wife of Late Mr. Mudanna had also bequeathed certain properties including the Composite Property-I, in favour of her foster son Mr. Patalappa; and Mrs. Kanakamma, wife of Mr. Patalappa, under the Will dated 10.01.1994, registered as Document No. 287/1993-94, in Book-III, Volume No. 147, at Pages 199 to 205, in the Office of the Sub-Registrar, Gandhinagar, Bengaluru (**Document No. 13**).*

It is noted in terms of the Final Decree dated 12.07.2001 in Original Suit bearing No. O.S. No. 462/1992, the composite Property-I was allotted to (i) Mr. B. C. Kempaiah, (also known as Kempanna), son of late Chikkabodappa; and (ii) Mr. Sanjeevappa, son of Mr. Motappa. Hence the Will dated 06.01.1994 executed by Mr. Hucha Hanumanthappa, son of Late Mr. Badigappa; and Will dated 10.01.1994 executed by Mrs. Chikka Kenchamma, wife of Late Mr. Muddanna had not been given effect.

11. It is noted that, the aforementioned, Mr. Sanjeevappa, son of Mr. Motappa, died intestate on 09.10.2007. In this regard, we have been provided with the Death Certificate of Mr. Sanjeevappa, son of Mr. Motappa, issued by the Chief Registrar of Births and Deaths evidencing the date of his death as 09.10.2007 (**Document No. 14**).

12. Upon the death of aforesaid Late Mr. Sanjeevappa, son of Mr. Motappa, the Khatha *inter alia* in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village, was registered in the names of his legal heirs, namely, (i) Mrs. Jayamma, first wife of Late Mr. S. Sanjeevappa; (ii) Mrs. Lakshamma, second wife of Late Mr. S. Sanjeevappa; and (iii) Mr. Anand Kumar, son of Late Mr. S. Sanjeevappa, vide (i) Entry bearing I.H.C No. 8/2007-08 made in the Register of Inheritance Cases; and (ii) Entry bearing M.R. No. 33/2007-08 made in the Mutation Register (**Document Nos. 15 and 16, respectively**).
- However, it is pertinent to note that as per the Genealogical Tree of Mr. Muddegowda, also known as Muddanna (referred in Document No. 6), Late Mr. Sanjeevappa, son of Mr. Motappa had five children born of his first wife Mrs. Jayamma, namely, (i) Mrs. Shanthamma; (ii) Mr. Anandkumar; (iii) Mrs. Manjuladevi; (iv) Mrs. Nagaveni; and (v) Mrs. Anusuya. It is further noted that Mrs. Lakshamma, the second wife of Late Mr. Sanjeevappa had no children.*
13. It is noted that Mr. B.C. Kempaiah @ Kempanna died intestate on 05.03.2009 leaving behind his first wife (1) Mrs. Kenchamma and children, namely, (1a) Mrs. Govindamma; (1b) Mrs. Kanakamma; and (1c) Mr. B.K. Kanakaraju; and his second wife (2) Mrs. K.P. Muniyamma predeceased him leaving behind her children, namely, (2a) Mrs. Kamalamma; (2b) Mr. B.K. Shivappa; (2c) Mr. Vedavathi; (2d) Mr. B.K. Raghavendra; (2e) Mr. Ambujakshi; (2f) Mr. Dananjay; and (2g) Late Mr. B.K. Manjunath. Further, Late Mr. B.K. Manjunath, son of Mr. B.C. Kempaiah @ Kempanna, deceased on 04.10.2011 leaving behind his wife, Mrs. Shashikala and son, Master. Tejas [as referred to in the Genealogical Tree of Mr. Sanjeevappa], succeeded to a portion of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village. In this regard, we have been provided with the Copies of (i) Death Certificate of Mr. B.C. Kempaiah; and (ii) Death Certificate of Mr. B.K. Manjunath (**Document Nos. 17 and 18, collectively**).
14. It is noted from the Extract of the Entry bearing M.R. No. 31/2011-12 made in the Mutation Register (**Document No. 19**), that the larger extent of land measuring 2 Acres 10 Guntas comprised in Survey No. 59/1 of Bileshivale Village, was subdivided into new Survey Nos. 59/1 and 59/5, and (i) a portion of land measuring an extent of 1 Acre 5 Guntas belonging to Mr. Kempaiah's family was retained with the Survey No. 59/1; and (ii) a portion of land measuring an extent of 1 Acre 5 Guntas belonging to Mr. Sanjeevappa's family was assigned with new Survey No. 59/5 of Bileshivale Village.
15. Thereafter, (1) Mrs. Kenchamma, and Late Mr. B.C. Kempaiah's children, namely, (1a) Mrs. Govindamma; (1b) Mrs. Kanakamma; and (1c) Mr. B.K. Kanakaraju; and Late Mr. Muniyamma and Late Mr. B.C. Kempaiah's children, namely, (2a) Mrs. Kamalamma; (2b) Mr. B.K. Shivappa; (2c) Mr. Vedavathi; (2d) Mr. B.K. Raghavendra; (2e) Mr. Ambujakshi; (2f) Mr. Dananjay; and (2g) Mrs. Shashikala, wife of Late Mr. Manjunath (son of Late Mr. Muniyamma and Late Mr. B.C. Kempaiah), entered into family partition *inter alia* in respect of the land measuring

an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village, under Partition Deed dated 28.06.2012 (**Document No. 20**). In terms of the said Partition Deed dated 28.06.2012, the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village, was allotted to the share of Mrs. Kanakamma, daughter of Late Mr. B.C. Kempaiah. Subsequently, the Khatha in respect of the said land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village, was mutated to stand in the name of Mrs. Kanakamma, daughter of Late Mr. B.C. Kempaiah, vide (i) Entry bearing M.R. No. H1/2012-13 made in the Mutation Register; and (ii) Order dated 07.07.2012 in Case bearing No. RRT.CR.2153/2011-12, issued by Tahsildar, Bengaluru East Taluk (**Document No. 21 and 22, respectively**).

16. Subsequently, (i) Mrs. Kenchamma, wife of Late Mr. B.C. Kempaiah (also known as Mr. Kempannna); (ii) Mrs. B.K. Govindamma; (iii) Mr. B.K. Kanakaraju; (iv) Mrs. Kamalamma; (v) Mrs. Shashikala, wife of Late Mr. B.K. Manjunath, for herself and for her minor son Master Tejas, son of Late Mr. Manjunath, represented by his mother and natural guardian Mrs. Shashikala; (vi) Mr. B.K. Shivappa; (vii) Mr. Vedavathi; (viii) Mr. B.K. Raghavendra; (ix) Mr. Ambujakshi; (x) Mr. Dananjay, have released their rights in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village viz., the Property – A, in favour of Mrs. Kanakamma, daughter of Late Mr. B.C. Kempaiah, under the Release Deed dated 08.11.2017, registered on 09.11.2017 as Document No. BNS-1-10934-2017-18, in Book-I, stored in C.D. No. BNSD632, in the Office of the Sub-Registrar, Banasawadi (**Document No. 23**).
17. In the aforesaid manner Mrs. Kanakamma, daughter of Late Mr. B.C. Kempaiah had acquired all the right, title and interest, over the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1, of Bileshivale Village viz., the Property-A.
18. Thereafter, (1) Mrs. Kenchamma, wife of Late Mr. B.C. Kempaiah (also known as Mr. Kempannna); (1a) Mrs. B.K. Govindamma; (1b) Mrs. B.K. Kanakamma (persons referred in in Serial Nos. (1a) and (1b) being daughters of Mrs. Kenchamma and Late Mr. B.C. Kempaiah); (v) Mr. B.K. Kanakaraju, son of Late Mr. B.C. Kempaiah [for himself and as Karta of his HUF comprising of his daughters, namely, (i) Ms. Kritika; and (ii) Ms. Seemantini and his late brother's (*Mr. Manjunath*)'s son Master Tejas]; (2a) Mrs. B.K. Kamalamma; (2b) Mr. B.K. Shivappa [for himself and as Karta of his HUF comprising of his daughters, namely, (i) Miss Kundavi; and (ii) Miss Lanchana]; (2c) Mr. B.K. Raghavendra [for himself and as Karta of his HUF comprising of his daughter Miss Shravani]; (2d) Mr. B.K. Dananjay (also known as Mr. Dananjay Kumar); (2e) Mrs. B.K. Ambuja (also known as Ambujakshi); (2f) Mrs. B.K. Vedavati (persons referred in Serial Nos. (2a) to (2f) being children of Late Mrs. Muniyamma and Late Mr. B.C. Kempaiah), (3) Mrs. Shashikala, wife of Late Mr. B.K. Manjunath (daughter in law of Late Mrs. Muniyamma and Late Mr. B.C. Kempaiah), have entered into Articles of Agreement dated 14.08.2012 with Total Environment Constructions Private Limited, inter alia in respect of the land comprised in Survey No. 59/1 measuring 1 Acre 5 Guntas situated at Bileshivale Village, and convey the developed apartment



spaces therein (**Document No. 24**). In terms of the said Articles of Agreement dated 14.08.2012, Total Environment Constructions Private Limited is entitled to develop the Property – A along with the adjacent lands into residential apartments / villas / plots, viz., the Project; and upon completion of development and construction of the Project, the owners of the Property – A are entitled to saleable super built-up area of 1,47,672 square feet in the residential apartments to be built anywhere in the larger development of land admeasuring an extent of 140 Acres approximately, along with one car parking space for every apartment and together with the right to use common amenities provided in the Project; and Total Environment Constructions Private Limited is entitled to the remaining saleable super built-up area in the Project together with the corresponding proportionate undivided share, right, title and interest in the Property – A.

19. In pursuance of the said Articles of Agreement dated 14.08.2012 owners have also executed a General Power of Attorney dated 14.08.2012 and registered as Document No. HLS-4-00209-2012-13, in Book-IV, stored in C.D. No. HLSD-58, in the Office of the Sub-Registrar, Halasuru, Bengaluru (**Document No. 25**) In terms of the General Power of Attorney dated 14.08.2012 and registered as Document No. HLS-4-00209-2012-13, Nanjangud Projects Private Limited, Limited is authorised and empowered to develop and construct the Project in and upon the Property – A along with the adjacent lands, and to sell the units comprised in the Project along with the corresponding proportionate undivided share, right, title and interest in the Property – A.
20. It is noted that (1) Mrs. Kenchamma, wife of Late Mr. B.C. Kempaiah (also known as Mr. Kempanna); (1a) Mrs. B.K. Govindamma; (1b) Mrs. B.K. Kanakamma (persons referred in in serial Nos. (1a) and (1b) are daughters of Mrs. Kenchamma and Late Mr. B.C. Kempaiah); (v) Mr. B.K. Kanakaraju, son of Late Mr. B.C. Kempaiah [for self and as Karta of his HUF comprising of his daughters, namely, (i) Ms. Kritika; and (ii) Ms. Seemantini and his brother Late Mr. Manjunath's son Master Tejas]; (2a) Mrs. B.K. Kamalamma; (2b) Mr. B.K. Shivappa [for self and as Karta of his HUF comprising of his daughters (i) Miss Kundavi; and (ii) Miss Lanchana]; (2c) Mr. B.K. Raghavendra [for self and as Karta of his HUF comprising of his daughter Miss Shravani]; (2d) Mr. B.K. Dananjaya (also known as Mr. Dananjay Kumar); (2e) Mrs. B.K. Ambuja (also known as Ambujakshi); (2f) Mrs. B.K. Vedavathi (persons referred in in serial Nos. (2a) to (2f) being children of Late Mrs. Muniyamma and Late Mr. B.C. Kempaiah); (3) Mrs. Shashikala, wife of Late Mr. B.K. Manjunath (daughter in law of Late Mrs. Muniyamma and Late Mr. B.C. Kempaiah), have entered into an Agency Agreement dated 13.07.2016 with Manjri Projects Private Limited (**Document No. 26**). In terms of the said Agency Agreement dated 13.07.2016, Manjri Projects Private Limited has been appointed and authorised as the exclusive agent of the said owners to arrange for the sale of the super built-up area in the developed residential apartments allotted to the share of the said owners together with the corresponding proportionate undivided share, right, title and interest in the Property – A, for the sale consideration as specified and agreed thereunder, and towards which payments have been received by the said owners of the Property – A from time to time.



21. Subsequently, (i) Mrs. Kanakamma, daughter of Late Mr. B.C. Kempaiah, wife of Mr. Patalappa (*as Owner*); (ii) Mr. Kiran Kumar P., son of Mr. Patalappa; (iii) Mrs. Gayathri Bhajemmanavar, daughter of Mr. Patalappa; (iv) Mr. Gokul P., son of Mr. Patalappa (*as Confirming Parties*), had also entered into a Joint Development Agreement with Total Environment Constructions Private Limited, under the Joint Development Agreement dated 06.02.2024, registered as Document No. MDP-1-08735-2023-24, in Book-I, in the Office of the Sub-Registrar, Mahadevapura, Bengaluru (**Document No. 27**). In terms of the aforesaid Joint Development Agreement dated 06.02.2024, Total Environment Constructions Private Limited is entitled to develop *inter alia* the Property-A, along with the adjacent lands into residential project comprising of residential units of different dimensions viz., the Project; and upon completion of development and construction of the Project, the said owners of Property-A, are entitled to Fifteen percent (15%) of the Owner's Attributable Project Revenue or Rs. 11,25,00,000/- per acre whichever is lesser, which is proportionate to the land area belonging to the owners; and Total Environment Constructions Private Limited is entitled to 85% of the Project Revenue in the Project.
22. In pursuance of the aforesaid Joint Development Agreement dated 06.02.2024, (i) Mrs. Kanakamma, daughter of Late Mr. B.C. Kempaiah, wife of Mr. Patalappa (*as Owner*); (ii) Mr. Kiran Kumar P., son of Mr. Patalappa; (iii) Mrs. Gayathri Bhajemmanavar, daughter of Mr. Patalappa; (iv) Mr. Gokul P., son of Mr. Patalappa (*as Confirming Parties*), have executed a General Power of Attorney dated 15.09.2023, in favour of Total Environment Constructions Private Limited, and registered on 06.02.2024 as Document No. MDP-4-00457-2023-24, in Book-IV, in the Office of the Sub-Registrar, Mahadevapura, Bengaluru (**Document No. 28**). In terms of the said General Power of Attorney dated 15.09.2023, Total Environment Constructions Private Limited is authorised and empowered to develop and construct the Project in and upon Property-A, along with the adjacent lands, and to sell/ mortgage the same together with all constructions and development thereon, in whole or in part.
23. In relation to the Property – B, (i) Mrs. Jayamma, wife of Late Mr. Sanjeevappa; (ii) Mrs. Lakshamma, second wife of Late Mr. Sanjeevappa; (iii) Mrs. S. Shantha (also known as Mrs. Shanthamma); (iv) Mr. Anand Kumar; (v) Mrs. Manjula (also known as Manjula Devi), (vi) Mrs. Nagaveni S.; and (vii) Mrs. Anusuya Devi (persons referred in Serial Nos. (iii) to (vii) being children of Late Mr. Sanjeevappa), had sold and conveyed the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village, to and in favour of Total Environment Constructions Private Limited, under the Sale Deed dated 19.10.2012 registered as Document No. HLS.1.02418/2012-13, in Book-I, stored in C.D. No. HLSD-61, in the Office of the Sub-Registrar, Hoskote, Bengaluru (**Document No. 29**).
24. In the aforesaid manner, Total Environment Constructions Private Limited had acquired all the right, title and interest, over the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village viz., the Property – B.



Composite Property – II:

25. It is noted from extract of the Index of Lands (**Document No. 30**) that, the larger extent of land comprised in Survey No. 59/2, totally admeasuring an extent of 2 Acres 24 Guntas situated at Bileshivale Village comprising Composite Property – II, was originally owned and held by one Mr. Srinivasamurthy, son of Mr. Puttavenkatappa, having acquired the said land ancestrally, vide Entry bearing R.R. No. 210 made in the Record of Rights (**Document No. 31**).
- We have not been provided with the documents to evidence the manner in which Mr. Srinivasamurthy, son of Mr. Puttavenkatappa, acquired the right, title, interest in respect of the land measuring an extent of 2 Acres 24 Guntas, comprised in Survey No. 59/2 of Bileshivale Village and the Genealogical Tree of Mr. Puttavenkatappa (father of Mr. Srinivasamurthy). However, it is represented that the same are not available.*
26. Thereafter, the aforesaid Mr. Srinivasamurthy, son of Mr. Puttavenkatappa, along with his sons, namely, (i) Mr. B.S. Narayanamurthy; and (ii) Mr. B.S. Ravindra, had sold and conveyed the land measuring an extent of 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village, to and in favour of Mr. Chowdappa, son of Late Mr. Munihuchappa, under the Sale Deed dated 30.04.1981, registered on 14.05.1981 as Document No. 292/1881-82, in Book-I, Volume No. 1614, at Pages 77 to 79, in the Office of the Sub-Registrar, Hoskote Taluk (**Document No. 32**). Pursuant thereto, the Khatha in respect of the land measuring an extent of 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village, was registered in the name of Mr. Chowdappa, son of Late Mr. Munihuchappa, vide Entry bearing R.R. No. 795 made in the Record of Rights (**Document No. 33**); and Entry bearing M.R. 9/1981-82 made in the Mutation Register. In this regard, we have been provided with an Endorsement bearing Reference No. RK.CR/899/2010-11 dated 30.09.2010, issued by the Taluk Shrestedar, Bengaluru East Taluk, Krishnarajapuram, stating that M.R. 9/1981-82 is not available as the same is mutilated (**Document No. 34**).
27. It is noted that Mr. Chowdappa, son of Late Mr. Munihuchappa, died intestate on 05.01.2004. In this regard we have been provided with the Death Certificate of Mr. Chowdappa, son of Mr. Huchappa issued by the Chief Registrar of Births and Deaths, Gubbi Circle, Bidarahalli Hobli, Bengaluru East Taluk, evidencing his date of death as 05.01.2004 (**Document No. 35**).
28. In this regard we have also been provided with the Genealogical Tree of Mr. Chowdappa (*since deceased*), issued by the Village Accountant, Dodda Gubbi Circle, Bidarahalli Hobli, Bengaluru East Taluk, dated 14.10.2010 (**Document No. 36**). It is gathered from the same, that the said Mr. Chowdappa married Mrs. Nagamma, and they had 4 sons, namely, (i) Mr. Nagaraja; (ii) Mr. Anjinappa; (iii) Mr. Venkatesh (*since deceased*); and (iv) Mr. Raja (*since deceased*).

- (i) The aforesaid Mr. Nagaraja married Mrs. Rajamma and they had 5 children, namely, (a) Ms. Jayalakshmi; (b) Ms. Triveni; (c) Ms. Kalpana; (d) Master Ravi; and (e) Master Raghu;
 - (ii) The aforesaid Mr. Anjinappa married Mrs. Sudha and they had 3 children, namely, (a) Ms. Ramya; (b) Mr. Sunil; and (c) Master Chiranjivi;
 - (iii) The aforesaid Mr. Venkatesh married Mrs. Anumavathi and they had 2 children, namely, (a) Master Anil; and (b) Miss Lavanya; and
 - (iv) The aforesaid Mr. Raja married Mrs. Rathnamma and they had 2 children, namely, (a) Ms. Latha; and (b) Master Amar.
29. Thereafter, (i) Mrs. Nagamma, wife of Late Mr. Chowdappa; (ii) Mr. Nagaraj; (iii) Mr. Anjinappa (iv) Mr. Venkatesh; and (v) Mr. Raja (persons referred in Serial Nos. (ii) to (v) being sons of Late Mr. Chowdappa), entered into an unregistered family partition *inter alia* in respect of the land measuring an extent of 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village, under the Panchayath Parikath dated 10.05.2004 (**Document No. 37**). In terms the said Panchayath Parikath dated 10.05.2004, the larger extent of land measuring 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village, was allotted to the share of respective persons as follows:
- (i) A portion of the land measuring an extent of 20 Guntas comprised in Survey No. 59/2 of Bileshivale Village, was allotted to the share of Mrs. Nagamma, wife of Late Mr. Chowdappa;
 - (ii) A portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, was allotted to the share of Mr. Nagaraj, son of Late Mr. Chowdappa;
 - (iii) A portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, was allotted to the share of Mr. Anjinappa, son of Late Mr. Chowdappa;
 - (iv) A portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, was allotted to the share of Mr. Venkatesh, son of Late Mr. Chowdappa; and
 - (v) A portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, was allotted to the share of Mr. Raja, son of Late Mr. Chowdappa.
30. Pursuant to the aforesaid Panchayath Parikath dated 10.05.2004, the Khatha in respect of the land totally admeasuring an extent of 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village, was mutated to stand in the names of aforesaid (i)



Mrs. Nagamma, wife of Late Mr. Chowdappa; (ii) Mr. Nagaraj; (iii) Mr. Anjinappa (iv) Mr. Venkatesh; and (v) Mr. Raja (persons referred in Serial Nos. (ii) to (v) being sons of Late Mr. Chowdappa), vide Entry bearing M.R. No. 34/2004-05 made in the Mutation Register (**Document No. 38**) and Order dated 13.12.2004 in Case No. BNK.IHC.3/2004-05.

We have not been provided with the Order dated 13.12.2004 in Case No. BNK.IHC.3/2004-05. However, it is represented that the same is not available.

31. It is noted that, aforesaid Mr. Anjinappa, son of Late Mr. Chowdappa, had retained his portion of share measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, allotted to him under the said Panchayath Parikath dated 10.05.2004; and his family members, namely, (i) Mrs. Nagamma, wife of Late Mr. Chowdappa; (ii) Mr. Nagaraj; (iii) Mr. Venkatesh; and (iv) Mr. Raja (all being sons of Late Mr. Chowdappa), had sold and conveyed their respective shares as follows:

- (i) Mr. Raja, son of Late Mr. Chowdappa, had sold and conveyed the portion of land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, to and in favour of Mrs. Shantha, wife of Mr. Ramamurthy, under the Sale Deed dated 25.07.2005, registered as Document No. KRI-1-05520-2005-06, in Book-I, stored in C.D. No. KRID-146, in the Office of the Sub-Registrar, K.R. Puram, Bengaluru (**Document No. 39**). Pursuant thereto, the Khatha in respect of a portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, was mutated to stand in the name of Mrs. Shantha, wife of Mr. Ramamurthy, vide Entry bearing M.R. No. 3/2005-06 made in the Mutation Register (**Document No. 40**).
- (ii) Mr. Venkatesh, son of Late Mr. Chowdappa (duly represented by his Power of Attorney Holder Mr. B.H. Sampath Kumar), had sold and conveyed the portion of land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, to and in favour of Mr. Anand Kumar, son of Late Mr. Sanjeevappa, under the Sale Deed dated 18.03.2008, registered as Document No. BDH-03630-2007-08, in Book-I, stored in C.D. No. BDHD-12, in the Office of the Sub-Registrar, Bidarahalli, Bengaluru (**Document No. 41**). Pursuant thereto, the Khatha in respect of a portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, was mutated to stand in the name of Mr. Anand Kumar, son of Late Mr. Sanjeevappa, vide Entry bearing M.R. No. 47/2007-08 made in the Mutation Register (**Document No. 42**).

We have not been provided with the General Power of Attorney executed by Mr. Venkatesh, son of Late Mr. Chowdappa, in favour of Mr. B.H. Sampath Kumar. However, it is represented that the same is not available.



- (iii) Mr. Nagaraja, son of Late Mr. Chowdappa, had sold and conveyed a portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, to and in favour of Mr. Kempaiah, son of Late Mr. Anjanappa, under the Sale Deed dated 16.09.2005, registered as Document No. KRI-1-07382/2005-06, in Book-I, stored in C.D. No. KRID-153, in the Office of the Sub-Registrar, K.R. Puram, Bengaluru (**Document No. 43**). Pursuant thereto, the Khatha in respect of a portion of land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, was mutated to stand in the name of Mr. Kempaiah, son of Late Mr. Anjanappa, vide Entry bearing M.R. No. 6/2005-06 made in the Mutation Register (**Document No. 44**).
- (iv) Mrs. Nagamma wife of Late Mr. Chowdappa, had sold and conveyed a portion of the land measuring an extent of 20 Guntas comprised in Survey No. 59/2 of Bileshivale Village, to and in favour of Mr. Huchappa, son of Late Mr. Munishamappa, under the Sale Deed dated 18.01.2006, registered as Document No. KRI-1-12906-2005-06, in Book-I, stored in C.D. No. KRID-171, in the Office of the Sub-Registrar, K.R. Puram, Bengaluru (**Document No. 45**). Pursuant thereto, the Khatha in respect of a portion of the land measuring an extent of 20 Guntas comprised in Survey No. 59/2 of Bileshivale Village, was mutated to stand in the name of Mr. Huchappa, son of Late Mr. Munishamappa, vide., Entry bearing M.R. No. 31/2005-06 made in the Mutation Register (**Document No. 46**).
32. It is noted that, the aforesaid Mr. Huchappa, son of Late Mr. Munishamappa, died intestate. Upon his death, the Khatha in respect of a portion of the land measuring an extent of 20 Guntas comprised in Survey No. 59/2 of Bileshivale Village, was registered in the names of (i) Mrs. Puttalakshamma, wife of Late Mr. Huchappa; (ii) Mr. B.H. Kanakaraju; (iii) Mr. B.H. Somashekar; (iv) B.H. Sampath Kumar (persons referred in Serial Nos. (ii) to (iv) being children of Late Mr. Huchappa), vide., Entry bearing I.H.C. No. 21/2006-07 made in the Register of Inheritance Cases and Entry bearing M.R. No. 61/2006-07 made in the Mutation Register (**Document Nos. 47 and 48, respectively**).
33. In this regard, we have been provided with the Genealogical Tree of Mr. Chikka Hanumanthappa (great grandfather of Mr. Huchappa), sworn by Mr. Sampath Kumar, son of Late Mr. Huchappa) (*notarized copy*) (**Document No. 49**). It is gathered from the same that the said Mr. Chikka Hanumanthappa (*since deceased*), had 3 (three) sons, namely, (i) Muddegowda (*since deceased*); (ii) Mr. Sanjeevappa (*since deceased*); and (iii) Mr. Badigappa (*since deceased*). The said Late Mr. Muddegowda, had 2 (two) sons, namely, (i) Mr. Munishamappa (*since deceased*); and (ii) Mr. Motappa (*since deceased*).
- (i) The aforesaid Mr. Munishamappa, son of Late Mr. Muddegowda, had 3 (three) children, namely, (a) Mr. Hanumanthappa (*since deceased*); (b) Mr. Anjinappa (*since deceased*); and (c) Mr. Huchappa (*since deceased*).



- (ii) The aforesaid Mr. Huchappa (*since deceased*), son of Late Mr. Munishamappa married Mrs. Puttalakshmamma, and they had 4 (four) children namely, (a) Mrs. Rajamma; (b) Mr. Kanakaraja B.H.; (c) Mr. Somashekar; and (d) Mr. Sampath Kumar B.H.
- (iii) The aforesaid Mr. Kanakaraja B.H., son of Late Mr. Huchappa, married Mrs. Savithramma, and they had 2 (two) daughters, namely (a) Mrs. Ranjitha; and (b) Mrs. Rakshitha;
- (iv) The aforesaid Mr. Somashekar, son of Late Mr. Huchappa, married Mrs. Jayalakshmi and they had no children;
- (v) The aforesaid Mr. Sampath Kumar B.H., son of Late Mr. Huchappa, married Mrs. Kalpana and they had 2 (two) daughters namely, (a) Miss Ganavi; and (b) Miss Hitha.

We have, however, not been provided with the copy of Death Certificate of aforesaid Late Mr. Huchappa, son of Late Mr. Munishamappa. It is represented that the same is not available.

34. It is noted from the extract of the Entry bearing M.R. No. 18/2008-09 made in the Mutation Register (**Document No. 50**) that, the larger extent of land measuring 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village, was sub-divided and was assigned with new Survey Nos. 59/2, 59/3 and 59/4, vide Order dated 11.09.2008 in Case No. TQ.KEY.1717/2007-08 as hereunder:

- (i) A portion of land measuring an extent of 21 Guntas belonging to Mrs. Shantha, wife of Mr. Ramamurthy, was retained in Survey No. 59/2 viz., Property – C;
- (ii) A portion of land measuring an extent of 21 Guntas belonging to Mr. Anand Kumar, son of Late Mr. Sanjeevappa, was assigned with Survey No. 59/3 viz., Property – D;
- (iii) A portion of land measuring an extent of 21 Guntas belonging to Mr. Kempaiah, son of Late Mr. Anjanappa, was assigned with Survey No. 59/4 viz., Property – E;
- (iv) A portion of land measuring an extent of 21 Guntas belonging to Mr. Anjanappa, son of Late Mr. Chowdappa, was assigned with Survey No. 59/4 viz., Property – F; and
- (v) A portion of land measuring an extent of 20 Guntas belonging to (i) Mrs. Puttalakshmamma, wife of Late Mr. Huchappa; (ii) Mr. B.H. Kanakaraju; (iii) Mr. B.H. Somashekar; and (iv) B.H. Sampath Kumar, was assigned with Survey No. 59/4 viz., Property – G.



35. In the aforesaid manner, Mrs. Shantha, wife of Mr. Ramamurthy had acquired all the rights, title and interest, over the land measuring an extent of 21 Guntas comprised in Survey Nos. 59/2 of Bileshivale Village viz., the Property – C.
36. In the aforesaid manner, Mr. Kempaiah, son of Late Mr. Anjanappa, had acquired all the rights, title and interest, over the land measuring an extent of 21 Guntas comprised in Survey Nos. 59/4 of Bileshivale Village viz., the Property – E.
37. In the aforesaid manner, Mr. Anjanappa, son of Late Mr. Chowdappa, and all his legal heirs, namely, (a) Ms. Ramya; (b) Mr. Sunil; and (c) Master Chiranjeevi, had acquired all the right, title and interest, over the land measuring an extent of 21 Guntas comprised in Survey Nos. 59/4 of Bileshivale Village viz., the Property – F.
38. The aforementioned owners of the Composite Property – II have entered into Articles of Agreements with Total Environment Constructions Private Limited, providing for development of residential apartments in and upon the Composite Property – II and convey the developed apartment spaces in exchange/ transfer of the developed super built-up area as specified therein. Simultaneously, they have also executed General Power of Attorneys in favour of Nanjangud Projects Private Limited, appointing and authorizing Nanjangud Projects Private Limited to act on their behalf, for obtaining various permissions and licenses for development of the Composite Property – II, including the power to sell the same, subject to the terms of the Articles of Agreements. In this regard, we have been provided with the following documents for our examination:
 - (a) In relation to the Property – C and Property – D viz., (i) the land measuring an 21 Guntas comprised in Survey No. 59/2 and (ii) the land measuring an 21 Guntas comprised in Survey No. 59/3 of Bileshivale Village, (i) Mrs. Jayamma, wife of Late Mr. Sanjeevappa; (ii) Mrs. Shantha S., (also known as Shanthamma); (iii) Mr. Anand Kumar (for himself and for his HUF comprising his children, Master Nischal Kumar and Miss Shreya); (iv) Mrs. Manjula (also known as Manjula Devi); (v) Mrs. Nagaveni; (vi) Mrs. Anusuya Devi (persons referred in Serial Nos. (ii) to (vi) being children of Late Mr. Sanjeevappa); and (vii) Mrs. Lakshamma, second wife of Late Mr. Sanjeevappa; and Mr. B.H. Sampath Kumar, son of Late Mr. Huchappa, have entered into Articles of Agreement dated 10.02.2012 with Total Environment Constructions Private Limited (**Document No. 5I**). In terms of the said Articles of Agreement dated 10.02.2012, Total Environment Constructions Private Limited is entitled to develop the Property – C and Property – D along with the adjacent lands into residential apartments / villas / plots, viz., the Project; and upon completion of development and construction of the Project, the owners of the Property – C and Property – D are entitled to saleable super built-up area of 1,25,780 square feet in the residential apartments to be built anywhere in the larger development of land admeasuring an extent of 140 Acres approximately, along with one car parking space for every apartment and together with the right to use common amenities provided in the Project; and Total Environment Constructions Private Limited is entitled to the remaining saleable super built-up area in the Project



together with the corresponding proportionate undivided share, right, title and interest in the Property – C and Property – D.

- (b) In pursuance of the said Articles of Agreement dated 10.02.2012, owners have also executed a General Power of Attorney dated 10.02.2012 and registered as Document No. HLS-4-00339/2011-12, in Book-IV, stored in C.D. No. HLSD-48, in the Office of the Sub-Registrar, Halasuru, Bengaluru (**Document No. 52**). In terms of the General Power of Attorney dated 10.02.2012 and registered as Document No. HLS-4-00339/2011-12, Nanjangud Projects Private Limited is authorised and empowered to develop and construct the Project in and upon the Property – C and Property – D along with the adjacent lands, and to sell the units comprised in the Project along with the corresponding proportionate undivided share, right, title and interest in the Property – C and Property – D.
- (c) It is noted that (i) Mrs. Jayamma, wife of Late Mr. Sanjeevappa; (ii) Mrs. Shantha (also known as Shanthamma); (iii) Mr. Anand Kumar (for himself and for his HUF comprising his children, namely, Master Nischal Kumar and Miss Shreya); (iv) Mrs. Manjula (also known as Manjula Devi); (v) Mrs. Nagaveni S; (vi) Mrs. Anusuya Devi (persons referred in Serial Nos. (ii) to (vi) being children of Late Mr. Sanjeevappa); and (vii) Mrs. Lakshamma, second wife of Late Mr. Sanjeevappa, have entered into an Agency Agreement dated 10.02.2012 with Manjri Projects Private Limited (**Document No. 53**). In terms of the said Agency Agreement dated 10.02.2012, Manjri Projects Private Limited has been appointed and authorised as the exclusive agent of the said owners to arrange for the sale of the super built-up area in the developed residential apartments allotted to the share of the said owners together with the corresponding proportionate undivided share, right, title and interest in the Property – C and Property – D, for the sale consideration as specified and agreed thereunder, and towards which payments have been received by the said owners of the Property – C and Property – D from time to time.

It is noted that, out of 21 Guntas of land comprised in Survey No. 59/2 of Bileshivale Village, only an extent of 19½ Guntas was converted for residential purposes and the remaining land measuring 1½ Guntas is reserved for High Tension Electrical Lane. However, the Total Environment Constructions Private Limited has entered into Articles of Agreement dated 10.02.2012 with the landowners, in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2.

- (d) In relation to the Property – E i.e., a portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village, (i) Mr. A. Kempaiah, son of Late Mr. Anjinappa [for himself and as Karta of his HUF comprising of his children, namely, Mr. B.K. Anil Kumar; Mrs. Annapoorna; Mrs. Uma; and Mr. Murali K; and grandchildren (a) Master Daiwik; and (b) Miss Deeksha (children of Mr. Murali)]; (ii) Mr. B.K. Anil Kumar; (iii) Mrs. Annapoorna; (iv) Mrs. Uma; and (v) Mr. Murali K (persons referred in Serial



Nos. (ii) to (v) being children of Mr. A. Kempaiah), have entered into Articles of Agreement dated 05.04.2013 with Total Environment Constructions Private Limited, (**Document No. 54**). In terms of the said Articles of Agreement dated 05.04.2013, Total Environment Constructions Private Limited is entitled to develop the Property – E along with the adjacent lands into residential apartments / villas / plots, viz., the Project; and upon completion of development and construction of the Project, the owners of the Property – E are entitled to saleable super built-up area of 76,973 square feet in the residential apartments to be built anywhere in the larger development of land admeasuring an extent of 140 Acres approximately, along with one car parking space for every apartment and together with the right to use common amenities provided in the Project; and Total Environment Constructions Private Limited is entitled to the remaining saleable super built-up area in the Project together with the corresponding proportionate undivided share, right, title and interest in the Property – E.

- (e) In pursuance of the said Articles of Agreement dated 05.04.2013, owners have also executed a General Power of Attorney dated 05.04.2013, in favour of Nanjangud Projects Private Limited, and registered on 24.04.2013 as Document No. HLS-4-00024-2013-14, in Book-IV, stored in C.D. No. HLSD-73 in the Office of the Sub-Registrar, Halasuru, Bengaluru (**Document No. 55**). In terms of the General Power of Attorney dated 05.04.2013, and registered on 24.04.2013 as Document No. HLS-4-00024-2013-14 in Nanjangud Projects Private Limited is authorised and empowered to develop and construct the Project in and upon the Property – E along with the adjacent lands, and to sell the units comprised in the Project along with the corresponding proportionate undivided share, right, title and interest in the Property – E.
- (f) It is noted that (i) Mr. A. Kempaiah, son of Late Mr. Anjinappa [for himself and as Karta of his HUF comprising of his children, namely, (a) Mr. B.K. Anil Kumar; (b) Mrs. Annapoorna; (c) Mrs. Uma; and (d) Mr. Murali K; and grandchildren, namely, (a) Master Daiwik; and (b) Miss Deeksha (children of Mr. Murali K)]; (ii) Mr. B.K. Anil Kumar; (iii) Mrs. Annapoorna; (iv) Mrs. Uma; and (v) Mr. Murali K., (persons referred in Serial Nos. (ii) to (v) being children of Mr. A. Kempaiah), have entered into an Agency Agreement dated 26.09.2016 with Manjri Projects Private Limited (**Document No. 56**). In terms of the said Agency Agreement dated 26.09.2016, Manjri Projects Private Limited has been appointed and authorised as the exclusive agent of the said owners to arrange for the sale of the super built-up area in the developed residential apartments allotted to the share of the said owners together with the corresponding proportionate undivided share, right, title and interest in the Property – E, for the sale consideration as specified and agreed thereunder, and towards which payments have been received by the said owners of the Property – E from time to time.
- (g) Thereafter, the aforesaid (i) Mr. A. Kempaiah, son of Late Mr. Anjinappa [for himself and as Karta of his HUF comprising of his children namely (a) Mr. B.K.

Anil Kumar; (b) Mrs. Annapoorna; (c) Mrs. Uma; and (d) Mr. Murali K; and grandchildren (a) Master Daiwik and (b) Miss Deeksha (*children of Mr. Murali K.*); (ii) Mr. B.K. Anil Kumar; (iii) Mrs. Annapoorna; (iv) Mrs. Uma; and (v) Mr. Murali K., (persons referred in Serial Nos. (ii) to (v) being children of Mr. A. Kempaiah), and Nanjangud Projects Private Limited (*as confirming party*) had also entered into a Joint Development Agreement dated 02.09.2022 with Total Environment Construction Private Limited, registered on 05.09.2022 as Document No. KRI-1-06884-2022-23, in Book-I, stored in C.D. No. KRID-1568, in the Office of the Sub-Registrar, Krishnarajapuram, Bengaluru (**Document No. 57**). In terms of the Joint Development Agreement dated 02.09.2022 Total Environment Constructions Private Limited is entitled to develop the Property – E along with the adjacent lands into residential apartments / villas / plots, viz., the Project; and upon completion of development and construction of the Project, the owners of the Property – E are entitled to saleable super built-up area of 37,515 square feet in the residential apartments to be built anywhere in the larger development of land admeasuring an extent of 140 Acres approximately, along with one car parking space for every apartment and together with the right to use common amenities provided in the Project; and Total Environment Constructions Private Limited is entitled to the remaining saleable super built-up area in the Project together with the corresponding proportionate undivided share, right, title and interest in the Property – E.

- (h) In pursuance of the aforesaid Joint Development Agreement dated 02.09.2022, by (i) Mr. A. Kempaiah, son of Late Mr. Anjinappa [for self and as Karta of HUF comprising of his children, namely, Mr. B.K. Anil Kumar; Mrs. Annapoorna; Mrs. Uma and Mr. Murali K; and his grandchildren, namely, Miss Deeksha and Master Daiwik (*Children of Mr. Murali*); (ii) Mr. B.K. Anil Kumar, son of Mr. A. Kempaiah; (iii) Mrs. Annapoorna, daughter of Mr. A. Kempaiah; (iv) Mrs. Uma, daughter of Mr. A. Kempaiah; and (v) Mr. Murali K. son of Mr. A. Kempaiah, along with Nanjangud Projects Private Limited (*as confirming party*), have executed a General Power of Attorney dated 02.09.2022, in favour of Total Environment Constructions Private Limited, registered on 05.09.2022, as Document No. KRI-4-00267-2022-23, in Book-IV, stored in C.D. KRID-1568, in the Office of the Sub-Registrar, Shivajinagar (Krishnarajapuram), Bengaluru (**Document No. 58**). In terms of the said General Power of Attorney dated 02.09.2022, Total Environment Constructions Private Limited is authorised and empowered to develop and construct the Project in and upon the Property – E along with the adjacent lands, and to sell the units comprised in the Project along with the corresponding proportionate undivided share, right, title and interest in the Property – E.
- (i) In relation to the Property – F i.e., a portion of the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village, (i) Mr. Anjinappa, son of Late Mr. Chowdappa [for himself and as Karta of his HUF comprising of his children, namely, (a) Ms. Ramya; (b) Mr. Sunil; and (c) Master Chiranjeevi]; (ii) Ms. Ramya; and (iii) Mr. Sunil (both being children of Mr. Anjinappa), have entered into Articles of Agreement dated 14.02.2012 with Total



Environment Constructions Private Limited, (**Document No. 59**). In terms of the said Articles of Agreement dated 14.02.2012, Total Environment Constructions Private Limited is entitled to develop the Property along with the adjacent lands into residential apartments / villas / plots, viz., the Project; and upon completion of development and construction of the Project, the owners of the Property – F are entitled to saleable super built-up area of 10,915 square feet in the residential apartments to be built anywhere in the larger development of land admeasuring an extent of 140 Acres approximately, along with one car parking space for every apartment and together with the right to use common amenities provided in the Project; and Total Environment Constructions Private Limited is entitled to the remaining saleable super built-up area in the Project together with the corresponding proportionate undivided share, right, title and interest in the Property – F.

- (j) In pursuance of the said Articles of Agreement dated 14.02.2012, the said owners of the Property - F have also executed a General Power of Attorney dated 14.02.2012, in favour of Nanjangud Projects Private Limited, and registered on as Document No. HLS-4-00367-2011-12, in Book-IV, stored in C.D. No. HLSD-50 in the Office of the Sub-Registrar, Halasuru, Bengaluru (**Document No. 60**). In terms of the General Power of Attorney dated 14.02.2012, registered as Document No. HLS-4-00367-2011-12, Nanjangud Projects Private Limited is authorised and empowered to develop and construct the Project in and upon the Property – F along with the adjacent lands, and to sell the units comprised in the Project along with the corresponding proportionate undivided share, right, title and interest in the Property – F.
- (k) It is noted that (i) Mr. Anjinappa, son of Late Mr. Chowdappa [for himself and as Karta of his HUF comprising of his children, namely, (a) Ms. Ramya; (b) Mr. Sunil; and (c) Mr. Chiranjeevi]; (ii) Ms. Ramya; (iii) Mr. Sunil; (iv) Mr. Chiranjeevi, have entered into an Agency Agreement dated 22.09.2016 with Manjri Projects Private Limited (**Document No. 61**). In terms of the said Agency Agreement dated 22.09.2016, Manjri Projects Private Limited has been appointed and authorised as the exclusive agent of the said owners to arrange for the sale of the super built-up area in the developed residential apartments allotted to the share of the said owners together with the corresponding proportionate undivided share, right, title and interest in the Property – F, for the sale consideration as specified and agreed thereunder, and towards which payments have been received by the said owners of the Property – F from time to time.
- (l) Thereafter, the aforesaid (i) Mr. Anjinappa, son of Late Mr. Chowdappa; (ii) Mrs. Ramya; (iii) Mr. Sunil; and (iv) Mr. Chiranjeevi, all being children of Mr. Anjinappa, and Total Environment Constructions Private Limited, have entered into Joint Development Agreement dated 08.05.2024, registered as Document No. MDP-1-00821-2024-25, in Book-I, in the Office of the Sub-Registrar, Mahadevapura, Bengaluru (**Documents No. 62**). In terms of the aforesaid Joint Development Agreement dated 08.05.2024, Total Environment Constructions



Private Limited is entitled to develop the Property - F, along with the adjacent lands into residential project comprising of residential units of different dimensions viz., the Project; and upon completion of development and construction of the Project, the said owners of Property - F, are entitled to Fifteen percent (15%) of the Owner's Attributable Project Revenue or Rs. 11,25,00,000/- per acre whichever is lesser, which is proportionate to the land area belonging to the owners; and Total Environment Constructions Private Limited is entitled to 85% of the Project Revenue in the Project.

- (m) In pursuance of the aforesaid Joint Development Agreement dated 08.05.2024, (i) Mr. Anjinappa, son of Late Mr. Chowdappa; (ii) Mrs. Ramya; (iii) Mr. Sunil; and (iv) Mr. Chiranjeevi, all being children of Mr. Anjinappa, have executed a General Power of Attorney dated 08.05.2024, in favour of Total Environment Constructions Private Limited, and registered as Document No. MDP-4-00052-2024-25, in Book-IV, in the Office of the Sub-Registrar, Mahadevapura, Bengaluru (**Document No. 63**). In terms of the said General Power of Attorney dated 08.05.2024, Total Environment Constructions Private Limited is authorized and empowered to develop and construct the Project in and upon, along with the adjacent lands, and to sell/ mortgage the same together with all constructions and development thereon, in whole or in part.
- (n) In relation to the Property – G i.e., a portion of the land measuring an extent of 20 Guntas comprised in Survey No. 59/4 of Bileshivale Village, (i) Mrs. Puttalakshamma, wife of Late Mr. Huchappa; (ii) Mrs. Rajamma; (iii) Mr. B.H. Kanakaraju [for himself and as Karta of his HUF comprising of his children, namely, (a) Ms. Ranjitha; and (b) Ms. Rakshitha]; (iv) Mr. B.H. Somashekar (persons referred in Serial Nos. (ii) to (iv) being children of Late Mr. Huchappa), and Mr. B.H. Sampath Kumar, son of Late Mr. Huchappa (*as the confirming party*), have entered into Articles of Agreement dated 14.02.2012 with Total Environment Constructions Private Limited (**Document No. 64**). In terms of the said Articles of Agreement dated 14.02.2012, Total Environment Constructions Private Limited is entitled to develop the Property – F along with the adjacent lands into residential apartments / villas / plots, viz., the Project; and upon completion of development and construction of the Project, the owners of the Property – G are entitled to saleable super built-up area of 35,607 square feet in the residential apartments to be built anywhere in the larger development of land admeasuring an extent of 140 Acres approximately, along with one car parking space for every apartment and together with the right to use common amenities provided in the Project; and Total Environment Constructions Private Limited is entitled to the remaining saleable super built-up area in the Project together with the corresponding proportionate undivided share, right, title and interest in the Property – G.
- (o) In pursuance of the said Articles of Agreement dated 14.02.2012, owners have also executed a General Power of Attorney dated 14.02.2012, registered on 21.05.2012 as Document No. HLS-4-00050-2012-13, in Book-IV, stored in C.D No. HLSD-

53, in the Office of the Sub-Registrar, Halasuru, Bengaluru (**Document No. 65**) In terms of the General Power of Attorney dated 14.02.2012, registered on 21.05.2012 as Document No. HLS-4-00050-2012-13, Nanjangud Projects Private Limited, is authorised and empowered to develop and construct the Project in and upon the Property – G along with the adjacent lands, and to sell the units comprised in the Project along with the corresponding proportionate undivided share, right, title and interest in the Property – G .

Conversion:

39. The Composite Property – I and II were converted from agricultural use to non-agricultural residential use, under the provisions of Section 95 of the Karnataka Land Revenue Act, 1964, as follows:
- (a) The Land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village viz., the Property – A, was converted for residential use under the Official Memorandum bearing Reference No. ALN(EBB)SR/212/2012-13 dated 24.07.2013, issued by the Deputy Commissioner, Bengaluru District. In relation to the same we have been provided with the copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/212/2012-13 dated 24.07.2013; and (ii) Sketch prepared for the purpose of conversion of land (**Document No. 66, collectively**).
 - (b) The Land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village viz., the Property – B, was converted for residential use under the Official Memorandum bearing Reference No. ALN(EBB)SR/35/2012-13 dated 17.09.2012, issued by the Deputy Commissioner, Bengaluru District. In relation to the same we have been provided with the copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/35/2012-13 dated 17.09.2012; (ii) Sketch prepared for the purpose of conversion of land; and (iii) Entry bearing M.R. No. T10/2014-15 made in the Mutation Register evidencing the conversion of land (**Document No. 67, collectively**).
 - (c) The Land measuring an extent of 19½ Guntas comprised in Survey No. 59/2 of Bileshivale Village viz., the Property – C was converted for residential use under the Official Memorandum bearing Reference No. ALN(EBB)SR/42/2012-13 dated 15.09.2012, issued by the Deputy Commissioner, Bengaluru District. In relation to the same we have been provided with the copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/42/2012-13 dated 15.09.2012; (ii) Demand Notice dated 10.08.2012 demanding the payment of conversion fine; (iii) Challan dated 05.09.2012 evidencing the payment of conversion fine; (iv) Sketch prepared for the purpose of conversion of land; and (v) Extract of the Entry bearing M.R. No. 16/2015-16 made in the Mutation Register, evidencing the conversion of land (**Document No. 68, collectively**).



It is noted that out of 21 Guntas of land comprised in Survey No. 59/2 of Bileshivale Village, only an extent of 19½ Guntas was converted for residential purposes and the remaining 1½ Gunta was reserved for High Tension overhead wire.

- (d) The Land measuring an extent of 20 Guntas comprised in Survey No. 59/3 of Bileshivale Village viz., the Property – D, was converted for residential use under the Official Memorandum bearing Reference No. ALN(EBB)SR/47/2012-13 dated 15.09.2012, issued by the Deputy Commissioner, Bengaluru District. In relation to the same we have been provided with the copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/47/2012-13 dated 15.09.2012; (ii) Demand Notice dated 10.08.2012 demanding the payment of conversion fine; (iii) Challan dated 05.09.2012 evidencing the payment of conversion fine; (iv) Sketch prepared for the purpose of conversion of land; and (v) Extract of the Entry bearing M.R. No. T7/2015-16 made in the Mutation Register, evidencing the conversion of land (**Document No. 69, collectively**).

It is noted that out of 21 Guntas of land comprised in Survey No. 59/3 of Bileshivale Village, only an extent of 20 Guntas was converted for residential purposes and the remaining 1 Gunta was reserved for High Tension overhead wire.

- (e) A portion of land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village viz., the Property – F, was converted for residential use under the Official Memorandum bearing Reference No. ALN(EBB)SR/41/2012-13 dated 15.09.2012, issued by the Deputy Commissioner, Bengaluru District. In relation to the same we have been provided with the copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/41/2012-13 dated 15.09.2012; (ii) Demand Notice dated 10.08.2012 demanding the payment of conversion fine; (iii) Challan dated 05.09.2012 evidencing the payment of conversion fine; and (iv) Sketch prepared for the purpose of conversion of land (**Document No. 70, collectively**).
- (f) A portion of land measuring an extent of 20 Guntas comprised in Survey No. 59/4 of Bileshivale Village viz., the Property – G, was converted for residential use under the Official Memorandum bearing Reference No. ALN(EBB)SR/153/2012-13 dated 24.07.2013, issued by the Deputy Commissioner, Bengaluru District. In relation to the same we have been provided with the copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/153/2012-13 dated 24.07.2013; (ii) Demand Notice dated 19.06.2013 demanding the payment of conversion fine; (iii) Challan dated 02.07.2013 evidencing the payment of conversion fine; (iv) Sketch prepared for the purpose of conversion of land; and (v) Extract of the Entry bearing M.R. No. T5/2015-16 made in the Mutation Register, evidencing the conversion of land (**Document No. 71, collectively**).
- (g) A portion of land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village viz., the Property – E, was converted for residential use under the Official Memorandum bearing Reference No. ALN(EBB)SR/235/2013-



14 dated 14.07.2014, issued by the Deputy Commissioner, Bengaluru District. In relation to the same we have been provided with the copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/235/2013-14 dated 14.07.2014; (ii) Sketch prepared for the purpose of conversion of land; and (iii) Extract of the Entry bearing M.R. No. T14/2014-15 made in the Mutation Register, evidencing the conversion of land (**Document No. 72, collectively**).

40. It is noted that (i) Mrs. Puttalakshamma, wife of Late Mr. Huchappa; (ii) Mrs. Rajamma, daughter of Late Mr. Huchappa; (iii) Mrs. Triveni, daughter of Mrs. Rajamma; (iv) Mr. Ravichandra; (v) Mr. Raghavendra B.N., (persons referred in Serial Nos. (iv) and (v) sons of Mr. Nagaraj and Mrs. Rajamma); (vi) Mr. B.H. Kanakaraja (for himself and as Karta of his HUF comprising of his daughters, namely, Ms. Ranjitha and Ms. Rakshitha); (vii) Ms. Ranjitha; (viii) Ms. Rakshitha, (persons referred in Serial Nos. (vii) and (viii) being daughters of Mr. B.H. Kanakaraja); (ix) Mr. B.H. Somashekar, son of Late M. Huchappa; (x) Mrs. Jayalakshmi, wife of Mr. Somashekar; (xi) Mr. B.H. Sampath Kumar, son of Late Mr. Huchappa (for himself and as Karta of HUF comprising of his Minor daughter, Ms. Ganavi S.); (xii) Mrs. Kalpana, wife of Mr. B.H. Sampath Kumar, had sold and conveyed a portion of the land measuring an extent of 20 Guntas comprised in Survey No. 59/4 of Bileshivale Village viz., the Property – G, to and in favour of Total Environment Constructions Private Limited, under the Sale Deed dated 08.12.2017 and registered as Document No. MDP-1-08678-2017-18, in Book-I, stored in C.D. No. MDPD-221, in the Office of the Sub-Registrar, Mahadevapura (**Document No. 73**).
41. It is further noted that, the aforesaid Mr. Anandkumar, son of Late Mr. Sanjeevappa [for self and as Karta of his HUF comprising of his minor children, namely, (a) Master Nischal; and (b) Miss Shreya], had sold and conveyed the land measuring an extent of 21 Guntas comprised in Survey No. 59/3 of Bileshivale Village viz., the Property – D, to and in favour of Total Environment Constructions Private Limited, under the Sale Deed dated 31.10.2019, registered as Document No. MDP-1-06308-2019-2020, in Book-I, stored in C.D. No. MDPD-471, in the Office of the Sub-Registrar, Mahadevapura (**Document No. 74**).

It is noted that the children of Mr. Venkatesh, namely, (a) Mr. Anil; and (b) Ms. Lavanya have not joined in the execution of the Sale Deed dated 18.03.2008 in favour of Mr. Anand Kumar. Hence, it is advisable to obtain the Confirmation Deed from the aforesaid (a) Mr. Anil; and (b) Ms. Lavanya and their respective children.

It is noted that only an extent of 20 Guntas comprised in Survey No. 59/3 of Bileshivale Village, was converted for residential purposes and considered for obtaining plan sanction and remaining 1 Gunta has been reserved for High Tension overhead wire under the Official Memorandum bearing Reference No. ALN(EBB)SR/47/2012-13 dated 15.09.2012.

42. In the aforesaid manner, Total Environment Constructions Private Limited, had acquired all the right, title and interest, over the lands viz., (i) a portion of the land



measuring an extent of 20 Guntas comprised in Survey No. 59/4 of Bileshivale Village viz., the Property – G; and (ii) the land measuring an extent of 21 Guntas comprised in Survey No. 59/3 of Bileshivale Village viz., the Property – D.

Mortgages:

43. We have been provided with an Assignment Deed dated 25.9.1973 executed by Yelahanka Large Size Primary Agriculture Co-operative Society Limited, in favour of Syndicate Bank, in respect of the land comprised in Survey No. 59 of Bileshivale Village, registered as Document No. 1974/1973-74, in Book-I, in Volume No. 1368-SF, at Page 236, in the Office of Sub-Registrar, Hoskote (**Document No. 75**).

We have, however, not been provided with the Discharge Deed evidencing the discharge of the said mortgage. In this regard, it is to be noted that any claims made under the aforesaid Mortgage Deed as on date will be barred in terms of the provisions of the Limitation Act, 1953.

44. We have been provided with the Discharge Deed dated executed by Primary Co-operative Agricultural and Rural development Bank, in favour of Mr. Srinivasamurthy, evidencing the discharge of Mortgage Deed registered as Document No. 2340, in Book-I, Volume No. 1733, created in respect of the land measuring an extent of 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village, and registered as Document No. 4189/1986-87, in Book-I, Volume No. 2496, at Page 109, in the Office of Sub-Registrar, Bangalore North Taluk (**Document No. 76**).

In this regard, we have not been provided with the Mortgage Deed created in respect of the land measuring an extent of 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village, registered as Document No. 2340, in Book-I, Volume No. 1733. In this regard, it is to be noted that any claims made under the aforesaid Mortgage Deed as on date will be barred in terms of the provisions of the Limitation Act, 1953.

45. It transpires from the Encumbrance Certificates (*discussed below*), issued in respect of the land comprised in Survey Nos. 59/1 and 59/2 of Bileshivale Village, the following mortgages are reflected:

- (a) Mortgage Deed dated 08.06.1977 executed by Mr. Muddanna, in favour of SBIFSCS, Bidarahalli and registered as Document No. 1478/1977-78; and
- (b) Mortgage Deed dated 08.06.1977 executed by Mr. Hucha Hanumanthappa, in favour of SBIFSCS, Bidarahalli, and registered as Document No. 1479/1977-78.

We have, however, not been provided with the aforementioned copies of the Mortgage Deeds dated 08.06.1977. In this regard, it is to be noted that any claims made under the aforesaid Mortgage Deed as on date will be barred in terms of the provisions of the Limitation Act, 1953.

46. In this regard, we have been provided with the (i) No Due Certificate dated 12.04.2011 issued by the Rythara Seva Sahakara Sangha Niyamitha, in respect of the land measuring an extent of 2 Acres 10 Guntas comprised in Survey No. 59/1 of Bileshivale Village (**Document No. 77**); and (ii) No Due Certificate dated 18.04.2011 issued by the Rythara Seva Sahakara Sangha Niyamitha, in respect of the land measuring an extent of 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village (**Document No. 78**), stating that there are no dues payable to the Rythara Seva Sahakara Sangha Niyamitha.

Revenue and Survey Documents:

47. We have been provided with the extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/'Pahani'), issued in respect of the land measuring an extent of 2 Acres 10 Guntas comprised in Survey No. 59/1 of Bileshivale Village, for the years: 1968-69 to 2010-11 (**Document No. 79, collectively**). It is noted from the same as follows:
- (a) For the years: 1968-69 to 1973-74 Mr. Chikka Bodappa is reflected as the Khatedar; and (i) Mr. Munishamappa and (ii) Mr. Muddanna, are reflected as the cultivators;
 - (b) For the years: 1974-75 to 1975-76 Mr. Chikka Bodappa is reflected as the Khatedar; and (i) Mr. Munishamappa; (ii) Mr. Muddanna; and (iii) Mr. Hucha Hanumanthappa, are reflected as the cultivators;
 - (c) For the years: 1976-77 to 1978-79 Mr. Chikka Bodappa is reflected as the Khatedar; and (i) Mr. Muddanna; (ii) Mr. Sanjeevappa; (iii) Mrs. Anjinappa; (iv) Mr. Hucha Hanumanthappa; and (v) Mr. Hanumanthappa are reflected as the cultivators;
 - (d) For the year: 1979-80 (i) Mr. Chikka Bodappa; (ii) Mr. Muddanna; and (iii) Mr. Hucha Hanumanthappa are reflected as the Khatedars; and (i) Mr. Muddanna; (ii) Mr. Sanjeevappa; (iii) Mrs. Anjinappa; (iv) Mr. Hucha Hanumanthappa; and (v) Mr. Hanumanthappa are reflected as the cultivators;
 - (e) For the years: 1980-81 to 2004-05 (i) Mr. Chikka Bodappa; (ii) Mr. Muddanna; and (iii) Mr. Hucha Hanumanthappa are reflected as the Khatedars; and (i) Mr. Muddanna; (ii) Mr. Sanjeevappa; (iii) Mr. Hucha Hanumanthappa; and (iv) Mr. Hanumanthappa are reflected as the cultivators;
 - (f) For the years: 2005-06 to 2006-07 Mr. Sanjeevappa; and Mr. B.C. Kempaiah are reflected as the Khatedars and cultivators; and
 - (g) For the years: 2007-08 to 2010-11 (i) Mr. B.C. Kempaiah; (ii) Mrs. Jayamma; (iii) Mrs. Lakshamma; and (iv) Anandkumar are reflected as the Khatedars and cultivators.

48. We have been provided with the extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/ 'Pahani'), issued in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village for the years: 2011-12 to 2016-17; 2018-19 to 2019-20 (**Document No. 80, collectively**). It is noted from the same as follows:
- (a) For the year: 2011-12, Mr. B.C. Kempaiah is reflected as the Khatedar and cultivator; and
 - (b) For the years: 2012-13 to 2016-17; and 2018-19 to 2019-20, Mrs. B.K. Kanakamma is reflected as the Khatedar; and Mr. B.C. Kempaiah; and Mrs. B.K. Kanakamma are reflected as the cultivators.
49. We have been provided with the extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/ 'Pahani'), issued in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village for the years: 2011-12 to 2016-17; 2018-19 and 2019-20 (**Document No. 81, collectively**). It is noted from the same, for the years 2011-12 to 2016-17; 2018-19 and 2019-20 (i) Mrs. Jayamma; (ii) Mrs. Lakshamma; and (iii) Mr. Anandkumar are reflected as the Khatedars and cultivators.
50. We have been provided with the extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/ 'Pahani'), issued in respect of the land measuring an extent of 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village for the years: 1968-69 to 1974-75; 1976-77; 1978-79 to 2007-08 (**Document No. 82, collectively**). It is noted from the same as follows:
- (a) For the years: 1968-69 to 1980-81 Mr. Srinivasamurthy is reflected as the Khatedar and cultivator;
 - (b) For the years: 1981-82 to 2004-05 Mr. Chowdappa is reflected as the Khatedar cultivator;
- Note: It is noted that for the years 1984-85 to 2004-05 Mr. Srinivasamurthy is reflected as the Khatedar and the same appears to be erroneous.*
- (c) For the year: 2005-06 (i) Mrs. Nagamma; (ii) Mr. Anjanappa; (iii) Mr. Venkatesh; (iv) Mrs. Shantha; and (v) Mr. Kempaiah are reflected as the Khatedars; and (i) Mrs. Nagamma; (ii) Mr. Nagaraja; (iii) Mr. Anjanappa; (iv) Mr. Venkatesh; and (v) Shantha are reflected as the cultivators;
 - (d) For the year: 2006-07 (i) Mr. Anjanappa; (ii) Mr. Venkatesh; (iii) Mrs. Shantha; (iv) Mr. Kempaiah; and (v) Mr. Huchappa are reflected as the Khatedars; and (i) Mrs. Nagamma; (ii) Mr. Anjanappa; (iii) Mr. Venkatesh; (iv) Shantha; and (v) Mr. Kempaiah are reflected as the cultivators; and

- (e) For the year: 2007-08 (i) Mr. Anjanappa; (ii) Mr. Venkatesh; (iii) Mrs. Shantha; (iv) Mr. Kempaiah; (v) Mrs. Puttalakshamma; (vi) Mr. Kanakaraju; (vii) Mr. B.H. Somashekar; (viii) Mr. B.H. Sampath Kumar are reflected as the Khatedars; and (i) Mrs. Nagamma; (ii) Mr. Anjanappa; (iii) Mr. Venkatesh; (iv) Shantha; (v) Mr. Kempaiah; (vi) Mrs. Puttalakshamma; (vii) Mr. Kanakaraju; (viii) Mr. B.H. Somashekar; (ix) Mr. B.H. Sampath Kumar are reflected as the cultivators.
51. We have been provided with the extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/ 'Pahani'), issued in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village for the years: 2008-09 to 2016-17; 2018-19 and 2019-20 (**Document No. 83, collectively**). It is noted from the same, For the years: 2008-09 to 2016-17; 2018-19 and 2019-20 Mrs. Shantha is reflected as the Khatedar and cultivator.
52. We have been provided with the extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/ 'Pahani'), issued in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/3 of Bileshivale Village for the years: 2008-09 to 2016-17; 2018-19 and 2019-20 (**Document No. 84, collectively**). It is noted from the same, For the years: 2011-12 to 2016-17 Mr. Anandkumar is reflected as the Khatedar and cultivator.
53. We have been provided with the extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/ 'Pahani'), issued in respect of the land measuring an extent of 1 Acre 22 Guntas comprised in Survey No. 59/4 of Bileshivale Village for the years: 2008-09 to 2016-17; 2018-19 and 2019-20 (**Document No. 85, collectively**). It is noted from the same, For the years: 1968-69 to 1978-79 (i) Mr. Anjanappa; (ii) Mr. Kempaiah; (iii) Mrs. Puttalakshamma; (iv) Mr. Kanakaraju; (v) Mr. B.H. Somashekar; (vi) Mr. B.H. Sampath Kumar are reflected as the Khatedars and cultivators.
54. We have been provided with a copy of the Village Map of Bileshivale Village (**Document No. 86**), indicating the location, shape and boundaries to the land comprised in Survey No. 59 of Bileshivale Village.
55. We have been provided with a copy of the Moola Tippani issued in respect of the land comprised in Survey No. 59 of Bileshivale Village (**Document No. 87**). It is noted from the same that the outline of Survey No. 59 of Bileshivale Village matches with the outline of the Village Map.
56. We have been provided with the Hissa Survey Tippani issued in respect of the land comprised in Survey No. 59 of Bileshivale Village (**Document No. 88**), evidencing the sub-division of the land comprised in Survey No. 59 into new Survey Nos. 59/1 and 59/2.
57. We have been provided with the Hissa Survey Tippani issued in respect of the land comprised in Survey No. 59/2 of Bileshivale Village (**Document No. 89**), evidencing the sub-division of the land comprised in Survey No. 59/2 into new Survey Nos. 59/2, 59/3 and 59/4.



58. We have been provided with the copy of R.R. Pakka Book issued in respect of the land comprised in Survey No. 59/2 of Bileshivale Village (**Document No. 90**), evidencing the sub-division of the land comprised in Survey No. 59/2 into new Survey Nos. 59/2, 59/3 and 59/4.
59. It is noted that Survey No. 59/1 of Bileshivale Village was sub-divided into new Survey Nos. 59/1 and 59/5. In this regard we have been provided with a copy of the Atlas issued in respect of the land comprised in Survey No. 59/1 of Bileshivale Village (**Document No. 91**).
60. We have been provided with a copy of the Atlas issued in respect of the land comprised in Survey No. 59/2 of Bileshivale Village (**Document No. 92**), evidencing the sub-division of the land comprised in Survey No. 59/2 into new Survey Nos. 59/2, 59/3 and 59/4.
61. We have been provided with the extract of Karnataka Revision Settlement Akarbandh in respect of the land comprised in Survey No. 59/1 of Bileshivale Village (**Document No. 93**). It is noted from the same that Survey No. 59/1 of Bileshivale Village comprises of 2 Acres 10 Guntas of cultivable land and there being no Kharab land.
62. We have been provided with the extract of Karnataka Revision Settlement Akarbandh in respect of the land comprised in Survey No. 59/1 of Bileshivale Village (**Document No. 94**). It is noted from the same that Survey No. 59/1 of Bileshivale Village comprises of 1 Acre 5 Guntas of cultivable land and there being no Kharab land.
63. We have been provided with the extract of Karnataka Revision Settlement Akarbandh in respect of the land comprised in Survey No. 59/5 of Bileshivale Village (**Document No. 95**). It is noted from the same that Survey No. 59/5 of Bileshivale Village comprises of 1 Acre 5 Guntas of cultivable land and there being no Kharab land.
64. We have been provided with the extract of Karnataka Revision Settlement Akarbandh in respect of the land comprised in Survey No. 59/2 of Bileshivale Village (**Document No. 96**). It is noted from the same that Survey No. 59/2 of Bileshivale Village comprises of 21 Guntas of cultivable land and there being no Kharab land.
65. We have been provided with the extract of Karnataka Revision Settlement Akarbandh in respect of the land comprised in Survey No. 59/3 of Bileshivale Village (**Document No. 97**). It is noted from the same that Survey No. 59/3 of Bileshivale Village comprises of 21 Guntas of cultivable land and there being no Kharab land.
66. We have been provided with the extract of Karnataka Revision Settlement Akarbandh in respect of the land comprised in Survey No. 59/4 of Bileshivale Village (**Document No. 98**). It is noted from the same that Survey No. 59/4 of Bileshivale Village comprises of 1 Acre 22 Guntas of cultivable land and there being no Kharab land.



Endorsements:

67. We have been provided with an Endorsement dated 01.10.2012 bearing Reference No. LRF.C.R/1275/2012-13, issued by the Assistant Commissioner, Bengaluru, North Sub-Division, Bengaluru, confirming that no proceedings have been initiated/ pending under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59 of Bileshivale Village viz., Property-A (**Document No. 99**).
68. We have been provided with an Endorsement dated 03.04.2012 bearing Reference No. LRF.C.R/63/2012-13, issued by the Assistant Commissioner, Bengaluru North Sub-Division Bengaluru confirming that no proceedings have been initiated/ pending under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village viz., Property-C (**Document No. 100**).
69. We have been provided with an Endorsement dated 03.04.2012 bearing Reference No. LRF.C.R/51/2012-13, issued by the Assistant Commissioner, Bengaluru, North Sub-Division, Bengaluru, confirming that no proceedings have been initiated/ pending under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 21 Guntas comprised in Survey No. 59/3 of Bileshivale Village viz., Property-D (**Document No. 101**).
70. We have been provided with an Endorsement dated 03.04.2012 bearing Reference No. LRF.C.R/65/2012-13, issued by the Assistant Commissioner, Bengaluru, North Sub-Division, Bengaluru, confirming that no proceedings have been initiated/ pending under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village viz., Property-F (**Document No. 102**).
71. We have been provided with an Endorsement dated 03.04.2012 bearing Reference No. LRF.BE/53/2012-13, issued by the Assistant Commissioner, Bengaluru, North Sub-Division, Bengaluru, confirming that no proceedings have been initiated/ pending under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village viz., Property-B (**Document No. 103**).
72. We have been provided with an Endorsement bearing Reference No. PTCL.CR. 1727/2012-13 dated 19.10.2012 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, stating that no cases have been filed under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59 of Bileshivale Village viz., Property-A (**Document No. 104**).



73. We have been provided with an Endorsement bearing Reference No. PTCL.CR. 132/2012-13 dated 21.04.2012 issued by the Assistant Commissioner, Bengaluru, North Sub-Division, Bengaluru, stating that no cases have been filed under the provision of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village viz., Property-C (*Document No. 105*).
74. We have been provided with an Endorsement bearing Reference No. PTCL.CR. 149/2012-13 dated 20.04.2012 issued by the Assistant Commissioner, Bengaluru, North Sub-Division, Bengaluru, stating that no cases have been filed under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the land measuring an extent of 21 Guntas comprised in Survey No. 59/3 of Bileshivale Village viz., Property-D (*Document No. 106*).
75. We have been provided with an Endorsement bearing Reference No. PTCL.CR. 135/2012-13 dated 21.04.2012 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, stating that no cases have been filed under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village viz., Property-F (*Document No. 107*).
76. We have been provided with an Endorsement bearing Reference No. PTCL.CR.1013/2012-13 dated 08.08.2012 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, stating that no cases have been filed under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the land measuring an extent of 20 Guntas comprised in Survey No. 59/4 of Bileshivale Village viz., Property-G (*Document No. 108*).
77. We have been provided with an Endorsement bearing Reference No. PTCL.CR. 151/2012-13 dated 20.04.2012 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, stating that no cases have been filed under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village viz., Property-B (*Document No. 109*).
78. We have been provided with an Endorsement bearing Reference No. 265/2012-13, dated 27.04.2012, issued by the Tahsildar, Bengaluru East Taluk, confirming that there are no tenancy applications made in Form 7 under Section 48A and in Form 7A under Section 77A of the Karnataka land Reforms Act, 1961, in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village viz., Property-C (*Document No. 110*).



79. We have been provided with an Endorsement bearing Reference No. 264/2012-13, dated 27.04.2012, issued by the Tahsildar, Bengaluru East Taluk, confirming that there are no tenancy applications made in Form 7 under Section 48A and in Form 7A under Section 77A of the Karnataka land Reforms Act, 1961, in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/3 of Bileshivale Village viz., Property-D (**Document No. 111**).
80. We have been provided with an Endorsement bearing Reference No. 263/2012-13, dated 27.04.2012, issued by the Tahsildar, Bengaluru East Taluk, confirming that there are no tenancy applications made in Form 7 under Section 48A and in Form 7A under Section 77A of the Karnataka land Reforms Act, 1961, in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village viz., Property-F (**Document No. 112**).
81. We have been provided with an Endorsement bearing Reference No. 570/2012-13, dated 31.08.2012, issued by the Tahsildar, Bengaluru East Taluk, confirming that there are no tenancy applications made in Form 7 under Section 48A and in Form 7A under Section 77A of the Karnataka land Reforms Act, 1961, in respect of the land measuring an extent of 20 Guntas comprised in Survey No. 59/4 of Bileshivale Village viz., Property-G (**Document No. 113**).
82. We have been provided with an Endorsement bearing Reference No. 266/2012-13, dated 27.04.2012, issued by the Tahsildar, Bengaluru East Taluk, confirming that there are no tenancy applications made in Form 7 under Section 48A and in Form 7A under Section 77A of the Karnataka land Reforms Act, 1961, in respect of the land measuring an extent of 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village viz., Property-B (**Document No. 114**).

Encumbrance Certificates:

83. We have been provided with the Encumbrance Certificates issued in respect of the land measuring 2 Acres 10 Guntas comprised in Survey No. 59/1 of Bileshivale Village, for the period: (i) 01.04.1960 to 31.07.1986; (ii) 01.08.1986 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004 (**Document No. 115, collectively**). In terms of the same, following transactions are reflected:
- (a) Partition Deed dated 13.05.1972 entered into between Mr. Munishamappa, son of Late Mr. Muddanna and others, and registered as Document No. 833/1972-73;
- (b) Mortgage Deed dated 08.06.1977 executed by Mr. Muddanna, in favour of SBIFSCS, Bidarahalli and registered as Document No. 1478/1977-78; and
- (c) Mortgage Deed dated 08.06.1977 executed by Mr. Hucha Hanumanthappa, in favour of SBIFSCS, Bidarahalli, and registered as Document No. 1479/1977-78.



84. We have been provided with the Encumbrance Certificates issued in respect of the land measuring 1 Acre 5 Guntas comprised in Survey No. 59/1 of Bileshivale Village, for the following period: (i) 01.04.2004 to 25.05.2012; (ii) 26.05.2012 to 19.05.2014; (iii) 19.05.2014 to 18.08.2016; (iv) 18.08.2016 to 09.04.2017; (v) 01.04.2017 to 23.05.2019; (vi) 09.03.2019 to 21.08.2019; (vii) 01.08.2019 to 02.03.2020; (viii) 03.03.2020 to 19.06.2020; (ix) 20.06.2020 to 01.03.2021; (x) 01.03.2021 to 06.08.2021; (xi) 06.08.2021 to 16.12.2021; (xii) 01.01.2022 to 31.03.2022; (xiii) 01.04.2022 to 30.06.2022; (xiv) 01.07.2022 to 30.09.2022; (xv) 01.10.2022 to 31.12.2022; (xvi) 01.01.2023 to 31.03.2023; (xvii) 01.04.2023 to 24.08.2023; (xviii) 24.08.2023 to 17.11.2023; and (xix) 16.12.2021 to 16.04.2024 (**Document No. 116**, collectively). In terms of the same, following transactions are reflected:
- (a) Partition Deed dated 16.02.2006 in the name of Mr. B.C. Kempanna, son of Mr. Chikkabodappa, and registered as Document No. KRI-1-18612-2005-06; and
 - (b) Release Deed dated 08.11.2017 executed by Mrs. Kenchamma and others, in favour of Mrs. Kanakamma, and registered as Document No. BNS-1-10934-2017-18;
 - (c) Mortgage Deed dated 02.06.2023 executed by M/s. Manjri Projects Private Limited, in favour of M/s. Vistra ITCL India Limited, registered as Document No. KRI-1-02836-2023-24;
 - (d) Discharge Deed dated 19.04.2023 executed by Vistra ITCL India Limited in favour of Manjri Projects Private Limited, registered as Document No. MDP-1-00595-2023-24;
 - (e) Discharge Deed dated 02.11.2023 executed by Vistra ITCL India Limited in favour of Total Environment Constructions Private Limited, registered as Document No. BNS-1-15260-2023-24; and
 - (f) Joint Development Agreement dated 06.02.2024 executed by (i) Mrs. Kanakamma and others in favour of Total Environment Constructions Private Limited, registered as Document No. MDP-1-08735-2023-24.
85. We have been provided with the Encumbrance Certificates issued in respect of the land measuring 2 Acres 24 Guntas comprised in Survey No. 59/2 of Bileshivale Village, for the period: (i) 01.04.1970 to 31.07.1986; (ii) 01.08.1986 to 31.05.1989; and (iii) 01.06.1989 to 31.03.2004 (**Document No. 117**). In terms of the same, following transactions are reflected:
- (a) Mortgage Deed dated 25.09.1973 executed by Yelahanaka Primary Agricultural Co-operative Society, in favour of Syndicate Agricultural Bank, and registered as Document No. 1974/1973-74; and



- (b) Sale Deed dated 30.04.1981 executed by (i) Mr. B.P Srinivasamurthy son of Mr. Puttavenkatappa; (ii) Mr. B.S. Narayanamurthy; and (iii) Mr. B.S. Ravindra (both being sons of Mr. B.P Srinivasamurthy), in favour of Mr. Chowdappa, in favour of Mr. Chowdappa, and registered as Document No. 292/1881-82.

86. We have been provided with the Encumbrance Certificates issued in respect of the land measuring 21 Guntas comprised in Survey No. 59/2 of Bileshivale Village, for the period: (i) 01.04.2004 to 09.03.2023; (ii) 01.01.2023 to 31.03.2023; (iii) 01.04.2023 to 24.08.2023; (iv) 24.08.2023 to 17.11.2023; and (v) 17.11.2023 to 17.04.2024 (**Document No. 118**). In terms of the same, following transactions are reflected:

- (a) Sale Deed dated 18.03.2008 executed by Mr. Venkatesh, in favour of Mr. Anand Kumar, and registered as Document No. BDH-03630-2007-08;
- (b) Sale Deed dated 18.01.2006 executed by Mrs. Nagamma in favour of Mr. Huchappa, registered as Document No. KRI-1-12906-2005-06;
- (c) Sale Deed dated 16.09.2005 executed by Mr. Nagaraja, in favour of Mr. Kempaiah, and registered as Document No. KRI-1-07382/2005-06;
- (d) Sale Deed dated 25.07.2005 executed by Mr. Raja, in favour of Mrs. Shantha, and registered as Document No. KRI-1-05520-2005-06;
- (e) Indenture of Mortgage dated 12.11.2019 executed by Total Environment Constructions Private Limited, in favour of Vistra ITCL (India) Limited, registered on 13.11.2019 as Document No. MDP-1-06768/2019-20, in Book-I, stored in C.D. No. MDPD-480;
- (f) Amalgamation Deed dated 17.02.2020 evidencing assignment of new Municipal No. 110, by the Bruhat Bengaluru Mahanagara Palike, and registered as Document No. MDP-1-10502-2019-20;
- (g) Discharge Deed dated 19.04.2023 executed by Vistra ITCL India Limited in favour of Manjri Projects Private Limited, registered as Document No. MDP-1-00595-2023-24; and
- (h) Discharge Deed dated 02.11.2023 executed by Vistra ITCL India Limited in favour of Total Environment Constructions Private Limited, registered as Document No. BNS-1-15260-2023-24.

The details of the entries mentioned in Serial Nos. (e) to (h) above have been discussed under the main Report.

87. We have been provided with the Encumbrance Certificates issued in respect of the land measuring 21 Guntas comprised in Survey No. 59/3 of Bileshivale Village, for



the period: (i) 01.04.2004 to 09.03.2023; (ii) 01.01.2023 to 31.03.2023; (iii) 01.04.2023 to 24.08.2023; (iv) 24.08.2023 to 17.11.2023; and (v) 17.11.2023 to 17.04.2024 (**Document No. 119**). In terms of the same, following transactions are reflected:

- (a) Sale Deed dated 31.10.2019 executed by Mr. Anandkumar, in favour of Total Environment Constructions Private Limited (TECS), registered as Document No. MDP-1-06308-2019-20;
- (b) Mortgage Deed dated 12.11.2019 executed by (i) Total Environment Constructions Private Limited (TECS); and (ii) M/s. Nanjangud projects Private Limited, in favour of registered as Document No. MDP-1-06768-2019-20, in Book-I; stored in C.D. No. MDPD-48;
- (c) Deposit of Mortgage Deed dated 05.05.2022 executed by (i) Total Environment Constructions Private Limited (TECS); and (ii) M/s. Nanjangud projects Private Limited, in favour of M/s Vistra ITCL India Limited, registered as Document No. BNS-1-02098-2022-23, in Book-I, stored in C.D. No. BNSD-1515;
- (d) Amalgamation Deed dated 17.02.2020 evidencing assignment of new Municipal No. 110, by the Bruhat Bengaluru Mahanagara Palike, and registered as Document No. MDP-1-10502-2019-20;
- (e) Discharge Deed dated 19.04.2023 executed by Vistra ITCL India Limited in favour of Manjri Projects Private Limited, registered as Document No. MDP-1-00595-2023-24;
- (f) Discharge Deed dated 02.11.2023 executed by Vistra ITCL India Limited in favour of Total Environment Constructions Private Limited, registered as Document No. BNS-1-15260-2023-24; and
- (g) Discharge Deed dated 02.11.2023 executed by Vistra ITCL India Limited in favour of Total Environment Constructions Private Limited, registered as Document No. BNS-1-15259-2023-24.

The details of the entries mentioned in Serial Nos. (b) to (g) above have been discussed under the main Report.

- (i) We have been provided with the Encumbrance Certificates issued in respect of the land comprised in Survey No. 59/4 of Bileshivale Village, for the period: (i) 01.09.2008 to 11.04.2017; (ii) 01.04.2017 to 23.05.2019; (iii) 10.04.2017 to 01.07.2019; (iv) 24.05.2019 to 22.08.2019; (v) 01.08.2019 to 03.03.2020; (vi) 01.09.2019 to 03.03.2020; (vii) 01.04.2022 to 30.06.2022; (viii) 01.07.2022 to 30.09.2022; and (ix) 16.12.2021 to 17.04.2024 (**Document No. 120**). In terms of the same, following transactions are reflected:



- (a) Sale Deed dated 08.12.2017 executed by Mrs. Puttalakshmamma, in favour of Total Environment Constructions Private Limited and registered as Document No. MDP-1-08678/2017-18 is reflected;
- (b) Joint Development Agreement dated 05.09.2022 executed by Mr. A. Kempaiah and others in favour of M/s. Nanjangud projects Private Limited, registered as Document No. KRI-1-06884-2022-23, in Book-I, stored in C.D. No. KRID-1568;
- (c) Mortgage Deed dated 12.11.2019 executed by (i) Total Environment Constructions Private Limited (TECS); and (ii) M/s. Nanjangud projects Private Limited, in favour of registered as Document No. MDP-1-06768-2019-20, in Book-I, stored in C.D. No. MDPD-48;
- (d) Deposit of Mortgage Deed dated 05.05.2022 executed by (i) Total Environment Constructions Private Limited (TECS); and (ii) M/s. Nanjangud projects Private Limited, in favour of M/s. Vistra ITCL India Limited, registered as Document No. BNS-1-02098-2022-23, in Book-I, stored in C.D. No. BNSD-1515;
- (e) Discharge Deed dated 02.11.2023 executed by Vistra ITCL India Limited in favour of Total Environment Constructions Private Limited, registered as Document No. BNS-1-15260-2023-24;
- (f) Discharge Deed dated 02.11.2023 executed by Vistra ITCL India Limited in favour of Total Environment Constructions Private Limited, registered as Document No. BNS-1-15259-2023-24;
- (g) Mortgage Deed dated 02.06.2023 executed by M/s. Manjri Projects Private Limited, in favour of M/s. Vistra ITCL India Limited, registered as Document No. KRI-1-02836-2023-24; and
- (h) Discharge Deed dated 19.04.2023 executed by Vistra ITCL India Limited in favour of Manjri Projects Private Limited, registered as Document No. MDP-1-00595-2023-24.

The details of the entries mentioned in Serial Nos. (c) to (h) above have been discussed under the main Report.

88. We have been provided with the Encumbrance Certificates issued in respect of the comprised in Survey No. 59/4(p) of Bileshivale Village, for the period: (i) 03.03.2020 to 19.06.2020; (ii) 20.06.2020 to 01.03.2021; (iii) 01.03.2021 to 06.08.2021; (iv) 06.08.2021 to 16.12.2021; (v) 01.01.2022 to 31.03.2022; (vi) 01.04.2022 to 30.06.2022; (vii) 01.07.2022 to 30.09.2022; and (viii) 01.10.2022 to 31.12.2022; (ix) 01.01.2023 to 31.03.2023; (x) 01.04.2023 to 24.08.2023; and (xi) 24.08.2023 to 17.11.2023 (**Document No. 121**). In terms of the same, no transactions are reflected.



89. We have been provided with the Encumbrance Certificates issued in respect of the land measuring 1 Acre 5 Guntas comprised in Survey No. 59/5 of Bileshivale Village, for the period: (i) 01.04.2004 to 09.03.2023; (ii) 01.01.2023 to 31.03.2023; (iii) 01.04.2023 to 24.08.2023; (iv) 24.08.2023 to 17.11.2023; and (v) 17.11.2023 to 17.04.2024 (**Document No. 122**). In terms of the same, following transactions are reflected:

- (a) Sale Deed dated 19.10.2012 executed by Mrs. Jayamma, and others, in favour of Total Environment Constructions Private Limited, registered as Document No. HLS.1.02418/2012-13;
- (b) Memorandum of Deposit of Title Deed dated 26.10.2017 executed by Total Environment Constructions Private Limited, in favour of Vistra ITCL (India) Limited (as the TEC Series A Debenture Trustee), registered on 30.10.2017 as Document No. MDP-1-07180/2017-18;
- (c) Deed of Simple Mortgage Without Possession dated 26.10.2017 executed by (i) Total Environment Constructions Private Limited; (ii) Nanjangud Projects Private Limited (for self and on behalf of the landowners), in favour of Vistra ITCL (India) Limited (as TEC Series B Debenture Trustee), and registered on 30.10.2017 as Document No. MDP-1-07194/2017-18;
- (d) Mortgage Deed dated 12.11.2019 executed by (i) Total Environment Constructions Private Limited (TECS); and (ii) M/s. Nanjangud projects Private Limited, in favour of registered as Document No. MDP-1-06768-2019-20, in Book-I, stored in C.D. No. MDPD-48;
- (e) Amalgamation Deed dated 17.02.2020 evidencing assignment of new Municipal No. 110, by the Bruhat Bengaluru Mahanagara Palike, and registered as Document No. MDP-1-10502-2019-20;
- (f) Discharge Deed dated 02.11.2023 executed by Vistra ITCL India Limited in favour of Total Environment Constructions Private Limited, registered as Document No. BNS-1-15260-2023-24; and
- (g) Discharge Deed dated 02.11.2023 executed by Vistra ITCL India Limited in favour of Total Environment Constructions Private Limited, registered as Document No. BNS-1-15261-2023-24.

The details of the entries mentioned in Serial Nos. (b) and (g) above have been discussed under the main Report.

DISCLAIMER:

This Report is provided on the basis of review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such



documents. This Report is subject to our comments stated herein above. This Report is limited to ascertaining the legal right, title and interest of the present owners based on the representations of the said owner/s.

For the purposes of this Report, we have assumed that the photocopies of the several documents and deeds examined by us are genuine and authentic; that the existence, capacity and authority of each of the parties to enter into and perform their respective obligations under the said title documents is undisputable; and that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of being rescinded for any fraud or misrepresentation on the part of any party.

CONCLUSION:

On a review and analysis of the documents/ information furnished to us, and subject howsoever to our comments and recommendations stated hereinabove, we are of the considered opinion as follows:

Property – B, Property – D and Property – G:

- (a) **Total Environment Constructions Private Limited** [CIN: U45202KA1985PTC 007026], a company incorporated under the Companies Act, 1956, having its Registered Office at 'Imagine', No. 78, ITPL Main Road, EPIP Zone, Whitefield, Bengaluru – 560 066, is currently the absolute owner vested with absolute rights of ownership, title and interest in the lands, viz., (i) Property – B i.e., the land converted for residential purposes, measuring an extent of 1 Acre 5 Guntas, comprised in Survey No. 59/5; (ii) Property – D i.e., the land converted for residential purposes, measuring an extent of 20 Guntas (excluding 1 Gunta of land reserved for High Tension overhead wire), comprised in Survey No. 59/3; and (iii) Property – G i.e., a portion of the land converted for residential purposes, measuring an extent of 20 Guntas, comprised in Survey No. 59/4, all situated at Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District.

Property – A:

- (b) **Mrs. Kanakamma**, daughter of Late Mr. B.C. Kempaiah is currently the absolute owner vested with absolute rights of ownership, title and interest in the Property – A, i.e., the land converted for residential purposes, measuring an extent of 1 Acre 5 Guntas, comprised in Survey No. 59/1 of Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District.
- (c) In terms of the Joint Development Agreement dated 06.02.2024, registered as Document No. MDP-1-08735-2023-24, **Total Environment Constructions Private Limited** [CIN: U45202KA1985PTC007026], a company incorporated under the Companies Act, 1956, having its Registered Office at 'Imagine', No. 78, ITPL Main Road, EPIP Zone, Whitefield, Bengaluru – 560 066, is entitled to develop



Property-A, along with the adjacent lands into residential project comprising of residential units of different dimensions viz., the Project; and upon completion of development and construction of the Project, the said owners of Property-A, are entitled to Fifteen percent (15%) of the Owner's Attributable Project Revenue or Rs. 11,25,00,000/- per acre whichever is lesser, which is proportionate to the land area belonging to the owners; and Total Environment Constructions Private Limited is entitled to 85% of the Project Revenue in the Project.

- (d) In terms of the General Power of Attorney dated 15.09.2023, registered as Document No. MDP-4-00457-2023-24, Total Environment Constructions Private Limited is authorised and empowered to develop and construct the Project in and upon Property-A, along with the adjacent lands, and to sell/ mortgage the same together with all constructions and development thereon, in whole or in part.

Property – C:

- (e) **Mrs. Shantha**, wife of Mr. Ramamurthy is currently the absolute owner vested with absolute rights of ownership, title and interest in the Property – C i.e., the land converted for residential purposes, measuring an extent of 19½ Guntas (excluding 1½ Guntas of land reserved for High Tension Line), comprised in Survey No. 59/2 of Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District.
- (f) In terms of the Articles of Agreement dated 10.02.2012, Total Environment Constructions Private Limited is entitled to develop the Property – C along with the adjacent lands into residential apartments / villas / plots, viz., the Project; and upon completion of development and construction of the Project, the owner of the Property – C is entitled to saleable super built-up area of 1,25,780 square feet in the residential apartments to be built anywhere in the larger development of land admeasuring an extent of 140 Acres approximately, along with one car parking space for every apartment and together with the right to use common amenities provided in the Project; and Total Environment Constructions Private Limited is entitled to the remaining saleable super built-up area in the Project together with the corresponding proportionate undivided share, right, title and interest in the Property – C.
- (g) Further, in terms of the said Articles of Agreement dated 10.02.2012, Total Environment Constructions Private Limited is entitled to obtain loan facilities from banks/ financial institutions as may be required for development of the Project and is further entitled to create mortgage / charge on the Property – C, as security for such loan facilities.
- (h) In terms of the General Power of Attorney dated 10.02.2012, registered as Document No. HLS-4-00339/2011-12, Nanjangud Projects Private Limited is authorised and empowered to develop and construct the Project in and upon the Property – C along with the adjacent lands, and to sell the units comprised in the Project along with the



corresponding proportionate undivided share, right, title and interest in the Property – C.

- (i) In terms of the Agency Agreement dated 10.02.2012, Manjri Projects Private Limited has been appointed and authorised as the exclusive agent of the said owners to arrange for the sale of the super built-up area in the developed residential apartments allotted to the share of the said owners together with the corresponding proportionate undivided share, right, title and interest in the Property – C, for the sale consideration as specified and agreed thereunder, and towards which payments have been received by the said owners of the Property – C from time to time.

Property – E:

- (j) (i) **Mr. A. Kempaiah**, son of Late Mr. Anjinappa; (ii) **Mr. B.K. Anil Kumar**; (iii) **Mrs. Annapoorna**; (iv) **Mrs. Uma**; and (v) **Mr. Murali K.**, (persons referred in Serial Nos. (ii) to (v) being children of Mr. A. Kempaiah); (vi) **Master Daiwik**; and (vii) **Miss Deeksha** (persons referred in Serial Nos. (vi) to (vii) being children of Mr. Murali K.), are currently the absolute owners vested with absolute rights of ownership, title and interest in the Property – E, i.e., a portion of the land converted for residential purposes, measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District.
- (k) In terms of the Joint Development Agreement dated 02.09.2022, registered as Document No. KRI-1-06884/2022-23, Total Environment Constructions Private Limited is entitled to develop the Property – E along with the adjacent lands into residential apartments / villas / plots, viz., the Project; and upon completion of development and construction of the Project, the owner of the Property – E are entitled to saleable super built-up area of 37,515 square feet in the residential apartments to be built anywhere in the larger development of land admeasuring an extent of 140 Acres approximately, along with one car parking space for every apartment and together with the right to use common amenities provided in the Project; and Total Environment Constructions Private Limited is entitled to the remaining saleable super built-up area in the Project together with the corresponding proportionate undivided share, right, title and interest in the Property – E.
- (l) Further, in terms of the said Joint Development Agreement dated 02.09.2022, Total Environment Constructions Private Limited is entitled to obtain loan facilities from banks/ financial institutions as may be required for development of the Project and is further entitled to create mortgage / charge on the Property – E, as security for such loan facilities.
- (m) In terms of the General Power of Attorney dated 02.09.2022, registered on 05.09.2022 as Document No. KRI-4-00267-2022-23, Total Environment Constructions Private Limited is authorised and empowered to develop and construct the Project in and upon the Property – E along with the adjacent lands, and to sell the units comprised



in the Project along with the corresponding proportionate undivided share, right, title and interest in the Property – E.

Property – F:

- (n) **Mr. Anjinappa**, son of Late Mr. Chowdappa, and his children, namely, (a) Ms. Ramya; (b) Mr. Sunil; and (c) Master Chiranjeevi, are currently the absolute owners vested with absolute rights of ownership, title and interest in the Property – F, i.e., a portion of the land converted for residential purposes, measuring an extent of 21 Guntas comprised in Survey No. 59/4 of Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District.
- (o) In terms of the Joint Development Agreement dated 08.05.2024, registered as Document No. MDP-1-00821-2024-25, **Total Environment Constructions Private Limited** [CIN: U45202KA1985PTC007026], a company incorporated under the Companies Act, 1956, having its Registered Office at 'Imagine', No. 78, ITPL Main Road, EPIP Zone, Whitefield, Bengaluru – 560 066, is entitled to develop Property-F, along with the adjacent lands into residential project comprising of residential units of different dimensions viz., the Project; and upon completion of development and construction of the Project, the said owners of Property-F, are entitled to Fifteen percent (15%) of the Owner's Attributable Project Revenue or Rs. 11,25,00,000/- per acre whichever is lesser, which is proportionate to the land area belonging to the owners; and Total Environment Constructions Private Limited is entitled to 85% of the Project Revenue in the Project.
- (p) In terms of the General Power of Attorney dated 08.05.2024, registered as Document No. MDP-4-00052-2024-25, Total Environment Constructions Private Limited is authorised and empowered to develop and construct the Project in and upon Property-F, along with the adjacent lands, and to sell/ mortgage the same together with all constructions and development thereon, in whole or in part.
- (q) On a conspectus and conjoint reading of the aforesaid Articles of Agreements/Joint Development Agreement, Deeds of General Power of Attorney and the Agency Agreements, Total Environment Constructions Private Limited and Nanjangud Projects Private Limited are entitled to undertake development of the Project and to sell the developed built-up area along with the corresponding proportionate undivided share, right, title and interest in the Property – C, subject to payment of the outstanding consideration due and payable to the owners in terms of the Agency Agreement entered into by the said owners with Manjri Projects Private Limited. In view of consideration having already been paid to and received by the said owners under the aforesaid Articles of Agreements/ Joint Development Agreement, Deeds of General Power of Attorney and the Agency Agreements, the development rights and interest vested in Total Environment Constructions Private Limited and Nanjangud Projects Private Limited, is deemed to be coupled with interest; and it is expressly recorded under the said Deeds of General Power of Attorney that the



powers granted thereunder are irrevocable and further that the agency created thereunder cannot be terminated by the owners.

- (a) Our opinion as above with respect to title to the Composite Property is subject however to the subsisting mortgages created in favour of Vistra ITCL (India) Limited (in its capacity as Debenture Trustee for the Debenture Holders).

Vinodh
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Advocates & Solicitors
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Writers' Name: **C.R. Muralidharan/ Vinuth Gowda**

Strictly Confidential

Dated: July 4, 2024

ICICI Bank Limited

Sobha Towers,

No. 1, Commissariat Road,

Bengaluru, Karnataka – 560 025

Annexure – B26

REPORT ON TITLE TO PROPERTY

DESCRIPTION OF THE PROPERTIES:

1. All that piece and parcel of immovable property being land converted for residential purposes, measuring an extent of 13 Guntas, comprised in Survey No. 60/1, situated at Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru, and bounded as follows:

On the East by : Land bearing Survey Nos. 60/2 and 60/3;
On the West by : Land bearing Survey No. 59;
On the North by : Canal/ Kaluve; and
On the South by : Land bearing Survey No. 59.

The aforementioned immovable property is hereinafter referred to as '**Property – A**'.

2. All that piece and parcel of immovable property being land converted for residential purposes, measuring an extent of 19 Guntas, comprised in Survey No. 60/2, situated at Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru, and bounded as follows:

On the East by : Land bearing Survey No. 61;
On the West by : Land bearing Survey No. 60/1;
On the North by : Canal/ Kaluve and Road; and
On the South by : Land bearing Survey No. 60/3.

The aforementioned immovable property is hereinafter referred to as '**Property – B**'.

3. All that piece and parcel of immovable property being land converted for residential purposes, measuring an extent of 21 Guntas, comprised in Survey No. 60/3, situated at Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru, and bounded as follows:

On the East by : Road and Land bearing Survey No. 61;
On the West by : Land bearing Survey No. 60/1;



On the North by : Land bearing Survey No. 60/2 and;
On the South by : Land bearing Survey No. 61.

The aforementioned immovable property is hereinafter referred to as '**Property – C**'.

The land parcels described above as the Property – A, Property – B, and Property – C, totally admeasuring an extent of 1 Acre 13 Guntas, are hereinafter collectively referred to as the "**Composite Property**".

LIST OF DOCUMENTS EXAMINED:

In connection with the title scrutiny of the Composite Property, the following documents have been examined:

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
1.	Extract of the Index of Lands issued in respect of the lands comprised in Survey Nos. 60/1, 60/2 and 60/3 all situated at Bileshivale Village;
2.	Extract of the Entry bearing R.R. No. 211 made in the Record of Rights, reflecting registered the name of Mr. Chikkabodappa, son of Mr. Sanjeevappa as the holder the land comprised in Survey No. 60/1 of Bileshivale Village;
3.	Extract of the Entry bearing R.R. No. 213 made in the Record of Rights, reflecting the name of Mr. Bushappa Kyalasanahalli as the holder of the land comprised in Survey No. 60/3 of Bileshivale Village;
4.	Sale Deed dated 09.01.1952 executed by Ms. Hanumakka, daughter of Mr. Bushappa, in favour of Mr. Chikkabodappa, son of Mr. Sanjeevappa, <i>inter alia</i> in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 60/3 of Bileshivale Village, and registered as Document No. 2759/1951-52, in Book-I, Volume No. 745, at page 53, in the Office of the Sub-Registrar, Hoskote;
5.	Sale Deed dated 19.03.1953 executed by Mrs. Ankamma, wife of Mr. Bushappa, in favour of Mr. Chikkabodappa, son of Mr. Sanjeevappa, <i>inter alia</i> in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 60/3 of Bileshivale Village, and registered as Document No. 3446/1952-53, in Book I, Volume No. 768, at pages 233 to 234, in the Office of the Sub-Registrar, Hoskote;
6.	Partition Deed dated 12.05.1972 entered into between (1) Mr. Munishamappa, son of Late Mr. Muddanna; (1a) Mr. Hanumanthappa; (1b) Mr. Anjinappa; and (1c) Mr. Huchappa, all being sons of Mr. Munishamappa; (1d) Mr. Kempaiah, son of Mr. Hanumanthappa; (1e) Mr. Kempanna, son of Mr. Anjinappa; (2) Mr. Motappa, son of Late Mr. Muddanna; (2a) Mr. Sanjeevappa, son of Mr. Motappa; (3) Mr. Chikka Bodappa, son of Mr. Sanjeevappa; (3a) Mr. Muddanna; and (3b)

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	Mr. B.C. Kempaiah, both being sons of Mr. Chikka Bodappa; (4a) Mr. Muddanna; (4b) Mr. Hanumanthappa, both being sons of Late Mr. Badigappa, <i>inter alia</i> in respect of the lands viz., (i) Survey No. 60/1 measuring 13 Guntas i.e., the Property – A; and (ii) Survey No. 60/3 measuring 21 Guntas i.e., the Property – C, and registered as Document No. 833/1972-73, in Book-I, Volume No. 1327, at pages 202 to 210, in the Office of the Sub-Registrar, Hoskote;
7.	Extract of the Entry bearing R.R. No. 810 made in the Record of Rights, reflecting Mr. Mudanna, and Mr. Huccha Hanumanthappa, as the holders of the land comprised in Survey No. 60/1 of Bileshivale Village;
8.	Endorsement dated 25.03.2011, issued by the Taluk Shristedar, Krishnarajapura, stating that the extracts of the Entries bearing M.R. Nos. 26/1976-77 and 26/1977-78 made in the Mutation Register, are not available as the same are mutilated;
9.	Copy of the Genealogical Tree of Late Mr. Mudde Gowda @Muddanna issued by the Village Accountant, Doddagubbi Circle, Bidarahalli Hobli, Bengaluru East Taluk (<i>illegible</i>);
10.	Copy of the Genealogical Tree of Late Mr. Sanjeevappa issued by the Village Accountant, Doddagubbi Circle, Bidarahalli Hobli, Bengaluru East Taluk (<i>illegible</i>);
11.	Copy of the Genealogical Tree of Late Mr. Badigappa issued by the Village Accountant, Doddagubbi Circle, Bidarahalli Hobli, Bengaluru East Taluk;
12.	Copies of (i) Plaint; (ii) Written Statements; (iii) Compromise Petition 12.07.2001; and (iv) Order Sheet & Order dated 12.07.2001 in connection with the Original Suit bearing O.S. No. 462/1992, on the file of the Court of II nd Munsiff Judge, Bengaluru;
13.	Final Decree dated 12.07.2001 in Original Suit bearing O.S. No. 462/1992, on the file of the Civil Judge (Junior Division) Bengaluru Rural District, Bengaluru, drawn in favour of Mrs. Chikka Kenchamma, wife of Mr. Muddanna, in respect of the land admeasuring an extent of 34 Guntas comprised in Survey Nos. 60/1 and 60/3 of Bileshivale Village, viz., the Property – A and Property – C;
14.	Order dated 06.06.2005 in Case bearing Reference No. BNK/RRT.CR 243/2005-06, passed by the Deputy Tahsildar, Bengaluru East Taluk, in favor of Mrs. Chikka Kenchamma, wife of Late Mr. Mudanna, in respect of the lands viz., (i) Survey No. 60/1 measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, both situated at Bileshivale Village;
15.	Extract of the Entry bearing M.R. No. 60/2004-2005 made in the Mutation, reflecting the mutation of Khatha in respect of the lands viz., (i) Survey No. 60/1



Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, both situated at Bileshivale Village, in the name of Mrs. Chikka Kenchamma, wife of Late Mr. Muddanna;
16.	Will dated 06.01.1994 executed by Mr. Hutcha Hanumanthappa in favour of Mrs. Dyavamma, wife of Mr. Hutcha Hanumanthappa, <i>inter alia</i> in respect of the lands viz., (i) Survey No. 60/1 measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, both situated at Bileshivale Village, and registered as Document No. 286/1993-94, in Book-III, Volume No. 147, at pages 192 to 198, in the Office of the Sub-Registrar, Gandhinagar, Bengaluru;
17.	Will dated 10.01.1994 executed by Mrs. Chikka Kenchamma, wife of Late Mr. Mudanna, in favour of (i) Mr. Patalappa, son of Mrs. Chikka Kenchamma (<i>foster son</i>); and (ii) Mrs. Kanakamma, wife of Mr. Patalappa, in respect of lands viz., (i) Survey No. 60/1 measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, both situated at Bileshivale Village, and registered as Document No. 287/1993-94, in Book-III, Volume No. 147, at pages 199 to 205, in the Office of the Sub-Registrar, Gandhinagar, Bengaluru;
18.	Gift deed dated 06.04.2006 executed by Mrs. Chikka Kenchamma, wife of Mr. Mudanna, in favour of Mrs. Kanakamma, wife of Mr. Patalappa (also known as Patalappa), <i>inter alia</i> in respect of the said lands viz., (i) Survey No. 60/1 measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, both situated at Bileshivale Village, and registered as Document No. KRI-1-00701-2006-07, in Book-I, stored in C.D. No. KRID-204, in the Office of the Sub-Registrar, Krishnarajapuram, Bengaluru;
19.	Extract of the Entry bearing M.R. No. 53/2005-2006 made in the Mutation Register, reflecting the mutation of Khatha in respect of the lands viz., (i) Survey No. 60/1 measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, situated at Bileshivale Village, in the name of Mrs. Kanakamma, wife of Mr. Patalappa;
20.	Articles of Agreement dated 10.02.2012 entered into between (i) Mrs. Kanakamma, wife Mr. Patalappa; (ii) Mr. Gokul, son of Mr. Patalappa (<i>as Owners</i>); along with (iii) Mr. Patalappa, son of Mr. Kempaiah; (iv) Mr. Kiran Kumar; (v) Mrs. Gayathri (<i>as Confirming Parties</i>) (persons referred to in Sl. Nos. (iv) to (v) being children of Mr. Patalappa); and Total Environment Constructions Private Limited, in respect of the lands viz., (i) Survey No. 60/1 measuring an extent of 13 Guntas; and (ii) Survey No. 60/3 measuring an extent of 21 Guntas, both situated at Bileshivale Village;
21.	General Power of Attorney dated 10.02.2012 executed by between (i) Mrs. Kanakamma, wife Mr. Patalappa; (ii) Mr. Gokul, son of Mr. Patalappa (<i>as Owners</i>); along with (iii) Mr. Patalappa, son of Mr. Kempaiah; (iv) Mr. Kiran Kumar; (v) Mrs. Gayathri (<i>as Confirming Parties</i>) (persons referred to in Sl. Nos. (iv) to (v) being

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	children of Mr. Patalappa), appointing and authorizing Nanjangud Projects Private Limited, for obtaining various permissions and licenses for development, in respect of the lands viz., (i) Survey No. 60/1 measuring an extent of 13 Guntas; and (ii) Survey No. 60/3 measuring an extent of 21 Guntas, both situated at Bileshivale Village, and registered on 15.02.2012 as Document No. HLS-4-00343-2011-12, in Book-4, stored in C.D. No. HLSD49, in the Office of the Sub-Registrar, Halasuru;
22.	Agency Agreement dated 22.09.2016 entered into between (i) Mrs. Kanakamma, wife Mr. Patalappa (daughter of Late Mr. B.C. Kemapaiah and Mrs. Kenchamma); and (ii) Mr. Gokul, son of Mr. Patalappa, and Manjri Projects Private Limited, <i>inter alia</i> in respect of the Property – A and Property – C;
23.	Copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR40/2012-13 dated 15.09.2012 issued by the Deputy Commissioner, Bengaluru District, according permission for the conversion of the lands viz., (i) Survey No. 60/1 measuring an extent of 13 Guntas; and (b) Survey No. 60/3 measuring an extent of 21 Guntas, both situated at Bileshivale Village, from agricultural use to non-agricultural residential use, under the provision of Section 95 of the Karnataka Land Revenue Act, 1964; (ii) Report bearing Reference No. ALN(B)SR.47/2012-13 dated 29.06.2012 issued by the Tahsildar, Bangalore East Taluk; (iii) Demand Notice dated 10.08.2012 demanding the payment of conversion fine; (iv) Challan dated 05.09.2012 evidencing the payment of conversion fine; and (v) Copy of Sketch prepared for the purpose of conversion of land;
24.	Joint Development Agreement dated 06.02.2024 executed by (i) Mrs. Kanakamma, daughter of Late Mr. B.C. Kempaiah, wife of Mr. Patalappa ('Owner'); (ii) Mr. Kiran Kumar P., son of Mr. Patalappa; (iii) Mrs. Gayathri Bhajemmanavar, daughter of Mr. Patalappa; (iv) Mr. Gokul P., son of Mr. Patalappa ('as Confirming Parties'), in favour of Total Environment Constructions Private Limited, <i>inter alia</i> in respect of the lands., viz (i) Survey No. 60/1 measuring 13 Guntas; (ii) Survey No. 60/3 measuring 21 Guntas, and registered as Document No. MDP-1-08735-2023-24, in Book-I, in the Office of the Sub-Registrar, Mahadevapura, Bengaluru;
25.	General Power of Attorney dated 02.11.2023 executed by (i) Mrs. Kanakamma, daughter of Late Mr. B.C. Kempaiah, wife of Mr. Patalappa ('Owner'); (ii) Mr. Kiran Kumar P., son of Mr. Patalappa; (iii) Mrs. Gayathri Bhajemmanavar, daughter of Mr. Patalappa; (iv) Mr. Gokul P., son of Mr. Patalappa ('as Confirming Parties'), in favour of Total Environment Constructions Private Limited, <i>inter alia</i> in respect of the lands., viz (i) Survey No. 60/1 measuring 13 Guntas; (ii) Survey No. 60/3 measuring 21 Guntas, and registered on 06.02.2024 as Document No. MDP-4-00457-2023-24, in Book-I, in the Office of the Sub-Registrar, Mahadevapura, Bengaluru;



Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
26.	Extract of the Entry bearing R.R. No. 212 made in the Record of Rights, reflecting the name of Mr. Hanumanthappa Kyalasanahalli as the holder of the land comprised in Survey No. 60/2 of Bileshivale Village;
27.	Sale Deed dated 17.06.1957 executed by (i) Mrs. Lakkamma, wife of Mr. Hanumanthappa; and (ii) Ms. Akkayamma, daughter of Mr. Hanumanthappa, in favour of Mr. Papaiah, son of Mr. Muniyappa, in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, and registered as Document No. 1026/1957-58, in Book-I, Volume No. 882, at pages 7 to 8, in the Office of the Sub-Registrar, Hoskote;
28.	Extract of the Entry bearing R.R. No. 799 made in the Record of Rights; reflecting Mr. Papaiah as the holder of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village;
29.	Extract of the Entry bearing M.R. No. 13/1981-82 made in the Mutation Register, reflecting the mutation of Khatha in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, in the name of Mr. Papaiah, son of Mr. Muniyappa;
30.	Sale deed dated 02.06.1958 executed by Mr. Papaiah, son of Mr. Muniyappa, in favour of Mrs. Lakkamma, wife of Mr. Hanumanthappa, in respect of the land measuring an extent of 16 Guntas comprised in Survey No. 60/2 of Bileshivale Village, and registered as Document No. 1137/1958-59, in Book I, Volume No. 907, at pages 109 to 110, in the Office of the Sub-Registrar, Hoskote;
31.	Sale Deed dated 24.10.1960 executed by Ms. Lakkamma, wife of Mr. Hanumanthappa, in favour of Mr. Papaiah, son of Mr. Muniyappa, in respect of the land measuring an extent of 16 Guntas comprised in Survey No. 60/2 of Bileshivale Village, and registered as Document No. 2537/1960-61, in Book-I, Volume No. 979, at pages 84 to 86, in the Office of the Sub-Registrar, Hoskote;
32.	Extract of the Entry bearing I.H.C. No. 3/1996-97 made in the Register of Inheritance Cases, reflecting the transfer of Khatha in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, in the names of Mr. Krishnappa Reddy and Mr. Nanjundappa, pursuant to the death of their father Mr. Papaiah;
33.	Genealogical Tree of Late Mr. Papaiah, son of Mr. Muniyappa, dated 14.10.2010 issued by the Village Accountant, Doddabetta Circle, Bidarahalli Hobli, Bengaluru East Taluk;
34.	Partition Deed dated 24.05.1997 entered into between (i) Mr. Krishnappa Reddy; and (ii) Mr. Nanjundappa (persons referred to in Sl. Nos. (i) and (ii) being sons of

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	Late Mr. Papaiah), <i>inter alia</i> in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, and registered as Document No. 1448/1997-98, in Book-I, Volume No. 1402, at pages 159 to 163, in the Office of the Sub-Registrar, Krishnarajapura;
35.	Extract of the Entry bearing M.R. No. 1/1997-1998 made in the Mutation Register, reflecting the mutation of Khatha in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, in the name of Mr. Nanjundappa, son of Late Mr. Papaiah;
36.	Panchayath Partition Deed dated 08.09.2010 entered into between (1) Mr. Nanjundappa, son of Late Mr. Papaiah; (2) Mrs. Venkatamma, wife of Mr. Nanjundappa; (3) Mr. B.N. Venkatesh; (4) Mr. B.N. Nagesh; (5) Mr. B.N. Srinivas (6) Mr. Suresh; (7) Mrs. B.N. Gajalakshmi [persons referred to in Sl. Nos. (3) to (7) being children of Mr. Nanjundappa], <i>inter alia</i> in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, viz., the Property – B;
37.	Partition Deed dated 27.03.2012 entered into between (1) Mr. Nanjundappa, son of Late Mr. Papaiah; (2) Mrs. Venkatamma, wife of Mr. Nanjundappa; (3) Mr. B.N. Venkatesh; (4) Mr. N. Shravan Shreyas; (5) Mr. B.N. Srinivas; (6) Mr. N. Likith Suresh Chinmay; and (7) Mrs. B.N. Gajalakshmi [persons referred to in Sl. Nos. (3) to (7) being children of Mr. Nanjundappa], <i>inter alia</i> in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village viz., the Property – B, and registered as Document No. BDG-1-9939/2011-2012, in Book-I, stored in C.D. No. BDHD-83, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli);
38.	Extract of the Entry bearing M.R. No. H27/2012-2013 made in the Mutation Register, reflecting the mutation of Khatha <i>inter alia</i> in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, in the name of Mr. N. Likith Suresh Chinmay;
39.	Articles of Agreement dated 11.05.2012 entered into between (i) Mr. Suresh (also known as N. Likith Suresh Chinmay) [for himself and as Karta for his HUF comprising of his minor daughter Miss Chetana Chinmay]; and (ii) Mrs. Veena K.M., wife of Mr. Suresh (also known as N. Likith Suresh Chinmay); and Total Environment Constructions Private Limited ('TECS'), <i>inter alia</i> in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village viz., the Property – B;
40.	General Power of Attorney dated 11.05.2012 executed (i) Mr. Suresh (also known as N. Likith Suresh Chinmay) [for himself and as Karta for his HUF comprising of his minor daughter Miss Chetana Chinmay];; (ii) Mr. Mrs. Veena K.M. wife of Mr.

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	Suresh (also known as N. Likith Suresh Chinmay), appointing and authorizing Nanjangud Projects Private Limited, for obtaining various permissions and licenses for development, <i>inter alia</i> in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village and registered on 14.05.2012 as Document No. HLS-4-00043-2012-13, in Book-4, stored in C.D. No. HLSD53, in the Office of the Sub-Registrar, Shivajinagar (Halasuru);
41.	Agency Agreement dated 21.03.2016 entered into between (i) Mr. Suresh (also known as N. Likith Suresh Chinmay), son of Mr. Nanjundappa (for self and as Karta of his HUF comprising of his child Chetana Chinmay); and (ii) Mrs. Veena K.M., wife of Mr. Suresh, and Manjri Projects Private Limited, <i>inter alia</i> in respect of the Property – B;
42.	Copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/126/2012-13 dated 30.01.2014 issued by the Deputy Commissioner, Bengaluru District, according permission for the conversion of the land measuring 19 Guntas comprised in Survey No. 60/2 of Bolesshivale Village viz. the Property – B, from agricultural use to non-agricultural residential use, under the provision of Section 95 of the Karnataka Land Revenue Act, 1964; (ii) Demand Notice dated 16.12.2013 demanding the payment of conversion fine; (iii) Challan dated 16.01.2014 evidencing the payment of conversion fine; and (iv) Extract of the Entry bearing M.R. No. T28/2013-14 made in the Mutation Register;
43.	Joint Development Agreement dated 08.02.2024 executed by Mr. N. Likith Suresh Chinmay (also known as B.N. Suresh), son of Mr. Nanjundappa ('as Owners') along with his wife, Mrs. Veena K.M. ('as Confirming Party'), Total Environment Constructions Private Limited, <i>inter alia</i> in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, and registered as Document No. MDP-1-08809-2023-24, in Book-I, in the Office of the Sub-Registrar, Mahadevapura;
44.	General Power of Attorney dated 08.02.2024 executed by Mr. H.N. Suresh @Likith Suresh Chinmay (also known as B.N. Suresh), son of Mr. Nanjundappa ('as Owners') along with his wife, Mrs. Veena K.M. ('as Confirming Party'), in favour of Total Environment Constructions Private Limited, <i>inter alia</i> in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, and registered as Document No. MDP-4-00458-2023-24, in Book-I, in the Office of the Sub-Registrar, Mahadevapura;
45.	Declaration dated 01.03.1976 executed by Mr. Hutcha Hanumanthappa in favour of State Bank of India, Farmer's Service Co-operative Society Limited, in respect of the land measuring an extent of 13 Guntas comprised in Survey No. 60/1 viz. Property – A and registered as Document No. 1479/1977-978, in Book-I, in the Office of the Sub-Registrar, Hoskote;

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
46.	Extract of the Entry bearing R.R. No. 727 made in the Record of Rights, reflecting the mortgage created by Mr. Hanumanthappa, son of Mr. Badigappa, in respect of the land comprised in Survey No. 60/1 of Bileshivale Village;
47.	Declaration dated 01.03.1976 executed by Mr. Sanjeevappa, son of Mr. Motappa, in favour of State Bank of India, Farmer's Service Co-operative Society Ltd, in respect of the land measuring extent of 13 Guntas comprised in Survey No. 60/1 of Bileshivale Village viz. Property – A and registered as Document No. 1460/1977-978, in Book-I, in the Office of the Sub-Registrar, Hoskote;
48.	Extract of the Entry bearing R.R. No. 729 made in the Record of Rights, reflecting the mortgage created by Mr. Sanjeevappa, son of Mr. Motappa, in respect of the land comprised in Survey No. 60/1 of Bileshivale Village;
49.	Declaration dated 01.03.1976 executed by Mr. Muddanna, son of Mr. Badigappa, in favour of State Bank of India, Farmer's Service Co-operative Society Ltd, in respect of the land measuring extent of 21 Guntas comprised in Survey No. 60/3 of Bileshivale Village, and registered as Document No. 1478/1977-978, in Book-I, in the Office of the Sub-Registrar, Hoskote;
50.	Extract of the Entry bearing R.R. No. 732 made in the Record of Rights, reflecting the mortgage created by Mr. Muddanna, son of Mr. Badigappa, in respect of the land comprised in Survey No. 60/3 of Bileshivale Village;
51.	Extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/'Pahani'), issued in respect of the land comprised in Survey No. 60/1 of Bileshivale Village, for the years: 1968-1969 to 2016-17; and 2018-19
52.	Extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/'Pahani') issued in respect of the land comprised in Survey No. 60/2 of Bileshivale Village for the years: 1968-1969 to 2016-2017; and 2018-19;
53.	Extract of the Record of Rights, Tenancy and Crop Inspection Certificate ('RTCs'/'Pahani') issued in respect of the land comprised in Survey No. 60/3 of Bileshivale Village for the year: 2018-19;
54.	Copy of the Village Map of Bileshivale Village;
55.	Copy of the Karda Nakal issued in respect of the land comprised in Survey No. 60 of Bileshivale Village;
56.	Copy of Moola Tippani issued in respect of the land comprised in Survey No. 60 of Bileshivale Village;

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
57.	Copy of Atlas evidencing the sub-division of the land comprised in Survey No. 60 of Bileshivale Village, into new Survey Nos. 60/1, 60/2 and 60/3;
58.	Copy of R.R. Pakka Book (Balabagada Nakal) evidencing the sub-division of the land comprised in Survey No. 60 of Bileshivale Village, into new Survey Nos. 60/1, 60/2 and 60/3;
59.	Extract of the Karnataka Revision Settlement Akarbandh issued in respect of the land comprised in Survey No. 60/2 of Bileshivale Village;
60.	Endorsement dated 27.04.2012 bearing Reference No. 280/2012-13 issued by the Tahsildar, Bangalore East Taluk, confirming that no proceedings have been initiated/ pending under filed in Form 7 under Section 48-A and in Form 7A under Section 77-A of the Karnataka Land Reforms Act, 1961, with respect to the lands viz., (i) Survey No. 60/1 measuring an extent of 13 Guntas; and (ii) Survey No. 60/3 measuring an extent of 21 Guntas, both situated at Bileshivale Village;
61.	Endorsement bearing Reference No. RD0038114004173 dated 16.05.2013 issued by the Tahsildar, Bangalore East Taluk confirming that no proceedings have been initiated/ pending under filed in Form 7 under Section 48-A and in Form 7A under Section 77-A of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, viz., the Property B;
62.	Endorsement bearing Reference No. LRF.CR/46/2012-13 dated 03.04.2012 issued by the Assistant Commissioner, Bengaluru North Sub-Division, confirming that no proceedings have been initiated/ pending under the provisions of Section 79-A and 79-B of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 13 Guntas comprised in Survey No. 60/1 of Bileshivale Village, viz., the Property A;
63.	Endorsement dated 07.03.2013 bearing Reference No. LRF.CR/2166/2012-13 issued by the Assistant Commissioner, Bengaluru North Sub-Division, confirming that no proceedings have been initiated/ pending under the provisions of Section 79-A and 79-B of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, viz., the Property B;
64.	Endorsement bearing Reference No. LRF.CR/45/2012-13 dated 03.04.2012 issued by the Assistant Commissioner, Bengaluru North Sub-Division, confirming that no proceedings have been initiated/ pending under Section 79-A and 79-B of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 21 Guntas comprised in Survey No. 60/3 of Bileshivale Village, viz., the Property C;

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
65.	Endorsement bearing Reference No. PTCL.CR/148/2012-13 dated 20.04.2012 issued by the Assistant Commissioner, Bengaluru North Sub-Division, stating that there are no cases filed/ pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect of the land measuring an extent of 13 Guntas comprised in Survey No. 60/1 of Bileshivale Village viz., the Property – A;
66.	Endorsement bearing Reference No. PTCL.CR/3180/2012-13 dated 16.03.2013 issued by the Assistant Commissioner, Bengaluru North Sub-Division, stating that there are no cases filed/ pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village viz., the Property – B;
67.	Endorsement bearing Reference No. PTCL.CR/142/2012-13 dated 20.04.2012 issued by the Assistant Commissioner, Bengaluru North Sub-Division, stating that there are no cases filed/ pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect of the land measuring an extent of 21 Guntas comprised in Survey No. 60/3 of Bileshivale Village viz., the Property – C;
68.	Endorsement bearing Reference No. BA/CON-626/2120/2012-13 dated 12.07.2012 issued by the Bangalore Development Authority, stating that <i>inter alia</i> the lands viz., (i) Survey No. 60/1 measuring an extent of 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas of Bileshivale Village, are partially reserved for Residential (Main) Sensitive and partial for Valley Buffer Zone;
69.	Endorsement bearing Reference No. 3014/2012-13 dated 13.07.2012 issued by the Assistant Commissioner, Bangalore Development Authority, confirming and stating that the lands viz., (i) Survey No. 60/1 measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, situated at Bileshivale Village has not been acquired for any of their schemes;
70.	Endorsement bearing Reference No. BA/SLAO/C1/514/2013-14 dated 08.11.2013 issued by the Office of the Special Land Acquisition, Bangalore Development Authority, Bengaluru, confirming and stating that the land comprised in Survey No. 60/2 measuring 19 Guntas has not been acquired for any of their schemes;
71.	Encumbrance Certificates issued in respect of the land measuring an extent of 13 Guntas comprised in Survey No. 60/1 of Bileshivale Village, for the following period: (i) 01.01.1952 to 31.07.1986; (ii) 01.08.1986 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004; (iv) 01.04.2004 to 26.06.2019; (viii) 01.08.2019 to 03.03.2020; (ix) 01.03.2021 to 11.08.2021; (x) 06.08.2021 to 16.12.2021; (xi)

Sl. Nos.	PARTICULARS OF DOCUMENTS EXAMINED
	01.01.2022 to 31.03.2022; (xii) 01.07.2022 to 30.09.2022; (xiii) 01.10.2022 to 31.12.2022; (xiv) 01.04.2022 to 02.01.2023; (xv) 01.04.2023 to 24.08.2023; and (xvi) 24.08.2023 to 17.11.2023; and (xvii) 26.06.2019 to 17.04.2024.
72.	Encumbrance Certificates issued in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, for the following period: (i) 01.01.1952 to 31.07.1986; (ii) 01.08.1986 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004; (iv) 01.04.2004 to 13.03.2013; (v) 20.05.2012 to 19.05.2014; (vi) 19.05.2014 to 18.08.2016; (vii) 18.08.2016 to 09.04.2017; (viii) 01.09.2018 to 10.03.2019; (ix) 01.08.2019 to 03.03.2020 (x) 01.03.2021 to 11.08.2021; (xi) 06.08.2021 to 16.12.2021; (xii) 01.01.2022 to 31.03.2022; (xiii) 01.04.2022 to 30.06.2022; (xiv) 01.07.2022 to 30.09.2022; (xv) 01.10.2022 to 31.12.2022; (xvi) 01.04.2023 to 24.08.2023; and (xvii) 24.08.2023 to 17.11.2023; and (xviii) 01.04.2017 to 17.04.2024; and
73.	Encumbrance Certificates issued in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 60/3 of Bileshivale Village, for the following period: (i) 01.01.1952 to 31.07.1986; (ii) 01.08.1986 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004; (iv) 01.04.2004 to 23.05.2012; (v) 20.05.2012 to 19.05.2014; (vi) 19.05.2014 to 18.08.2016; (vii) 18.08.2016 to 09.04.2017; (viii) 01.09.2018 to 10.03.2019; (ix) 01.08.2019 to 03.03.2020; (x) 01.03.2021 to 11.08.2021; (xi) 06.08.2021 to 16.12.2021; (xii) 01.01.2022 to 31.03.2022; (xiii) 01.04.2022 to 30.06.2022; (xiv) 01.07.2022 to 30.09.2022; (xv) 01.10.2022 to 31.12.2022; (xvi) 01.04.2023 to 24.08.2023; and (xvii) 24.08.2023 to 17.11.2023; and (xviii) 09.04.2017 to 17.04.2024.

COMMENTS BASED ON DOCUMENTS EXAMINED:

Upon review of the aforesaid documents pertaining to the Composite Property, it is observed as follows:

1. It is noted from the documents discussed herein that the Composite Property i.e., the land totally admeasuring an extent of 1 Acre 13 Guntas comprised in Survey Nos. 60/1, 60/2 and 60/3, all situated at Bileshivale Village, originally formed part of the larger extent of the land comprised in erstwhile Survey No. 60 of Bileshivale Village.

Property – A and Property – C:

2. It is noted from the extract of the Index of Lands (**Document No. 1**), issued in respect of the lands comprised in Survey Nos. 60/1 and 60/3 of Bileshivale Village, as follows:
 - (i) The land comprised in the said Survey No. 60/1 was originally owned and held by one Mr. Chikkabodappa, son of Mr. Sanjeevappa, having acquired the



same ancestrally and the Khatha in respect of the said land comprised in Survey No. 60/1 of Bileshivale Village, was registered in the name of the said Mr. Chikkabodappa, vide Entry bearing R.R. No. 211 made in the Records of Rights (**Document No. 2**);

- (ii) The land comprised in Survey No. 60/3 of Bileshivale Village, was originally owned and held by one Mr. Bushappa Kyalasanahalli having acquired the same ancestrally and the Khatha in respect of the said land comprised in Survey No. 60/3 of Bileshivale Village, was registered in the name of the said Mr. Bushappa Kyalasanahalli, vide Entry bearing R.R. No. 213 made in the Records of Rights (**Document No. 3**).

3. It transpires that the said land measuring an extent of 21 Guntas comprised in Survey No. 60/3 of Bileshivale Village, was conveyed in favour of Mr. Chikkabodappa, son of Mr. Sanjeevappa, under two Sale Deeds as follows:

- (i) Sale Deed dated 09.01.1952 executed by Ms. Hanumakka, daughter of Mr. Bushappa, in favour of Mr. Chikkabodappa, son of Mr. Sanjeevappa, *inter alia* in respect of the land measuring 21 Guntas comprised in Survey No. 60/3 of Bileshivale Village, registered as Document No. 2759/1951-52, in Book-I, Volume No. 745, at page 53, in the Office of the Sub-Registrar, Hoskote (**Document No. 4**); and
- (ii) Sale Deed dated 19.03.1953 executed by Mrs. Ankamma, wife of Mr. Bushappa, in favour of Mr. Chikkabodappa, son of Mr. Sanjeevappa, *inter alia* in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 60/3 of Bileshivale Village, registered as Document No. 3446/1952-53, in Book I, Volume No. 768, at pages 233 to 234, in the Office of the Sub-Registrar, Hoskote (**Document No. 5**).

It appears that the aforesaid Ms. Hanumakka, daughter of Mr. Bushappa and Mrs. Ankamma, wife of Mr. Bushappa, had inherited the said land comprised in Survey No. 60/3 of Bileshivale Village. In this regard, it is represented that the Genealogical Tree of Mr. Bushappa, is not available.

4. It transpires that the family members of aforesaid Mr. Chikkabodappa, namely, (1) Mr. Munishamappa, son of Late Mr. Muddanna; (1a) Mr. Hanumanthappa; (1b) Mr. Anjinappa; and (1c) Mr. Huchappa, all being sons of Mr. Munishamappa; (1d) Mr. Kempaiah, son of Mr. Hanumanthappa; (1e) Mr. Kempanna, son of Mr. Anjinappa; (2) Mr. Motappa, son of Late Mr. Muddanna; (2a) Mr. Sanjeevappa, son of Mr. Motappa; (3) Mr. Chikkabodappa, son of Mr. Sanjeevappa; (3a) Mr. Muddanna; and (3b) Mr. B.C. Kempaiah, both being sons of Mr. Chikkabodappa; (4a) Mr. Muddanna; (4b) Mr. Hanumanthappa, both being sons of Late Mr. Badigappa, had entered into a family partition in respect of their joint family properties, including the lands, viz., (i) Survey No. 60/1 measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, both situated at Bileshivale Village, under the Partition Deed



dated 12.05.1972, registered as Document No. 833/1972-73, in Book-I, Volume No. 1327, at pages 202 to 210, in the Office of the Sub-Registrar, Hoskote (**Document No. 6**). In terms of the said Partition Deed dated 12.05.1972, the lands, viz., (i) Survey No. 60/1 measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, were allotted to the share of (a) Mr. Muddanna; and (b) Mr. Hanumanthappa (also known as Hucha Hanumanthappa), both being sons of Late Mr. Badigappa. Pursuant thereto, the Khatha in respect of the said land comprised in Survey No. 60/1 stood in the names of (a) Mr. Muddanna; and (b) Mr. Hucha Hanumanthappa, vide Entries bearing R.R. No. 810 made in the Record of Rights (**Document No. 7**); and M.R. No. 26/1976-77 made in the Mutation Register. *We have, however, not been provided with the said extract of the Entry bearing M.R. No. 26/1976-77 made in the Mutation Register. In this regard, we have been provided with an Endorsement dated 25.03.2011, issued by the Taluk Shirasthadar, Krishnarajapuram, stating that the Entry bearing M.R. No. 26/1976-77 made in the Mutation Register, cannot be provided as the same is mutilated (Document No. 8).*

Note: It is observed copy of the aforesaid extract of the Entry bearing R.R. No. 810 made in the Record of Rights provided to us is incomplete and details of Survey No. 60/3 measuring an extent of 21 Guntas is not reflected.

5. It is noted from the aforesaid Partition Deed dated 12.05.1972, that the daughters of Mr. Munishamappa, namely, (i) Mrs. Chikka Hanumakka; (ii) Mrs. Chikka Thayamma; and the daughters of Mr. Motappa namely, (i) Mrs. Chikka Kempamma; (ii) Mrs. Anjinamma; (iii) Mrs. Kempamma; and (iv) Mrs. Muniyamma are not made as parties. However, in view of the said registered partition being made prior to the year 2004, and in view of the exceptions carved out Section 6(1) of the Hindu Succession (Amendment) Act, 2005, the aforesaid daughters of Mr. Munishamappa and Mr. Motappa, have no rights whatsoever over the Property. In this regard, we have also been provided with the copies of: (i) Genealogical Tree of Late Mr. Mudde Gowda (also known as Muddanna), issued by the Village Accountant, Doddagubbi Circle, Bidarahalli Hobli; (ii) Genealogical Tree of Late Mr. Sanjeevappa, is issued by the Village Accountant, Doddagubbi Circle, Bidarahalli Hobli; and (iii) Genealogical Tree of Late Mr. Badigappa, is issued by the Village Accountant, Doddagubbi Circle, Bidarahalli Hobli, reflecting their respective legal heirs (**Document Nos. 9, 10 and 11, respectively**).
6. It is gathered from the Will dated 10.01.1994 (*discussed below*) that the said Mr. Muddanna died intestate in the year 1981 leaving behind his wife, Mrs. Chikka Kenchamma as his only legal heir.

O.S. No. 462/1992:

7. It transpires that Mr. Hucha Hanumanthappa, son of Mr. Badigappa ("**Plaintiff**") had filed an Original Suit bearing O.S. No. 462/1992, on the file of the Court of the IInd Munsiff Judge, Bengaluru, against (i) Mr. Hanumanthappa, son of Mr. Munishamappa; (ii) Mr. Anjanappa, son of Mr. Munishamappa; (iii) Mr.



Chikkahuchappa, son of Mr. Munishamappa; (iv) Mr. Sanjeevappa, son of Mr. Motappa; (v) Mr. Muddanna, son of Mr. Chikkabodappa; (vi) Mr. B.C. Kempaiah, son of Mr. Chikkabodappa; and (vii) Mrs. Chikka Kenchamma, wife of Mr. Muddanna (*"Defendants"*), seeking for partition and separate possession of his share *inter alia* in the lands comprised in Survey Nos. 60/1 and 60/3 of Bileshivale Village. In the meantime, it transpires that the parties to the aforesaid Original Suit bearing O.S. No. 462/1992 had filed a Compromised Petition dated 12.07.2001. Accordingly, the said Original Suit bearing O.S. No. 462/199 decreed in terms of the said Compromise Petition dated 12.07.2001. In this regard, we have been provided with copies of (i) Plaint; (ii) Written Statements; and (iii) Compromise Petition dated 12.07.2001; and (iv) Order Sheet and Order dated 12.07.2001 (**Document No. 12**, collectively).

8. In terms of the said Compromise Petition dated 12.07.2001, the lands viz., (i) Survey No. 60/1 measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, were allotted to the share of the Defendant No. 7, i.e., Mrs. Chikka Kenchamma, wife of Mr. Muddanna. In this regard, we have been provided with the Final Decree dated 12.07.2001 in Original Suit bearing O.S. No. 462/1992, on the file of the Civil Judge (Junior Division), Bengaluru Rural District, Bengaluru, drawn in favour of Mrs. Chikka Kenchamma, wife of Mr. Muddanna (**Document No. 13**).
9. In terms of the aforesaid Final Decree dated 12.07.2001, the Deputy Tahsildar, Bengaluru East Taluk, had also directed the revenue authorities to mutate the Khatha *inter alia* in respect of the lands, viz., (i) Survey No. 60/1 measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, both situated at Bileshivale Village, in favour of Mrs. Chikka Kenchamma, wife of Late Mr. Muddanna, vide Order dated 06.06.2005 bearing Reference No. BNK/RRT/CR/243/2005-06 (**Document No. 14**). Pursuant thereto, the Khatha in respect of the lands, viz., (i) Survey No. 60/1 measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, both situated at Bileshivale Village was mutated to stand in the name of the aforesaid Mrs. Chikka Kenchamma, vide Entry bearing M.R. No. 60/2004-05 made in the Mutation Register (**Document No. 15**).

It is also noted that during the pendency of the aforesaid civil proceedings under the Original Suit bearing No. O.S. No. 462/1992, Mr. Hutcha Hanumanthappa, son of Mr. Badigappa had bequeathed certain properties including the Property – A and C and in favour of his wife, Mrs. Dyavamma, under the Will dated 06.01.1994, and registered as Document No. 286/1993-94, in Book-III, Volume No. 147, at pages 192 to 198, in the Office of the Sub-Registrar, Gandhinagar, Bengaluru (Document No. 16). Similarly, Mrs. Chikka Kenchamma, wife of Late Mr. Muddanna had also bequeathed certain properties including the Property – C, in favour of her foster son Mr. Patalappa and Mrs. Kanakamma, wife of Mr. Patalappa, under the Will dated 10.01.1994, registered as Document No. 287/1993-94, in Book-III, Volume No. 147, at pages 199 to 205, in the Office of the Sub-Registrar, Gandhinagar, Bengaluru (Document No. 17). As the aforesaid testators, Mr. Hutcha Hanumanthappa and Mrs. Chikka Kenchamma having dealt with the Property – A and Property – B separately during their lifetime even after the aforesaid bequests, it appears that they had not given effect to the aforesaid Wills



dated 06.01.1994 and 10.01.1994. Furthermore, in view of the Final Decree dated 12.07.2001 in Original Suit bearing No. O.S. No. 462/1992 is being passed subsequent to the date of the said Wills dated 06.01.1994 and 10.01.1994.

10. Thereafter, the aforesaid Mrs. Chikka Kenchamma, wife of Mr. Mudanna had gifted the said lands, viz., (i) Survey No. 60/1 measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, both situated at Bileshivale Village, in favour of Mrs. Kanakamma, wife of Mr. Patalappa (also known as Patalappa), under the Gift Deed dated 06.04.2006, and registered as Document No. KRI-1-00701-2006-07, in Book-I, stored in C.D. No. KRID-204, in the Office of the Sub-Registrar, Krishnarajapuram, Bengaluru (**Document No. 18**). Pursuant thereto, the Khatha in respect of the lands, viz., (i) Survey No. 60/1 measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, was mutated in the name of Mrs. Kanakamma, wife of Mr. Patalappa, vide Entry bearing M.R. No. 53/2005-06 made in the Mutation Register (**Document No. 19**).
11. In the aforesaid manner, Mrs. Kanakamma, wife Mr. Patalappa has acquired the ownership in respect of: (i) the Property – A, i.e., the land measuring an extent of 13 Guntas comprised in Survey No. 60/1; and (ii) the Property – C, i.e., the land measuring an extent of 21 Guntas comprised in Survey No. 60/3, both situated at Bileshivale Village.
12. Thereafter, the aforesaid Mrs. Kanakamma, wife Mr. Patalappa and her family members, namely, (ii) Mr. Gokul, son of Mr. Patalappa (*as Owners*); along with (iii) Mr. Patalappa, son of Mr. Kempaiah; (iv) Mr. Kiran Kumar; (v) Mrs. Gayathri (*as Confirming Parties*) (persons referred to in Sl. Nos. (iv) to (v) being children of Mr. Patalappa), have entered into an Articles of Agreement dated 10.02.2012 with Total Environment Constructions Private Limited, in respect of the lands, viz., (i) Survey No. 60/1 measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, situated at Bileshivale Village (**Document No. 20**). In terms of the said Articles of Agreement dated 10.02.2012, Total Environment Constructions Private Limited is entitled to develop the Property-A and Property-C along with the adjacent lands into residential apartments / villas / plots, viz., the Project; and upon completion of development and construction of the Project, the owners of the Property-A and Property-C are entitled to saleable super built-up area of 48,857 square feet in the residential apartments to be built anywhere in the larger development of land admeasuring an extent of 140 Acres approximately, along with one car parking space for every apartment and together with the right to use common amenities provided in the Project; and Total Environment Constructions Private Limited is entitled to the remaining saleable super built-up area in the Project together with the corresponding proportionate undivided share, right, title and interest in the Property-A and Property-C.

It is gathered from the documents that a Deed of Amendment dated 22.09.2016 was executed in respect of the said Articles of Agreement dated 10.02.2012. We have, however, not been provided with a copy of the same.



13. In pursuance of the said Articles of Agreement dated 10.02.2012, the owners have also executed a General Power of Attorney dated 10.02.2012, registered on 15.02.2012 as Document No. HLS-4-00343-2011-12, in Book-4, stored in C.D. No. HLSD49, in the Office of the Sub-Registrar, Halasuru (**Document No. 21**). In terms of the General Power of Attorney dated 10.02.2012 Nanjungud Projects Private Limited, is authorised and empowered to develop and construct the Project in and upon the Property – A and Property – C along with the adjacent lands, and to sell the units comprised in the Project along with the corresponding proportionate undivided share, right, title and interest in the Property – A and Property – C.
14. It is noted that (i) Mrs. Kanakamma, wife Mr. Patalappa (daughter of Late Mr. B.C. Kemapaiah and Mrs. Kenchamma); and (ii) Mr. Gokul, son of Mr. Patalappa, have entered into an Agency Agreement dated 22.09.2016 with Manjri Projects Private Limited (**Document No. 22**). In terms of the said Agency Agreement dated 22.09.2016, Manjri Projects Private Limited has been appointed and authorised as the exclusive agent of the said owners to arrange for the sale of the super built-up area in the developed residential apartments allotted to the share of the said owners together with the corresponding proportionate undivided share, right, title and interest in the Property, for the sale consideration as specified and agreed thereunder, and towards which payments have been received by the said owners of the Property – A and Property – C from time to time.
15. Thereafter, upon an application filed by Mrs. Kanakamma, wife Mr. Patalappa, the Deputy Commissioner, Bengaluru District, had accorded permission for conversion of the lands viz., (i) Survey No. 60/1 measuring an extent of 13 Guntas; and (ii) Survey No. 60/3 measuring an extent of 21 Guntas, both situated at Bileshivale Village i.e., the Property – A and Property – C, from agricultural use to non-agricultural residential use, under the provision of Section 95 of the Karnataka Land Revenue Act, 1964, vide Official Memorandum bearing Reference No. ALN(EBB)SR40/2012-13 dated 15.09.2012. In relation to the aforesaid conversion of land, we have been provided with the copies of: (i) Official Memorandum bearing Reference No. ALN(EBB)SR40/2012-13 dated 15.09.2012; (ii) Report bearing Reference No. ALN(B)SR.47/2012-13 dated 29.06.2012 issued by the Tahsildar, Bangalore East Taluk; (iii) Demand Notice dated 10.08.2012 demanding the payment of conversion fine; (iv) Challan dated 05.09.2012 evidencing the payment of conversion fine; and (v) Sketch prepared for the purpose of conversion of land (**Document No. 23, collectively**).
16. Thereafter, (i) Mrs. Kanakamma, daughter of Late Mr. B.C. Kempaiah, wife of Mr. Patalappa (**Owner**); (ii) Mr. Kiran Kumar P., son of Mr. Patalappa; (iii) Mrs. Gayathri Bhajemmanavar, daughter of Mr. Patalappa; (iv) Mr. Gokul P., son of Mr. Patalappa (**as Confirming Parties**), had entered Joint Development Agreement dated 06.02.2024, with Total Environment Constructions Private Limited registered as Document No. MDP-1-08735-2023-24, in Book-I, in the Office of the Sub-Registrar, Mahadevapura, Bengaluru (**Document No. 24**). In terms of the said Joint Development Agreement dated 06.02.2024, Total Environment Constructions Private Limited is entitled to develop the Property A and C along with the adjacent lands into residential apartments / villas / plots,



viz., the Project; and upon completion of development and construction of the Project, the said Owners are entitled to Fifteen percent (15%) of the Owner's Attributable Project Revenue or Rs. 11,25,00,000/- per acre whichever is lesser, which is proportionate to the Property A and C belonging to the Owners; and Total Environment Constructions Private Limited is entitled to 85% of the Project Revenue of the Project.

17. In pursuance of the Joint Development Agreement dated 06.02.2024, (i) Mrs. Kanakamma, daughter of Late Mr. B.C. Kempaiah, wife of Mr. Patalappa ('Owner'); (ii) Mr. Kiran Kumar P., son of Mr. Patalappa; (iii) Mrs. Gayathri Bhajemmanavar, daughter of Mr. Patalappa; and (iv) Mr. Gokul P., son of Mr. Patalappa ('as Confirming Parties'), have executed a General Power of Attorney dated 02.11.2023, in favour of Total Environment Constructions Private Limited, registered on 06.02.2024 as Document No. MDP-4-00457-2023-24, in Book-I, in the Office of the Sub-Registrar, Mahadevapura, Bengaluru (**Document No. 25**). In terms of the General Power of Attorney dated 02.11.2023, registered as Document No. MDP-4-00457-2023-24, Total Environment Constructions Private Limited, is authorized and empowered to develop and construct the Project in and upon the Property A and C along with the adjacent lands, and to sell/ mortgage the same together with all constructions and development thereon, in whole or in part.

Property – B:

18. The Property – B i.e., the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, was originally owned and held by one Mr. Hanumanthappa Kyalasanahalli (also known as Hanumanthappa) having acquired the same ancestrally. In this regard, we have been provided with the extract of Index of Lands and extract of Entry bearing R.R. No. 212 made in the Record of Rights (**Document Nos. 1 and 26, respectively**), registering the name of Mr. Hanumanthappa Kyalasanahalli as the holder of the land comprised therein.
19. Upon the death of Mr. Hanumanthappa, his legal heirs, namely, (i) Mrs. Lakkamma, wife of Late Mr. Hanumanthappa; and (ii) Ms. Akkayamma, daughter of Late Mr. Hanumanthappa, had sold and conveyed the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, in favour of Mr. Papaiah, son of Mr. Muniyappa, under the Sale Deed dated 17.06.1957, registered as Document No. 1026/1957-58, in Book-I, Volume No. 882, at pages 7 to 8, in the Office of the Sub-Registrar, Hoskote (**Document No. 27**). Pursuant thereto, the Khatha in respect of the said land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, was mutated to stand in the name of Mr. Papaiah, son of Mr. Muniyappa, vide Entry bearing R.R. No. 799 made in the Record of Rights and M.R. No. 13/1981-82 made in the Mutation Register (**Document Nos. 28 and 29, respectively**).

Note:

1. *It appears that the aforesaid Mrs. Lakkamma, wife of Mr. Hanumanthappa; and Ms. Akkayamma, daughter of Mr. Hanumanthappa inherited the said land*



measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, pursuant to the death of Mr. Hanumanthappa. In this regard, it is represented that the Genealogical Tre of Mr. Hanumanthappa is not available.

2. *It is noted that the said land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, was sold and conveyed by Mrs. Lakkamma, wife of Mr. Hanumanthappa and Ms. Akkayamma, daughter of Mr. Hanumanthappa in the year 1957. However, it is noted from the RTC's for the years 1968-69 to 1980-81 that one Mr. Hanumanthappa is reflected as the Khatedar in respect of the said land. The same appears to be an erroneous entry.*
 20. Thereafter, the aforesaid Mr. Papaiah, son of Mr. Muniyappa had sold and conveyed the land measuring an extent of 16 Guntas (out of 19 Guntas) comprised in Survey No. 60/2 of Bileshivale Village, in favour of Mrs. Lakkamma, wife of Mr. Hanumanthappa, under the Sale deed dated 02.06.1958, registered as Document No. 1137/1958-59, in Book-I, Volume No. 907, at pages 109 to 110, in the Office of the Sub-Registrar, Hoskote (**Document No. 30**). Thereafter, the said Mrs. Lakkamma, wife of Mr. Hanumanthappa had re-conveyed the land measuring an extent of 16 Guntas comprised in Survey No. 60/2 of Bileshivale Village, in favour of Mr. Papaiah, son of Mr. Muniyappa, under the Sale Deed dated 24.10.1960, registered as Document No. 2537/1960-61, in Book-I, Volume No. 979, at pages 84 to 86, in the Office of the Sub-Registrar, Hoskote (**Document No. 31**).
 21. Thereafter, the aforesaid Mr. Papaiah, son of Mr. Muniyappa, died intestate on 08.08.1984 leaving behind his sons, namely, (i) Mr. Krishnappa Reddy and (ii) Mr. Nanjundappa. Pursuant thereto, the said Mr. Krishnappa Reddy and Mr. Nanjundappa, both being sons of Late Mr. Papaiah, inherited the said land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village and the Khatha in respect of the same was transferred in their names, vide Entry bearing I.H.C. No. 3/1996-97 made in the Register of Inheritance Cases (**Document No. 32**).
- We have, however, not been provided with the copy of the Death Certificate of Late Mr. Papaiah, son of Mr. Muniyappa and it is represented that the same is not available.*
22. We have been provided with the Genealogical Tree of Late Mr. Papaiah, son of Mr. Muniyappa, dated 14.10.2010 issued by the Village Accountant, Doddabetta Circle, Bidarahalli Hobli, Bengaluru East Taluk (**Document No. 33**). It is gathered from the said Genealogical Tree that Mr. Papaiah (*since deceased*) married Mrs. Nagamma (*since deceased*), and they had two sons, namely, (i) Mr. Krishnappa Reddy; and (ii) Mr. Nanjundappa. It is further gathered from the same as follows:

- (a) Mr. Krishnappa Reddy (*since deceased*) married Mrs. Sidamma, and they had four children, namely, (i) Ms. Parijatha; (ii) Ms. Bhagyamma; (iii) Mr. Jagadamba; and (iv) Mr. Munishamireddy;
- (b) Mr. Nanjundappa (*since deceased*) married (1) Mrs. Thimmakka (*first wife - since deceased*) and Mrs. Venkatamma (*second wife*);



- (c) Mr. Nanjundappa and Mrs. Thimmakka (*first wife - since deceased*) had two children, namely, (i) Mr. B.N. Venkatesh; and (ii) Mr. B.N. Srinivas; and
- (d) Mr. Nanjundappa and Mrs. Venkatamma (*second wife*) had three children, namely, (i) Mr. B.N. Nagesh; (ii) Mr. Suresh; and (iii) Mr. B.N. Gajalakshmi.
23. The aforesaid (i) Mr. Krishnappa Reddy; and (ii) Mr. Nanjundappa (persons referred in Sl. Nos. (i) and (ii) being sons of Late Mr. Papaiah Reddy), had entered into family partition, *inter alia* in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, under the Partition Deed dated 24.05.1997, registered as Document No. 1448/1997-98, in Book-I, Volume No. 1402, at pages 159 to 163, in the Office of the Sub-Registrar, Krishnarajapura (**Document No. 34**). In terms of the said Partition Deed dated 24.05.1997, the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, viz., the Property – B, was allotted to the share of Mr. Nanjundappa, son of Late Mr. Papaiah. Pursuant thereto, the Khatha in respect of the said land comprised in Survey No. 60/2 of Bileshivale Village, was mutated in the name of Mr. Nanjundappa, son of Late Mr. Papaiah, vide Entry bearing M.R. No. 1/1997-1998 made in the Mutation Register (**Document No. 35**).
24. Thereafter, the said (1) Mr. Nanjundappa, son of Late Mr. Papaiah, along with his wife and children, namely, (2) Mrs. Venkatamma, wife of Mr. Nanjundappa; (3) Mr. B.N. Venkatesh; (4) Mr. B.N. Nagesh; (5) Mr. B.N. Srinivas; (6) Mr. Suresh; and (7) Mrs. B.N. Gajalakshmi, had entered into family partition *inter alia* in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, under the Panchayath Partition Deed dated 08.09.2010 (**Document No. 36**). In terms of the said Panchayath Partition Deed dated 08.09.2010, the said land comprised in Survey No. 60/2 of Bileshivale Village viz., the Property – B, was allotted to the share of Mr. Suresh, son of Mr. Nanjundappa.
25. Subsequently, the aforesaid (1) Mr. Nanjundappa, son of Late Mr. Papaiah, along with his wife and children, namely, (2) Mrs. Venkatamma, wife of Mr. Nanjundappa; (3) Mr. B.N. Venkatesh; (4) Mr. N. Shravan Shreyas; (5) Mr. B.N. Srinivas; (6) Mr. N. Likith Suresh Chinmay; and (7) Mrs. B.N. Gajalakshmi, had entered into subsequent registered family partition *inter alia* in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, viz., the Property – B, under the Partition Deed dated 27.03.2012, registered as Document No. BDG-1-9939/2011-2012, in Book-I, stored in C.D. No. BDHD-83, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli) (**Document No. 37**). In terms of the said Partition Deed dated 27.03.2012, the said land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village viz., the Property – B, was allotted to the share of Mr. N. Likith Suresh Chinmay. Pursuant thereto, the Khatha in respect of the Property – B, was mutated in the name of Mr. N. Likith Suresh Chinmay, vide Entry bearing M.R. No. H27/2012-2013 made in the Mutation Register (**Document No. 38**).

Note: In terms of the aforementioned Genealogical Tree of Late Mr. Papaiah, the aforesaid Mr. B.N. Venkatesh; Mr. B.N. Srinivas; Mr. B.N. Nagesh and Mr. Suresh are reflected as the sons of Mr. Nanjundappa. However, the aforesaid Partition Deed dated



27.03.2012 reflects Mr. B.N. Venkatesh; Mr. B.N. Srinivas; Mr. N. Shravan Shreyas and Mr. N. Likith Suresh Chinmay, as the sons of Mr. Nanjundappa. We have been represented that Mr. Suresh is also known as Mr. N. Likith Suresh Chinmay.

26. In the aforesaid manner, Mr. Suresh (also known as N. Likith Suresh Chinmay), son of Mr. Nanjundappa acquired ownership in respect of the Property – B i.e., the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village.
27. It transpires that the aforesaid Mr. Suresh (also known as N. Likith Suresh Chinmay) [for himself and as Karta for his HUF comprising of his minor daughter Miss Chetana Chinmay], along with his wife, Mrs. Veena K.M., have entered into an Articles of Agreement dated 11.05.2012 with Total Environment Constructions Private Limited, in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, viz., the Property – B (**Document No. 39**). In terms of the said Articles of Agreement dated 11.05.2012, Total Environment Constructions Private Limited is entitled to develop the Property – B along with the adjacent lands into residential apartments / villas / plots, viz., the Project; and upon completion of development and construction of the Project, the owners of the Property – B are entitled to saleable super built-up area of 13,332 square feet in the residential apartments to be built anywhere in the larger development of land admeasuring an extent of 140 Acres approximately, along with one car parking space for every apartment and together with the right to use common amenities provided in the Project; and Total Environment Constructions Private Limited is entitled to the remaining saleable super built-up area in the Project together with the corresponding proportionate undivided share, right, title and interest in the Property-B.
28. In pursuance of the said Articles of Agreement dated 11.05.2012, the owners also executed a General Power of Attorney dated 11.05.2012 and registered on 14.05.2012 as Document No. HLS-4-00043-2012-13, in Book-4, stored in C.D. No. HLSD53, in the Office of the Sub-Registrar, Shivajinagar (Halasuru) (**Document No. 40**). In terms of the General Power of Attorney dated 11.05.2012 and registered as Document No. HLS-4-00043-2012-13, Nanjangud Projects Private Limited, has been appointed and authorised as the exclusive agent of the said owners to arrange for the sale of the super built-up area in the developed residential apartments allotted to the share of the said owners together with the corresponding proportionate undivided share, right, title and interest in the Property – B, for the sale consideration as specified and agreed thereunder, and towards which payments have been received by the said owners of the Property – B from time to time.

We have, however, not been provided with the Genealogical Tree of Mr. Suresh (also known as N. Likith Suresh Chinmay), son of Late Mr. Nanjundappa for our examination.

29. It is noted that (i) Mr. Suresh (also known as N. Likith Suresh Chinmay), son of Mr. Nanjundappa (for self and as Karta of his HUF comprising of his child Chetana Chinmay); and (ii) Mrs. Veena K.M., wife of Mr. Suresh, have entered into an Agency



Agreement dated 21.03.2016 with Manjri Projects Private Limited (**Document No. 41**). In terms of the said Agency Agreement dated 21.03.2016, Manjri Projects Private Limited has been appointed and authorised as the exclusive agent of the said owners to arrange for the sale of the super built-up area in the developed residential apartments allotted to the share of the said owners together with the corresponding proportionate undivided share, right, title and interest in the Property – B, for the sale consideration as specified and agreed thereunder, and towards which payments have been received by the said owners of the Property – B from time to time.

30. Thereafter, upon an application filed by Mr. N. Likith Suresh Chinmay, the Deputy Commissioner, Bengaluru District, had accorded permission for conversion of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, from agricultural use to non-agricultural residential use, under the provision of Section 95 of the Karnataka Land Revenue Act, 1964, under the Official Memorandum bearing Reference No. ALN(EBB)SR/126/2012-13 dated 30.01.2014. In relation to the aforesaid conversion of land we have been provided with the copies of (i) Official Memorandum bearing Reference No. ALN(EBB)SR/126/2012-13 dated 30.01.2014 issued by the Deputy Commissioner, Bengaluru District, according permission for the conversion of the land measuring 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village viz. the Property – B, from agricultural use to non-agricultural residential use, under the provision of Section 95 of the Karnataka Land Revenue Act, 1964; (ii) Demand Notice dated 16.12.2013 demanding the payment of conversion fine; (iii) Challan dated 16.01.2014 evidencing the payment of conversion fine; and (iv) Extract of the Entry bearing M.R. No. T28/2013-14 made in the Mutation Register (**Document No. 42, collectively**).
31. Thereafter, Mr. N. Likith Suresh Chinmay (also known as B.N. Suresh), son of Mr. Nanjundappa (*‘as Owners’*) along with his wife, Mrs. Veena K.M. (*‘as Confirming Party’*), had entered into Joint Development Agreement dated 08.02.2024, with Total Environment Constructions Private Limited, registered as Document No. MDP-1-08809-2023-24, in Book-I, in the Office of the Sub-Registrar, Mahadevapura (**Document No. 43**). In terms of the said Joint Development Agreement dated 20.09.2023, Total Environment Constructions Private Limited is entitled to develop the Property along with the adjacent lands into residential apartments / villas / plots, viz., the Project; and upon completion of development and construction of the Project, the said Owners are entitled to Fifteen percent (15%) of the Owner's Attributable Project Revenue or Rs. 11,25,00,000/- per acre whichever is lesser, which is proportionate to the Property B belonging to the Owners; and Total Environment Constructions Private Limited is entitled to 85% of the Project Revenue of the Project.
32. In pursuance of the Joint Development Agreement dated 08.02.2024, Mr. H.N. Suresh @Likith Suresh Chinmay (also known as B.N. Suresh), son of Mr. Nanjundappa (*‘as Owners’*) along with his wife, Mrs. Veena K.M. (*‘as Confirming Party’*), have executed General Power of Attorney dated 08.02.2024, in favour of Total Environment Constructions Private Limited, registered as Document No. MDP-4-00458-2023-24, in Book-I, in the Office of the Sub-Registrar, Mahadevapura (**Document No. 44**). In terms



of the General Power of Attorney dated 08.02.2024, registered as Document No. MDP-4-00458-2023-24, Total Environment Constructions Private Limited, is authorised and empowered to develop and construct the Project in and upon the Property B along with the adjacent lands, and to sell/ mortgage the same together with all constructions and development thereon, in whole or in part.

It is noted that Miss Chetana Chinmay, minor daughter of Mr. Suresh has not been made as party to the aforesaid Joint Development Agreement dated Joint Development Agreement dated 08.02.2024.

Mortgages:

33. It is noted that Mr. Hutcha Hanumanthappa had mortgaged the land measuring an extent of 13 Guntas comprised in Survey No. 60/1 of Bileshivale Village, in favour of State Bank of India, Farmer's Service Co-operative Society Limited, under the Declaration dated 01.03.1976 and registered as Document No. 1479/1977-978, in Book-I, in the office of the Sub-Registrar, Hoskote (**Document No. 45**). In this regard, we have been provided with the extract of the Entry bearing R.R. No. 727 made in the Record of Rights (**Document No. 46**).
34. It is noted that, Mr. Sanjeevappa, son of Mr. Motappa, had mortgaged the land measuring an extent of 13 Guntas comprised in Survey No. 60/1 of Bileshivale Village, in favour of State Bank of India, Farmer's Service Co-operative Society Limited, under the Declaration dated 01.03.1976, registered as Document No. 1460/1977-978, in Book-I, in the Office of the Sub-Registrar, Hoskote (**Document No. 47**). In this regard, we have been provided with the extract of the Entry bearing R.R. No. 729 made in the Record of Rights (**Document No. 48**).
35. It is noted that, Mr. Muddanna, son of Mr. Badigappa, had mortgaged the land measuring an extent of 21 Guntas comprised in Survey No. 60/3 of Bileshivale Village, in favour of State Bank of India, Farmer's Service Co-operative Society Limited, under the Declaration dated 01.03.1976, and registered as Document No. 1478/1977-978, in Book-I, in the Office of the Sub-Registrar, Hoskote (**Document No. 49**). In this regard, we have been provided with the extract of the Entry bearing R.R. No. 732 made in the Record of Rights (**Document No. 50**).

Note: We have, however, not been provided with any Discharge Deed evidencing the discharge of the aforesaid mortgages created in respect of the lands comprised in Survey Nos. 60/1 and 60/3 of Bileshivale Village, registered as Document Nos. 1479/1977-978; 1460/1977-978 and 1478/1977-78. It is pertinent to note that any claims as on date in respect of the aforesaid mortgages will be barred by the provisions of the Limitation Act, 1963.



Revenue and Survey Documents:

36. We have been provided with the extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/ 'Pahani'), issued in respect of the land comprised in Survey No. 60/1 of Bileshivale Village, for the years: 1968-1969 to 2018-19 (**Document No. 51**). It is noted from the same as follows:
- a) For the years: 1968-69 to 1972-73, Mr. Chikka Bodappa is reflected as the Khathedar; and Mr. Munishamappa is reflected as the cultivator in respect of the Property – A;
 - b) For the years: 1973-74 to 1975-76, Mr. Chikka Bodappa is reflected as the Khathedar; and Mr. Sanjeevappa and Mr. Hanumanthappa are reflected as the cultivators in respect of the Property – A;
 - c) For the years: 1976-77 to 2004-05, Mr. Mudanna and Mr. Hanumanthappa are reflected as the Khathedars; and Mr. Sanjeevappa and Mr. Hanumanthappa are reflected as the cultivators in respect of the Property – A;
 - d) For the years: 2005-06 to 2006-07, Mrs. Chikka Kenchamma is reflected as the Khathedar; and Mr. Sanjeevappa, Mr. Hanumanthappa and Mrs. Chikka Kenchamma are reflected as the cultivators in respect of the Property – A;
 - e) For the years: 2008-09 to 2016-17 and 2018-19, Mrs. Kanakamma is reflected as the Khathedar; and Mr. Sanjeevappa, Mr. Hanumanthappa and Mrs. Kanakamma are reflected as the cultivators in respect of the Property – A.
37. We have been provided with the extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/ 'Pahani'), issued in respect of the land comprised in Survey No. 60/2 of Bileshivale Village for the years: 1968-1969 to 2016-2017; and 2018-19 (**Document No. 52**). It is noted from the same as follows:
- (a) For the years: 1968-69 to 1981-82, Mr. Hanumanthappa is reflected as the Khathedar; and Mr. Papaiah is reflected as the cultivator in respect of the Property – B;
 - (b) For the years: 1982-83 to 1995-96, Mr. Papaiah is reflected as the Khathedar and cultivator in respect of the Property – B;
 - (c) For the year: 1996-97, Mr. Kirshna Reddy and Mr. Nanjundappa are reflected as the Khathedars and cultivators in respect of the Property – B;



- (d) For the years: 1997-98 to 2012-13, Mr. Nanjundappa is reflected as the Khathedar and cultivator in respect of the Property – B;
- (e) For the years: 2013-14 to 2016-17; and 2018-19, Mr. Likith Suresh Chinmay is reflected as the Khathedar and cultivator in respect of the Property – B.
38. We have been provided with the extract of the Record of Rights, Tenancy and Crop Inspection Certificate ('RTCs'/ 'Pahani') issued in respect of the land comprised in Survey No. 60/3 of Bileshivale Village, for the year: 2018-19 (**Document No. 53**). It is noted that for the year 2018-19, Mrs. Kanakamma is reflected as the Khathedar; and Mrs. Kanakamma and Mr. Chikka Kenchamma are reflected as the cultivators in respect of the Property – C.
39. We have been provided with a copy of the Village Map of Bileshivale Village (**Document No. 545**), indicating the location, shape and boundaries to the lands comprised in Survey No. 60 of Bileshivale Village.
- Note: It is observed from the aforesaid Village Map of Bileshivale Village, a Canal/ Kaluve is flowing on the Northern side of the land comprised in Survey Nos. 60/1 and 60/2 of Bileshivale Village. It is advisable to reserve the applicable buffer zone before undertaking any development upon the said lands.*
40. We have been provided with the copies of the Karda Nakal and Moola Tippani issued in respect of the land bearing Survey No. 60 of Bileshivale Village (**Document Nos. 55 and 56, respectively**). It is noted from the same that outline of Survey No. 60 of Bileshivale Village matches with the outline of the Village Map.
41. We have been provided with the copies of Atlas and R.R. Pakka Book (Balabagada Nakal) evidencing the sub-division of land comprised in Survey No. 60 of Bileshivale Village, into new Survey Nos. 60/1, 60/2 and 60/3 (**Document Nos. 57 and 58, respectively**).
42. We have been provided with the extract of Karnataka Revision Settlement Akarbandh in respect of the land comprised in Survey Nos. 60/1, 60/2 and 60/3 of Bileshivale Village (**Document No. 59**). It is noted from the same as follows:
- (i) Survey No. 60/1 of Bileshivale Village comprises of 13 Guntas of cultivable land and there being no Kharab land;
 - (ii) Survey No. 60/2 of Bileshivale Village comprises of 19 Guntas of cultivable land and there being no Kharab land; and
 - (iii) Survey No. 60/3 of Bileshivale Village comprises of 21 Guntas of cultivable land and there being no Kharab land.



Endorsements:

43. We have been provided with the Endorsement dated 27.04.2012 bearing Reference No. 280/2012-1,3 issued by the Tahsildar, Bengaluru East Taluk, confirming that no proceedings have been initiated/ pending under filed in Form 7 under Section 48-A and in Form 7A under Section 77-A of the Karnataka Land Reforms Act, 1961, with respect to the lands viz., (i) Survey No. 60/1 measuring an extent of 13 Guntas; and (ii) Survey No. 60/3 measuring an extent of 21 Guntas, both situated at Bileshivale Village viz., the Property – A and Property – C, respectively (**Document No. 60**).
44. We have been provided with the Endorsement bearing Reference No. RD0038114004173 dated 16.05.2013, issued by the Tahsildar, Bengaluru East Taluk, confirming that no proceedings have been initiated/ pending under filed in Form 7 under Section 48-A and in Form 7A under Section 77-A of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, viz., the Property – B (**Document No. 61**).
45. We have been provided with the Endorsement bearing Reference No. LRF.CR/46/2012-13 dated 03.04.2012, issued by the Assistant Commissioner, Bengaluru North Sub-Division, confirming that no proceedings have been initiated/ pending under the provision of Section 79-A and 79-B of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 13 Guntas comprised in Survey No. 60/1 of Bileshivale Village, viz., the Property – A (**Document No. 62**).
46. We have been provided with the Endorsement dated 07.03.2013 bearing Reference No. LRF.CR/2166/2012-13, issued by the Assistant Commissioner, Bengaluru North Sub-Division, confirming that no proceedings have been initiated/ pending under the provision of Section 79-A and 79-B of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, viz., the Property – B (**Document No. 63**).
47. We have been provided with the Endorsement bearing Reference No. LRF.CR/45/2012-13 dated 03.04.2012, issued by the Assistant Commissioner, Bengaluru North Sub-Division, confirming that no proceedings have been initiated/ pending under the provisions of Section 79-A and 79-B of the Karnataka Land Reforms Act, 1961, with respect to the land measuring an extent of 21 Guntas comprised in Survey No. 60/3 of Bileshivale Village, viz., the Property – C (**Document No. 64**).
48. We have been provided with the Endorsement bearing Reference No. PTCL.CR/148/2012-13 dated 20.04.2012, issued by the Assistant Commissioner, Bengaluru North Sub-Division, stating that there are no cases filed/ pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect of the land measuring an extent of



13 Guntas comprised in Survey No. 60/1 of Bileshivale Village viz., the Property – A (**Document No. 65**).

49. We have been provided with the Endorsement bearing Reference No. PTCL.CR/3180/2012-13 dated 16.03.2013, issued by the Assistant Commissioner, Bengaluru North Sub-Division, stating that there are no cases filed/ pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village viz., the Property – B (**Document No. 66**).
50. We have been provided with the Endorsement bearing Reference No. PTCL.CR/142/2012-13 dated 20.04.2012, issued by the Assistant Commissioner, Bengaluru North Sub-Division, stating that there are no cases filed/ pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect of the land measuring an extent of 21 Guntas comprised in Survey No. 60/3 of Bileshivale Village viz., the Property – C (**Document No. 67**).
51. We have been provided with the Endorsement bearing Reference No. BA/CON-626/2120/2012-13 dated 12.07.2012, issued by the Bangalore Development Authority, stating that *inter alia* the lands viz., (i) Survey No. 60/1 measuring an extent of 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas of Bileshivale Village, are partially reserved for Residential (Main) Sensitive and partial for Valley Buffer zone (**Document No. 68**).
52. We have been provided with the Endorsement bearing Reference No. 3014/2012-13 dated 13.07.2012 issued by the Assistant Commissioner, Bangalore Development Authority, confirming and stating that the lands viz., (i) Survey No. 60/1 measuring 13 Guntas; and (ii) Survey No. 60/3 measuring 21 Guntas, situated at Bileshivale Village, have not been acquired for any of their schemes (**Document No. 69**).
53. We have been provided with the Endorsement bearing Reference No. BA/SLAO/C1/514/2013-14 dated 08.11.2013, issued by the Office of the Special Land Acquisition, Bangalore Development Authority, Bengaluru, confirming and stating that the land comprised in Survey No. 60/2 measuring 19 Guntas has not been acquired for any of their schemes (**Document No. 70**).

Encumbrance Certificates:

54. We have been provided with the Encumbrance Certificates issued in respect of the land measuring an extent of 13 Guntas comprised in Survey No. 60/1 of Bileshivale Village, for the following period: (i) 01.01.1952 to 31.07.1986; (ii) 01.08.1986 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004; (iv) 01.04.2004 to 26.06.2019; (viii) 01.08.2019 to 03.03.2020; (ix) 01.03.2021 to 11.08.2021; (x) 06.08.2021 to 16.12.2021; (xi) 01.01.2022 to 31.03.2022; (xii) 01.07.2022 to 30.09.2022; (xiii)



01.10.2022 to 31.12.2022; (ivx) 01.04.2022 to 02.01.2023; (xv) 01.04.2023 to 24.08.2023; and (xvi) 24.08.2023 to 17.11.2023; and (xvii) 26.06.2019 to 17.04.2024 (**Document No. 71, collectively**). In terms of the said Encumbrance Certificates, the following transactions are reflected:

- (a) Partition Deed dated 12.05.1972 entered into between Mr. Munishamappa and others and registered as Document No. 833/1972-73;
- (b) Mortgage Deed 08.06.1977 executed by Mr. Sanjeevappa, in favour of State Bank of India, Farmer's Service Co-operative Society Ltd and registered as Document No. 1460/1977-978;
- (c) Mortgage Deed 08.06.1977 executed by Hanumantthappa, in favour of State Bank of India, Farmer's Service Co-operative Society Ltd and registered as Document No. 1479/1977-978;
- (d) Gift deed dated 06.04.2006 executed by Mrs. Chikka Kenchamma, in favour of Mrs. Kanakamma and registered as Document No. 701/2006-07;
- (e) Indenture of Mortgage dated 13.11.2019 executed by Total Environment Constructions Private Limited in favour of Vistra ITCL (India) Limited, registered as Document No. MDP-1-06768/2019-20;
- (f) Discharge Deed dated 02.11.2023, registered as Document No. BNS-1-15260-2023-24;
- (g) Discharge Deed dated 19.04.2023, registered as Document No. MDP-1-00595-2023-24;
- (h) Mortgage Deed dated 02.06.2023 and registered as Document No. KRI-1-02836/2023-24; and
- (i) Joint Development Agreement dated 06.02.2024 executed by Mrs. Kanakamma and others in favour of Total Environment Constructions Private Limited and registered as Document No. MDP-1-08735-2023-24.

The details of the entry mentioned at Serial No. (e) to (g) above has been discussed under the main Report.

55. We have been provided with the Encumbrance Certificates issued in respect of the land measuring an extent of 19 Guntas comprised in Survey No. 60/2 of Bileshivale Village, for the following period: (i) 01.01.1952 to 31.07.1986; (ii) 01.08.1986 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004; (iv) 01.04.2004 to 13.03.2013; (v) 20.05.2012 to 19.05.2014; (vi) 19.05.2014 to 18.08.2016; (vii) 18.08.2016 to 09.04.2017; (viii) 01.09.2018 to 10.03.2019; (ix) 01.08.2019 to 03.03.2020 (x) 01.03.2021 to 11.08.2021; (xi) 06.08.2021 to 16.12.2021; (xii) 01.01.2022 to



31.03.2022; (xiii) 01.04.2022 to 30.06.2022; (xiv) 01.07.2022 to 30.09.2022; and (xv) 01.10.2022 to 31.12.2022; (xvi) 01.04.2023 to 24.08.2023; and (xvii) 24.08.2023 to 17.11.2023; and (xviii) 01.04.2017 to 17.04.2024 (**Document No. 72, collectively**). In terms of the said Encumbrance Certificates, the following transactions are reflected:

- (a) Sale Deed dated 17.06.1957 executed by Mrs. Lakkamma and others in favour of Mr. Papaiah and registered as Document No. 1026/1957-58;
- (b) Sale deed dated 02.06.1958 executed by Mr. Papaiah in favour of Mrs. Lakkamma and registered as Document No. 1137/1958-59;
- (c) Sale Deed dated 24.10.1960 executed by Ms. Lakkamma in favour of Mr. Papaiah, and registered as Document No. 2537/1960-61;
- (d) Partition Deed dated 24.05.1997 entered into between Mr. Krishnappa Reddy and other and registered as Document No. 1448/1997-98;
- (e) Partition Deed dated 27.03.2012 entered into between Mr. Nanjundappa and others and registered as Document No. BDG-1-9939/2011-2012;
- (f) Indenture of Mortgage dated 12.11.2019 executed by Total Environment Constructions Private Limited in favour of Vistra ITCL (India) Limited, registered as Document No. MDP-1-06768/2019-20;
- (g) Discharge Deed dated 02.11.2023, registered as Document No. BNS-1-15260-2023-24;
- (h) Discharge Deed dated 19.04.2023, registered as Document No. MDP-1-00595-2023-24;
- (i) Mortgage Deed dated 02.06.2023 and registered as Document No. KRI-1-02836/2023-24; and
- (j) Joint Development Agreement dated 08.02.2024 executed by Mr. N. Likith Suresh Chinmay and others in favour of Total Environment Constructions Private Limited and registered as Document No. MDP-1-08809/2023-24.

The details of the entry mentioned at Serial No. (f) to (h) above has been discussed under the main Report.

56. We have been provided with the Encumbrance Certificates issued in respect of the land measuring an extent of 21 Guntas comprised in Survey No. 60/3 of Bileshivale Village, for the following period: (i) 01.01.1952 to 31.07.1986; (ii) 01.08.1986 to 31.05.1989; (iii) 01.06.1989 to 31.03.2004; (iv) 01.04.2004 to 23.05.2012; (v)



20.05.2012 to 19.05.2014; (vi) 19.05.2014 to 18.08.2016; (vii) 18.08.2016 to 09.04.2017; (viii) 01.09.2018 to 10.03.2019; (ix) 01.08.2019 to 03.03.2020; (x) 01.03.2021 to 11.08.2021; (xi) 06.08.2021 to 16.12.2021; (xii) 01.01.2022 to 31.03.2022; (xiii) 01.04.2022 to 30.06.2022; (xiv) 01.07.2022 to 30.09.2022; (xv) 01.10.2022 to 31.12.2022; (xvi) 01.04.2023 to 24.08.2023; (xvii) 24.08.2023 to 17.11.2023; and (xviii) 09.04.2017 to 17.04.2024 (**Document No. 73, collectively**). In terms of the said Encumbrance Certificates, the following transactions are reflected:

- (a) Sale Deed dated 09.01.1952 executed by Ms. Hanumakka, in favour of Mr. Chikkabodappa and registered as Document No. 2759/1951-52;
- (b) Sale Deed dated 19.03.1953 executed by Mrs. Ankamma in favour of Mr. Chikkabodappa and registered as Document No. 3446/1952-53;
- (c) Partition Deed dated 12.05.1972 entered into between Mr. Munishamappa and others and registered as Document No. 833/1972-73;
- (d) Mortgage Deed 08.06.1977 executed by Mr. Muddanna, in favour of State Bank of India, Farmer's Service Co-operative Society Ltd and registered as Document No. 1478/1977-978;
- (e) Gift deed dated 06.04.2006 executed by Mrs. Chikka Kenchamma, in favour of Mrs. Kanakamma and registered as Document No. 701/2006-07; and
- (f) Indenture of Mortgage dated 12.11.2019 executed by Total Environment Constructions Private Limited in favour of Vistra ITCL (India) Limited, registered as Document No. MDP-1-06768/2019-20;
- (g) Discharge Deed dated 02.11.2023, executed by Vistra ITCL (India) Limited and others in favour of Total Environment Constructions Private Limited and others, registered as Document No. BNS-1-15260-2023-24;
- (h) Discharge Deed dated 19.04.2023, registered as Document No. MDP-1-00595-2023-24; and
- (i) Joint Development Agreement dated 06.02.2024 executed by Mrs. Kanakamma and others in favour of Total Environment Constructions Private Limited and registered as Document No. MDP-1-08735-2023-24.

The details of the entry mentioned at Serial No. (f) to (h) above has been discussed under the main Report.



DISCLAIMER:

This Report is provided on the basis of review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. This Report is subject to our comments stated herein. This Report is limited to ascertaining the legal right, title and interest of the present owners based on the representations of the said owner/s.

For the purposes of this Report, we have assumed that the photocopies of the several documents and deeds examined by us are genuine and authentic; that the existence, capacity and authority of each of the parties to enter into and perform their respective obligations under the said title documents is undisputable; and that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of being rescinded for any fraud or misrepresentation on the part of any party.

CONCLUSION:

On a review and analysis of the documents/ information furnished to us, and subject howsoever to our comments and recommendations stated hereinabove, we are of the considered opinion as follows:

Property – A and Property – C:

- (a) (i) Mrs. Kanakamma, daughter of Late Mr. B.C. Kempaiah, wife of Mr. Patalappa; (ii) Mr. Kiran Kumar P., son of Mr. Patalappa; (iii) Mrs. Gayathri Bhajemmanavar, daughter of Mr. Patalappa; and (iv) Mr. Gokul P., son of Mr. Patalappa, are currently the absolute owners vested with absolute rights of ownership, title and interest in the lands, viz., (i) Property – A, i.e., the land duly converted for residential purposes, measuring an extent of 13 Guntas comprised in Survey No. 60/1; and (ii) Property – C i.e., the land duly converted for residential purposes, measuring an extent of 21 Guntas, comprised in Survey No. 60/3, situated at Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District.
- (b) In terms of the Joint Development Agreement dated 06.02.2024 and registered as Document No. MDP-1-08735-2023-24, **Total Environment Constructions Private Limited** [CIN: U45202KA1985PTC007026], a company incorporated under the Companies Act, 1956, having its Registered Office at 'Imagine', No. 78, ITPL Main Road, EPIP Zone, Whitefield, Bengaluru – 560 066, is entitled to develop the Property A and C, along with the adjacent lands into residential project comprising of residential units of different dimensions viz., the Project; and upon completion of development and construction of the Project, the said owners of the Property A and Property C, are entitled to Fifteen percent (15%) of the Owner's Attributable Project Revenue or Rs. 11,25,00,000/- per acre whichever is lesser, which is proportionate to the land area belonging to the owners; and Total Environment Constructions Private Limited is entitled to 85% of the Project Revenue in the Project.



- (c) In terms of the General Power of Attorney dated 02.11.2023, registered on 06.02.2024 as Document No. MDP-4-00457-2023-24, Total Environment Constructions Private Limited is authorised and empowered to develop and construct the Project in and upon the Property A and Property C, along with the adjacent lands, and to sell/ mortgage the same together with all constructions and development thereon, in whole or in part.
- (d) Further, in terms of the said Joint Development Agreement and General Power of Attorney, Total Environment Constructions Private Limited is entitled to obtain loan facilities from banks/ financial institutions as may be required for development of the Project and is further entitled to create mortgage / charge on the Property A and Property C, as security for such loan facilities.

Property – B:

- (e) (i) Mr. Suresh (also known as N. Likith Suresh Chinmay), son of Late Mr. Nanjundappa; (ii) Mrs. Veena K.M., wife of Mr. Suresh and (iii) Miss Chetana Chinmay, daughter of Mr. Suresh, are currently the absolute owners vested with absolute rights of ownership, title and interest in the Property – B, i.e., the land converted for residential purposes, measuring an extent of 19 Guntas, comprised in Survey No. 60/2 of Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District.
- (f) In terms of the Joint Development Agreement dated 08.02.2024 registered as Document No. MDP-1-08809-2023-24, Total Environment Constructions Private Limited is entitled to develop the Property B, along with the adjacent lands into residential project comprising of residential units of different dimensions viz., the Project; and upon completion of development and construction of the Project, the said owners of the Property B, are entitled to Fifteen percent (15%) of the Owner's Attributable Project Revenue or Rs. 11,25,00,000/- per acre whichever is lesser, which is proportionate to the land area belonging to the owners; and Total Environment Constructions Private Limited is entitled to 85% of the Project Revenue in the Project.
- (g) In terms of the General Power of Attorney dated 08.02.2024, registered as Document No. MDP-4-00458-2023-24, Total Environment Constructions Private Limited is authorised and empowered to develop and construct the Project in and upon the Property B, along with the adjacent lands, and to sell/ mortgage the same together with all constructions and development thereon, in whole or in part.
- (h) Further, in terms of the said Joint Development Agreement and General Power of Attorney dated 08.02.2024, Total Environment Constructions Private Limited is entitled to obtain loan facilities from banks/ financial institutions as may be required for development of the Project and is further entitled to create mortgage / charge on the Property B, as security for such loan facilities.



DUA ASSOCIATES

Advocates & Solicitors

- (i) Our opinion as above with respect to title to the Composite Property is subject however to the subsisting mortgages created in favour of Vistra ITCL (India) Limited (in its capacity as Debenture Trustee for the Debenture Holders).

U. S. D.
DUA ASSOCIATES
Advocates & Solicitors
Bengaluru

