

22nd March 2024

OPINION ON TITLE

FOR

M/s. VAISHNO BUILDERS,
BENGALURU

FROM

ROOPA SHETTY
ADVOCATE

Privileged & Confidential

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Date: 22.04.2024

To,

M/s. VAISHNO BUILDERS
A Partnership Firm
Having its office at,
Sy.No.86/1A,
Hoodi Village, Bangalore -560048.

LEGAL SCRUTINY REPORT

I have pursued the documents furnished for the title opinion and herewith furnish my Final Legal Scrutiny Report in respect of Property bearing, (1) Sy.No.17/2 measuring 16 Guntas, (Converted vide Official Memorandum bearing No.ALN(EKHW):SR:15/2022-23, dated 24.06.2022, issued by the Deputy Commissioner, Bangalore District) situated at Kodigehalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District (2) Sy.No.17/3 measuring 1 Acre, (Converted vide official Memorandum bearing No.ALN(EKHW):SR:16/2022-23, dated 27.06.2022, issued by the Deputy Commissioner, Bangalore District) situated at Kodigehalli Village, K.R.Puram Hobli, Bengaluru East Taluk, Bengaluru Urban District (3) Sy.No.24/2 measuring 15 Guntas, Converted vide Official Memorandum bearing No. ALN(EKHW)SR:88/2014-15, dated: 13.05.2015, issued by the Deputy Commissioner, Bengaluru District, (4) Sy.No.36 measuring 1 Acre 02 Guntas, Converted vide Official Memorandum bearing No. ALN(EKHW)SR:85/2014-15, dated: 13.05.2015, issued by the Deputy Commissioner, Bangalore District, (5) Sy.No.35 measuring 15 Guntas, Converted vide Official Memorandum bearing No. ALN (EKHW) SR: 87/2014-15, dated: 08.09.2015, issued by the Deputy Commissioner, Bangalore District, (6) Sy.No.34/1 measuring 10 Guntas (out of 37 Guntas), (7) Sy.No.34/2 measuring 05 Guntas (out of 37 Guntas), (8) Sy.No.34/3 measuring 05 Guntas (out of 37 Guntas), (9) Sy.No.34/4 measuring 2.37 Guntas (out of 5 Guntas), situated at Sadaramangala Village, K.R.Puram Hobli, Bengaluru East Taluk, Bengaluru Urban District.



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PRESENT OWNERS NAME

- : 1. SRLRAMACHENGA REDDY
VALASAREDDI
2. SRL.V.KRISHNA REDDY
3. SMT. SRI LAXMI VALASAREDDI
4. SRI. MUNIREDDY. S
5. SMT. JAYAMMA
6. SMT. PRATHIBHA. M.,
7. SMT. SUJATHA S.M.,
8. SMT. SAVITHRAMMA
MUNI REDDY

SURVEY NO.

- : 17/2, 17/3, 24/2, 35, 36, 34/1, 34/2,
34/3 & 34/4

EXTENT

: 3 ACRES 30.37 GUNTAS

I. DESCRIPTION OF THE PROPERTY

SCHEDULE PROPERTY

ITEM NO. I:

All that piece and parcel of the undeveloped, vacant, residentially converted Property bearing Sy.No.17/2 measuring 16 Guntas, Converted vide Official Memorandum bearing No. ALN(EKHW)SR:15/2022-23, dated: 24.06.2022, issued by the Deputy Commissioner, Bangalore District, situated at Kodigehalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on the:

East by : Sadaramangala Village Border;
West by : Sadaramangala Village Border;
North by : Road;
South by : Land bearing Sy.No.17/3.

ITEM NO. II

All that piece and parcel of the undeveloped, vacant, residentially converted Property bearing Sy.No.17/3 measuring 1 Acre, Converted vide Official Memorandum bearing No. ALN(EKHW)SR:16/2022-23, dated: 27.06.2022, issued by



the Deputy Commissioner, Bangalore District, situated at Kodigehalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on the:

East by : Sadaramanagala Village Border;
West by : Sadaramanagala Village Border;
North by : Road and land bearing Sy.Nos.17/2, 17/4;
South by : Sadaramanagala Village Border.

ITEM NO. III:

All that piece and parcel of the undeveloped, vacant, residentially converted Property bearing Sy.No.24/2 measuring 15 Guntas, Converted vide Official Memorandum bearing No. ALN(EKHW)SR:88/2014-15, dated: 13.05.2015, issued by the Deputy Commissioner, Bangalore District, situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on the:

East by : Land bearing Sy.No.24/1;
West by : Kodigehalli Village Border;
North by : Remaining portion of Land bearing Sy.No.24/2;
South by : Land bearing Sy.No.36 and Sy.No.35;

ITEM NO.IV:

All that piece and parcel of the undeveloped, vacant, residentially converted Property bearing Sy.No.35 measuring 15 Guntas, Converted vide Official Memorandum bearing No. ALN(EKHW)SR:87/2014-15, dated: 08.09.2015, issued by the Deputy Commissioner, Bangalore District, situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on the:

East by : Land bearing Sy.No.25;
West by : Land bearing Sy.No.36;
North by : Land bearing Sy.No.24;
South by : Land bearing Sy.No.34.



ITEM NO.V:

All that piece and parcel of the undeveloped, vacant, residentially converted Property bearing Sy.No.36 measuring 1 Acre 02 Guntas, Converted vide Official Memorandum bearing No. ALN(EKHW)SR:85/2014-15, dated: 13.05.2015, issued by the Deputy Commissioner, Bangalore District, situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on the:

East by : Land bearing Sy.No.36;
West by : Kodigehalli Village Border;
North by : Land bearing Sy.No.24;
South by : Remaining portion of Land bearing Sy.No.36.

ITEM NO.VI:

(a) All that piece and parcel of the undeveloped, vacant, residentially converted Property bearing Sy.No.34/1 (Old Sy.No.34) measuring 10 Guntas (out of 37 Guntas), Converted vide Official Memorandum bearing No.ALN(EKHW):SR:58/2022-23, dated 10.03.2023, issued by the Deputy Commissioner, Bangalore District), situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on the:

East by : land bearing Sy.No.25;
West by : land bearing Sy.No.36;
North by : Land bearing Sy.No.35;
South by : Land belongs to Smt. Prathiba.

(b) All that piece and parcel of the undeveloped, vacant, residentially converted Property bearing Sy.No.34/2 (Old Sy.No.34) measuring 05 Guntas (out of 37 Guntas), (Converted vide official Memorandum bearing No.ALN(EKHW):SR:61/2022-23, dated 10.03.2023, issued by the Deputy Commissioner, Bangalore District), situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on the:

East by : land bearing Sy.No.26;
West by : land bearing Sy.No.36;
North by : Land belongs to Smt. Jayamma and Sri.Munireddy;
South by : Land belongs to Smt. Sujatha.



(c) All that piece and parcel of the undeveloped, vacant, residentially converted Property bearing Sy.No.34/3 measuring 05 Guntas (out of 37 Guntas), (Converted vide official Memorandum bearing No.ALN(EKHW):SR:60/2022-23, dated 10.03.2023, issued by the Deputy Commissioner, Bangalore District), situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on the:

East by : land bearing Sy.No.26;
West by : land bearing Sy.No.36;
North by : Land belongs to Smt. Prathibha;
South by : Land belongs to Smt. Savithramma.

(d) All that piece and parcel of the undeveloped, vacant, residentially converted Property bearing Sy.No.34/4 (old Sy.No.34) measuring 2.37 Guntas (out of 8 Guntas), (Converted vide official Memorandum bearing No.ALN(EKHW):SR:59/2022-23, dated 10.03.2023, issued by the Deputy Commissioner, Bangalore District), situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on the:

East by : land bearing Sy.No.26;
West by : land bearing Sy.No.36;
North by : Land belongs to Smt. Sujatha;
South by : Nala and Remaining portion of Same Sy.No.34/4.

I. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINISED:

SL. NO.	DATE OF DOCUMENT	NAME OF DOCUMENT
Common Documents with respect to Sy.No.24 measuring 15 Guntas, Sy.No.35 measuring 15 Guntas, Sy.No.36 measuring 1 Acre 20 Guntas, Sy.No.17 measuring 2 Acres 16 Guntas.		
1.	13.11.1954	Partition Deed entered between the legal heirs of Late H.Narayana Reddy namely Sri.H.N.Hanuma Reddy, Sri.K.N.Gurumurthy Reddy, Sri.H.N.Kodantharama Reddy, Sri.H.N.Anantharama Reddy, Sri. H.N.Seetharama Reddy, Sri.H.N.Krishna Reddy, registered as Document No.3921/1954-55 of Book-I, Volume 439, at Pages 134 to 135, in the office of the Sub-registrar, Bangalore Taluk, with



		respect to Sy.No.24 measuring 3 Acres 17 Guntas, Sy.No.35 measuring 35 Guntas, Sy.No.36 measuring 2 Acres 30 Guntas. In the said Partition the land bearing Sy.No.24 measuring 3 Acres 17 Guntas, Sy.No.35 measuring 15 Guntas, Sy.No.36 measuring 2 Acres 30 Guntas, Sy.No.17 measuring 2 Acres 16 Guntas, allotted to the share of Sri.H.N.Anantharama Reddy.
2.		MR.No.1/1989-90
3.		Family tree of Sri.H.N.Anantharama Reddy
4.	17.10.2003	Endorsement issued by Tahsildar, stating that non-availability of Index of Land and Record of Rights with respect to Sy.Nos.24/2, 35, 36.
5.		MR.No.10/1994-95 - As per the partition dated 20.08.1994, the land bearing Sy.No.35 measuring 15 Guntas, Sy.No.36 measuring 1 Acre 02 Guntas, Sy.No.24 measuring 15 Guntas fallen to the share of Smt.Lakshamma.
With respect to Sy.No.17/2 measuring 16 Guntas and Sy.No.17/3 measuring 1 Acre:		
6.	07.02.1992	Sale Deed executed by Smt.Lakshamma W/o Late H.N.Anantharama Reddy along with her legal heirs namely Sri.H.A.Prakash, Sri.H.A.Dinesh in favour of Sri.Vasudevaraju S/o Late Chinnaswamy Raju, registered as Document No.7737/1992-93 of Book-I, Volume 474, at Pages 110 to 113, in the office of the Sub-registrar, K.R.Puram, Bangalore, with respect to Sy.No.17 measuring 1 Acre 36 Guntas.
7.		MR.No.25/1991-92
8.	12.05.1993	Sale Deed executed by Sri.M.Vasudeva Raju S/o Late Chinnaswamy Raju in favour of Smt. Anand Kavar Jain, registered as Document No.865/1993-94 of Book-I, Volume No.686, at Pages 71 to 74, in the office of the Sub-registrar, K.R.Puram, Bangalore, with respect to Sy.No.17 measuring 36 Guntas.
9.		MR.No.5/1993-94
10.	12.05.1993	Sale Deed executed by Sri.M.Vasudevaraju S/o Late Chinnaswamy Raju in favour of Sri.J.Mohanlal Jain S/o Sri.Jugaraj, registered as Document No.862/1993-94 of Book-I, Volume No.681, at Pages 107 to 110, in the office of



		the Sub-registrar, K.R.Puram, Bangalore, with respect to Sy.No.17 measuring 1 Acre.
11.		MR.No.4/1993-94
12.	25.09.1995	Sale Deed executed by Sri.J.Mohanlal Jain S/o Sri.Jugaraj Jain along with his wife Smt.Anand Kavar Jain in favour of Sri.Ritesh K.Nair, registered as Document No.6716/1995-96 of Book-I, Volume No.1175, at Pages 77 to 82, in the office of the Sub-registrar, K.R.Puram, Bangalore, with respect to Sy.No.17 measuring 1 Acre 36 Guntas.
13.		MR.No.9/1995-96
14.		MR.No.5/2009-10 - Phodi Order
15.	20.08.2004	Sale Deed executed by Sri.Ritesh K.Nair S/o Sri.Kiran Chand in favour of Sri.V.Siddarami Reddy S/o Late V.Chenga Reddy, registered as Document No.14483/2004-05 of Book-I, stored in CD.No.KRID69, in the office of the Sub-registrar, K.R.Puram, Bangalore, with respect to Sy.No.17/2 measuring 16 Guntas and Sy.No.17/3 measuring 1 Acre.
16.		MR.No.H2/2013-14
17.		Family tree of Sri.V.Ramachenga Reddy
18.	12.05.2020	Death Certificate Sri.V.Siddarami Reddy, DOD : 11.05.2020
19.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period from 1969-1970 to 1973-74; 1974-75 to 1977-78; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1992-93; 1994-95 to 1999-2000; 2001-02 to 2022-23 with respect to Sy No.17
20.		Mulla Tippiany, Survey Sketch, Survey Tippiany, Secondary Reclass Tippiany, Akarbhand
21.	09.03.2020	Partition Deed entered between Sri.V.Sidda Rami Reddy S/o Late V.Chenga Reddy along with his legal heirs namely Sri.V.Siva Prasada Reddy, Sri.V.Vijaya Bhaskara Reddy, Sri.V.Ramachenga Reddy, registered as Document No.407/2022-23 of Book-I, stored in CD.No.SRJD1093, in the office of the Sub-registrar, Basavanagudi (Sarjapura), Bangalore. In the said partition, the land bearing Sy.No.17/2 measuring 16 Guntas and Sy.No.17/3 measuring 1 Acre fallen to the share of Sri.V.Rama Chenga Reddy.



22.	03.03.2018	Death Certificate of Smt.Anitha Reddy W/o B.V.Anjan Reddy, DOD : 10.11.2000
23.		MR.No.H5/2021-22
24.	24.06.2022	Official Memorandum No. ALN/EKHW/SR:15/2022-2023 issued by Assistant Commissioner, Bangalore District for Conversion of the Property bearing Sy.No.17/2 measuring 16 Guntas from agricultural to residential purposes in the name of Sri.V.Ramachenga Reddy.
25.	27.06.2022	Official Memorandum No. ALN/EKHW/SR:16/2022-2023 issued by Assistant Commissioner, Bangalore District for Conversion of the Property bearing Sy.No.17/3 measuring 01 Acre from agricultural to residential purposes in the name of Sri.V.Ramachenga Reddy.
26.	11.04.2022	Endorsement issued by Sub-Divisional Officer, Bangalore, stating that, no cases are pending under 79 A and B of Land Reforms Act, for Sy.No.17/3 measuring 1 Acre.
27.	11.04.2022	Endorsement issued by Sub-Divisional Officer, Bangalore, stating that, no cases are pending under PTCL Act of Land Reforms Act, for Sy.No.17/3 measuring 1 Acre.
28.	18.11.2014	Nil Tenancy Certificate issued by the Tashildar, Bangalore North Taluk, Bangalore, with respect to Sy.No.17/2 measuring 16 Guntas.
29.	11.04.2022	Endorsement issued by Sub-Divisional Officer, Bangalore, stating that, no cases are pending under section 79(A) and (B) under Land Reforms Act, for Sy.No.17/2 measuring 16 Guntas.
30.	11.04.2022	Endorsement issued by Sub-Divisional Officer, Bangalore, stating that, no cases are pending under PTCL Act of Land Reforms Act, for Sy.No.17/2 measuring 16 Guntas.
31.	18.11.2014	Nil Tenancy Certificate issued by the Tashildar, Bangalore North Taluk, Bangalore, with respect to Sy.No.17/2 measuring 16 Guntas.
32.		MR.No.H13 - Phodi Order
33.	20.04.2022	Nil Encumbrance Certificate for the period from 01.04.1920 to 30.06.1924 with respect to Sy Nos.17/2, 17/3 in the office of the Sub-Registrar, Gandhinagar, Bangalore.
34.	18.04.2022	Nil Encumbrance Certificate for the period from 01.07.1924 to 14.02.1957 with respect to Sy Nos.17/2, 17/3 in the office



		of the Sub-Registrar, Peenya, Bangalore.
35.	18.04.2022	Nil Encumbrance Certificate for the period from 15.02.1957 to 31.05.1989 with respect to Sy Nos.17/2, 17/3 in the office of the Sub-Registrar, Bommanahalli, Bangalore.
36.		Nil Encumbrance Certificate for the period from 01.04.1989 to 31.03.1991 with respect to Sy Nos.17/2, 17/3 in the office of the Sub-Registrar, Bommanahalli, Bangalore.
37.	19.11.2014	Nil Encumbrance Certificate for the period from 01.04.1999 to 31.03.2004 with respect to Sy No.17/3 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
38.	20.11.2014	Nil Encumbrance Certificate for the period from 01.04.2004 to 18.07.2012 with respect to Sy No.17/3 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
39.	20.11.2014	Encumbrance Certificate for the period from 01.04.2004 to 18.11.2014 with respect to Sy No.17/3 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
40.	13.04.2022	Encumbrance Certificate for the period from 01.04.2015 to 12.04.2022 with respect to Sy No.17/3 in the office of the Sub-Registrar, Mahadevapura, Bangalore.
41.	29.11.2022	Encumbrance Certificate for the period from 01.04.2004 to 29.11.2022 with respect to Sy No.17/3 in the office of the Sub-Registrar, Mahadevapura, Bangalore.
42.	19.11.2014	Nil Encumbrance Certificate for the period from 01.04.1999 to 31.03.2004 with respect to Sy No.17/2 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
43.	20.11.2014	Nil Encumbrance Certificate for the period from 01.04.2004 to 17.11.2014 with respect to Sy No.17/2 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
44.	13.04.2022	Encumbrance Certificate for the period from 01.04.2015 to 12.04.2022 with respect to Sy No.17/2 in the office of the Sub-Registrar, Mahadevapura, Bangalore.
45.	29.11.2022	Encumbrance Certificate for the period from 01.04.2004 to 29.11.2022 with respect to Sy No.17/2 in the office of the Sub-Registrar, Mahadevapura, Bangalore.
With respect to Sy No.35 measuring 15 Guntas and Sy.No.24/2 measuring 15 Guntas:		
46.	20.08.1994	Partition Deed, entered between the family members of Late H.N.Anantharamaih namely his wife



		Smt.Lakshamma, his legal heirs Sri.H.A.Dinesh and Sri.H.A.Prakash, with respect to Sy.Nos.24/2 & 35.
47.	25.09.1995	Sale Deed executed by Smt.Lakshamma W/o Late .H.N.Anantharama Reddy along with her legal heirs namely Sri.H.A.Prakash, Sri.H.A.Dinesh rep., by their GPA holder Sri.S.Kemparaju in favour of Sri. S. Manik Chand, registered as Document No.6704/1995-96 of Book-I, Volume No.1050, at Pages 140 to 146, in the office of the Sub-registrar, K.R.Puram, Bangalore, with respect to Sy.No.35 measuring 15 Guntas, Sy.No.24 measuring 15 Guntas.
48.		MR.No.16/1995-96
49.	05.05.1995	General Power of Attorney executed by Smt.Lakshamma W/o Late .H.N.Anantharama Reddy along with her legal heirs namely Sri.H.A.Prakash, Sri.H.A.Dinesh in favour of Sri.S.Kemparaju, registered as Document No.85/1995-96 of Book-IV, Volume No.58, at Pages 169-170, in the office of the Sub-registrar, Bangalore Taluk, with respect to Sy.No.35 measuring 15 Guntas, Sy.No.36 measuring 1 Acre 02 Guntas, Sy.No.24 measuring 15 Guntas.
50.	11.06.2004	Sale Deed executed by Sri. S. Manik Chand S/o Late Sampathraj in favour of Sri.V. Krishna Reddy S/o Late V.Chenga Reddy, registered as Document No.6609/2004-05 of Book-I, stored in CD.No.KRID56, in the office of the Sub-registrar, K.R.Puram, Bangalore, with respect to Sy.No.35 measuring 15 Guntas, Sy.No.24/2 measuring 15 Guntas.
51.		MR.No.36/2004-05
52.	06.07.2013	Partition Deed entered between Sri.V.Sidda Rami Reddy S/o Late V.Chenga Reddy, Sri.V.Venkata Reddy S/o Late V.Chenga Reddy, Sri. Mahesh Reddy S/o Sri.V.Venkata Reddy, Sri.V.Krishna Reddy S/o Late V.Chenga Reddy, Smt.V.Srilaxmi D/o Sri.V.Krishna Reddy, Smt. B.Mamatha D/o Sri.V.Krishna Reddy and Smt.M.Kanthamma W/o Late M.Mohan Rami Reddy Rajesh, registered as Document No.1441/2013-14 of Book-I, stored in CD.No.SRJD127, in the office of the Sub-registrar, Basavanagudi (Sarjapura), Bangalore with respect to Sy.No.35 measuring 15 Guntas along with other properties. In the said Partition the land



		bearing Sy.No.35 measuring 15 Guntas fallen to the share of Smt.V.Srilaxmi.
53.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period from 1966-1967 to 1973-74; 1974-75 to 1977-78; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1992-93; 1994-95 to 1999-2000; 2001-02 to 2022-23 with respect to Sy No.24/2
54.		Mulla Tippyany, Survey Sketch, Hissa Survey Pakka, Hissa Survey Tippyany, Hissa Original Tippyany, Akarbhand
55.	19.11.2014	Endorsement issued by Sub-Divisional Officer, Bangalore, stating that, no cases are pending under section 79(A) and (B) under Land Reforms Act, for Sy.No.24/2 measuring 15 Guntas.
56.	19.11.2014	Endorsement issued by Sub-Divisional Officer, Bangalore, stating that, no cases are pending under PTCL Act of Land Reforms Act, for Sy.No.24/2 measuring 15 Guntas.
57.	18.11.2014	Nil Tenancy Certificate issued by the Tashildar, Bangalore East Taluk, Bangalore with respect to Sy.No.24/2 measuring 15 Guntas
58.	09.04.2015	Intimation Letter vide No. ALN/EKHW/SR:88/2014-2015 issued by Assistant Commissioner, Bangalore District for Conversion of the Property bearing Sy.No.24/2 measuring 15 Guntas from agricultural to residential purposes in the name of Sri.V.Krishna Reddy.
59.	13.05.2015	Official Memorandum No. ALN/EKHW/SR:88/2014-2015 issued by Assistant Commissioner, Bangalore District for Conversion of the Property bearing Sy.No.24/2 measuring 15 Guntas from agricultural to residential purposes in the name of Sri.V.Krishna Reddy.
60.	16.04.2015	Conversion Paid challan
61.		Conversion Sketch
62.		MR.No.T6/2018-19
63.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period from 1969-1970 to 1973-74; 1974-75 to 1977-78; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1992-93; 1994-95 to 1999-2000; 2001-02 to 2022-23 with respect to Sy No.35
64.		Mulla Tippyany, Survey Sketch, Survey Tippyany, Secondary



		Reclass Tippany, Akarbhand
65.	19.11.2014	Endorsement issued by Sub-Divisional Officer, Bangalore, stating that, no cases are pending under section 79(A) and (B) under Land Reforms Act, for Sy.No.35 measuring 15 Guntas.
66.	19.11.2014	Endorsement issued by Sub-Divisional Officer, Bangalore, stating that, no cases are pending under PTCL Act of Land Reforms Act, for Sy.No.35 measuring 15 Guntas.
67.	18.11.2014	Nil Tenancy Certificate issued by The Tashildar, Bangalore North Taluk, with respect to Sy.No.35
68.	05.03.2015	Conversion Paid challan
69.	09.06.2015	Intimation Letter issued by Assistant Commissioner, Bangalore District for Conversion of the Property bearing Sy.No.35 measuring 15 Guntas from agricultural to residential purposes in the name of Sri.V.Krishna Reddy.
70.	08.09.2015	Official Memorandum No. ALN/EKHW/SR:87/2014-2015 issued by Assistant Commissioner, Bangalore District for Conversion of the Property bearing Sy.No.35 measuring 15 Guntas from agricultural to residential purposes in the name of Sri.V.Krishna Reddy.
71.		Conversion Survey Sketch
72.		MR.No.T5/2018-19
73.	20.04.2022	Nil Encumbrance Certificate for the period from 01.04.1920 to 30.06.1924 with respect to Sy Nos.24/2 and 35 in the office of the Sub-Registrar, Gandhinagar, Bangalore.
74.	18.04.2022	Nil Encumbrance Certificate for the period from 01.07.1924 to 14.02.1957 with respect to Sy Nos.24/2 and 35 in the office of the Sub-Registrar, Peenya, Bangalore.
75.	18.04.2022	Nil Encumbrance Certificate for the period from 15.02.1957 to 31.05.1989 with respect to Sy Nos.24/2 and 35 in the office of the Sub-Registrar, Bommanahalli, Bangalore.
76.	17.05.1995	Encumbrance Certificate for the period from 01.06.1989 to 15.05.1995 with respect to Sy No.35 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
77.	19.11.2014	Nil Encumbrance Certificate for the period from 01.04.1997 to 31.03.2004 with respect to Sy No.35 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
78.	18.11.2014	Encumbrance Certificate for the period from 01.04.2004 to



		17.11.2014 with respect to Sy No.35 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
79.	17.01.2003	Encumbrance Certificate for the period from 01.06.1989 to 14.07.2003 with respect to Sy No.24/2 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
80.	26.11.2014	Nil Encumbrance Certificate for the period from 01.04.1990 to 31.03.2004 with respect to Sy No.24/2 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
81.	26.11.2014	Encumbrance Certificate for the period from 01.04.2004 to 16.11.2014 with respect to Sy No.24/2 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
82.	29.11.2022	Encumbrance Certificate for the period from 01.04.2004 to 29.11.2022 with respect to Sy No.24/2 in the office of the Sub-Registrar, Mahadevapura, Bangalore.
With respect to Sy.No.36 measuring 1 Acre 02 Guntas:		
83.		MR.No.10/1994-95 - As per the partition dated 20.08.1994, the land bearing Sy.No.35 measuring 15 Guntas, Sy.No.36 measuring 1 Acre 02 Guntas, fallen to the share of Smt.Lakshamma.
84.	05.05.1995	General Power of Attorney executed by Smt.Lakshamma W/o Late .H.N.Anantharama Reddy along with her legal heirs namely Sri.H.A.Prakash, Sri.H.A.Dinesh in favour of Sri.S.Kemparaju, registered as Document No.85/1995-96 of Book-IV, Volume No.58, at Pages 169-170, in the office of the Sub-registrar, Bangalore Taluk, with respect to Sy.No.35 measuring 15 Guntas, Sy.No.36 measuring 1 Acre 02 Guntas, Sy.No.24 measuring 15 Guntas.
85.	21.09.1995	Sale Deed executed by Smt.Lakshamma W/o Late .H.N.Anantharama Reddy along with her legal heirs namely Sri.H.A.Prakash, Sri.H.A.Dinesh rep., by their GPA holder Sri.S.Kemparaju in favour of Sri.S.Mahaveer Chand Jain S/o Late Sampathraj, registered as Document No.6705/1995-96 of Book-I, Volume No.1708, at Pages 90-94, in the office of the Sub-registrar, K.R.Puram, Bangalore, with respect to Sy.No.36 measuring 1 Acre 02 Guntas.
86.		MR.No.14/1995-96
87.	11.06.2004	Sale Deed executed by Sri.S.Mahaveer Chand Jain S/o Late Sampathraj in favour of Sri.V.Krishna Reddy S/o



		Late.V.Chenga Reddy, registered as Document No.6603/2004-05 of Book-I, stored in CD.No.KIRD56 in the office of the Sub-registrar, K.R.Puram, Bangalore, with respect to Sy.No.36 measuring 1 Acre 02 Guntas.
88.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period from 1966-1967 to 1973-74; 1974-75 to 1977-78; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1992-93; 1994-95 to 1999-2000; 2001-02 to 2022-23 with respect to Sy No.36
89.		Mulla Tippyany, Survey Sketch, Survey Tippyany, Secondary Reclass Tippyany, Akarbhand
90.	11.04.2022	Endorsement issued by Sub-Divisional Officer, Bangalore North Division, stating that, no cases are pending under section 79(A) and (B) under Land Reforms Act, for Sy.No.36 measuring 1 Acre 02 Guntas.
91.	11.04.2022	Endorsement issued by Sub-Divisional Officer, Bangalore North Division, stating that, no cases are pending under PTCL Act of Land Reforms Act, for Sy.No.36 measuring 1 Acre 02 Guntas.
92.	18.11.2014	Nil Tenancy Certificate issued by the Tashildar, Bangalore East Taluk, Bangalore with respect to Sy.No.36 measuring 1 Acre 02 Guntas.
93.	09.04.2015	Intimation Letter vide No. ALN/EKHW/SR:85/2014-2015 issued by Assistant Commissioner, Bangalore District for Conversion of the Property bearing Sy.No.36 measuring 01 Acre 02 Guntas from agricultural to residential purposes in the name of Sri.V.Krishna Reddy.
94.	13.05.2015	Official Memorandum No. ALN/EKHW/SR:85/2014-2015 issued by Assistant Commissioner, Bangalore District for Conversion of the Property bearing Sy.No.36 measuring 01 Acre 02 Guntas from agricultural to residential purposes in the name of Sri.V.Krishna Reddy.
95.	16.04.2015	Conversion Paid challan
96.		Conversion Sketch
97.		MR.No.H12/2018-19
98.	20.05.1995	Nil Encumbrance Certificate for the period from 01.05.1966 to 31.05.1989 with respect to Sy No.36 in the office of the Sub-Registrar, Bangalore South Taluk.



99.	17.07.2003	Encumbrance Certificate for the period from 01.06.1989 to 14.07.2003 with respect to Sy No.36 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
100.	19.11.2014	Nil Encumbrance Certificate for the period from 01.04.1997 to 31.03.2004 with respect to Sy No.36 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
101.	20.11.2014	Encumbrance Certificate for the period from 01.04.2004 to 17.11.2014 with respect to Sy No.36 in the office of the Sub-Registrar, K.R.Puram, Bangalore.
102.	29.11.2022	Encumbrance Certificate for the period from 01.04.2004 to 29.11.2022 with respect to Sy No.36 in the office of the Sub-Registrar, Mahadevapura, Bangalore.
With respect to Sy.No.34 measuring 37 Guntas:		
103.	06.05.1949	Sale Deed executed by Sri.C.S.Madavamurthy along with his mother Smt.Kamala Bhaiyamma in favour of Sri.Yellappa Reddy S/o Late Mugappa, registered as Document No.5509/1949-50 of Book-I, Volume 991 at Pages 70 to 2, in the office of the Sub-registrar, Bangalore South, with respect to Sy.No.34 measuring 37 Guntas.
104.		MR.No.12/1950-51
105.		Family tree of Sri. Yellappa Reddy.
106.		Death Certificate of Sri.Yellappa Reddy, DOD : 03.12.1978
107.		Pakka Book, Tippany, Hissa Tippany, Atlas, Akarbhand
108.	04.09.2000	Nil Tenancy Certificate issued by the Tashildar, Bangalore South Taluk, with respect to Sy.No.34.
109.	04.09.2000	Endorsement issued by the Tashildar, Bangalore South Taluk stating that no cases pending 79(A) and (B) under KLR Act, with respect to Sy.No.34.
110.	11.04.2022	Endorsement issued by Sub-Divisional Officer, Bangalore North Division, stating that, no cases are pending under PTCL Act of Land Reforms Act, for Sy.No.34 measuring 37 Guntas.
111.	10.03.2023	Official Memorandum No. ALN/EKHW/SR:58/2022-2023 issued by Assistant Commissioner, Bangalore District for Conversion of the Property bearing Sy.No.34/1 measuring 10 Guntas from agricultural to residential purposes in the name of Sri.Muni Reddy and Smt.Jayamma.
112.	10.03.2023	Official Memorandum No. ALN/EKHW/SR:61/2022-2023



		issued by Assistant Commissioner, Bangalore District for Conversion of the Property bearing Sy.No.34/2 measuring 05 Guntas from agricultural to residential purposes in the name of Smt.Prathibha.
113.	10.03.2023	Official Memorandum No. ALN/EKHW/SR:60/2022-2023 issued by Assistant Commissioner, Bangalore District for Conversion of the Property bearing Sy.No.34/3 measuring 05 Guntas from agricultural to residential purposes in the name of Smt. Sujatha.
114.	10.03.2023	Official Memorandum No. ALN/EKHW/SR:59/2022-2023 issued by Assistant Commissioner, Bangalore District for Conversion of the Property bearing Sy.No.34/4 measuring 08 Guntas from agricultural to residential purposes in the name of Smt. Savithramma.
115.	17.06.2005	Partition Deed entered between Sri.Munireddy S/o Late Yellappa Reddy along with his wife Smt.Jayamma and his legal heirs namely Smt.Neelamma, Smt.Meena, Smt.Savithramma, Smt.Sujatha, Smt.Prathibha with respect to Sy.No.34, registered as Document No.4695/2005-06 of Book-I, stored in CD.No.KRID142, in the office of the Sub-registrar, K.R.Puram, Bangalore. In the said partition, the land bearing Sy.No.34 measuring 10 Guntas fallen to the share of Sri.Munireddy and Smt.Savithramma and the land bearing Sy.No.34 measuring 05 Guntas fallen to the share of Smt.Neelamma, the land bearing Sy.No.34 measuring 07 Guntas fallen to the share of Smt.Meena, the land bearing Sy.No.34 measuring 05 Guntas fallen to the share of Smt.Savithramma, the land bearing Sy.No.34 measuring 05 Guntas fallen to the share of Smt.Sujatha and the land bearing Sy.No.34 measuring 05 Guntas fallen to the share of Smt.Prathibha.
116.	16.08.2000	Nil Encumbrance Certificate from the period 01.04.1998 to 11.08.2000 with respect to Sy.No.34, issued in the office of the Sub-registrar, K.R.Puram.
Common Documents		
117.		Judgement copy of OS.No.1043/2018 passed in the court of Principal Senior Civil Judge, Bangalore.
118.		Judgement copy of OS.No.766/2005 passed in the court of



		II Additional Civil Judge (Senior Division), Bangalore
119.	29.11.2022	Encumbrance Certificate for the period from 01.04.2004 to 29.11.2022 with respect to Sy No.34 in the office of the Sub-Registrar, Mahadevapura, Bangalore.
120.		Village map of Sadaramangala Village
121.		Village map of Kodigehalli Village
122.	02.09.2022	Deed of Confirmation executed by Sri.H.P.Sandeep S/o Sri.H.A.Prakash, Miss. Shriya S.Reddy, Master. Sanjith S.Reddy (Shriya S.Reddy and Sanjith S.Reddy both being minors rep., by their father and Natural Guardian Sri.H.P.Sandeep), Sri.H.D.Divakar D.Reddy, Miss. Vihaana D.Reddy being minor rep., by her father and Natural Guardian Sri.H.D.Divakar D.Reddy) Sri.H.D.Deepak S/o Smt.Girija, Master. Shushruth D.Reddy being minor rep., by his father and Natural Guardian Sri.H.D.Deepak, Smt.H.P.Sowmya D/o Sri.H.A.Prakash Reddy along with her legal heirs namely Miss. Ananya P.Reddy and Master Ayaan P.Reddy (Ananya P.Reddy and Ayaan P.Reddy both being minors rep., their mother and Natural Guardian Smt.H.P.Sowmya in favour of Sri. V.Krishna Reddy S/o Late V.Chenga Reddy, registered as Document No.7009/2022-23 of Book-I, stored in CD.No.INRD1158, in the office of the Sub-registrar, Shivajinagar (Indiranagar), Bangalore, with respect to Sy.No.36 measuring 1 Acre 02 Guntas, Sy.No.24/2 measuring 15 Guntas, Sy.No.35 measuring 15 Guntas.
123.	02.09.2022	Deed of Confirmation executed by Smt.S.Bhagyalakshmi D/o Late Sampangirama Reddy along with her legal heirs namely Sri.Janardhan, Sri.Kishore Kumar, Master. Lalith Adithya K.Reddy (Lalith Adithya K.Reddy being minor rep., by his father and Natural Guardian Sri.Kishore Kumar), Smt.S.Prathima, Master. Tarun B.Reddy (Tarun B.Reddy being minor rep., by her mother and Natural Guardian Smt.S.Prathima), Sri.G.N.Naveen S/o Late G.M.Narayana Reddy and Late H.A.Gowramma along with her daughter Miss. Bhavika N.Reddy(Miss.Bhavika Reddy being minor rep., by her father and natural Guradian Sri.G.N.Naveen), in favour of Sri. Ramachenga



		Reddy Valasareddi S/o Late Siddarami Reddy Valasareddi, registered as Document No.7010/2022-23 of Book-I, stored in CD.No.INRD1158, in the office of the Sub-registrar, Shivajinagar (Indiranagar), Bangalore, with respect to Sy.No.17/2 measuring 16 Guntas, Sy.No.17/3 measuring 1 Acre.
124.	02.09.2022	Deed of Confirmation executed by Sri.H.P.Sandeep S/o Sri.H.A.Prakash, Miss. Shriya S.Reddy, Master. Sanjith S.Reddy (Shriya S.Reddy and Sanjith S.Reddy both being minors rep., by their father and Natural Guardian Sri.H.P.Sandeep), Sri.H.D.Divakar D.Reddy, Miss. Vihaana D.Reddy being minor rep., by her father and Natural Guardian Sri.H.D.Divakar D.Reddy) Sri.H.D.Deepak S/o Smt.Girija, Master. Shushruth D.Reddy being minor rep., by his father and Natural Guardian Sri.H.D.Deepak, Smt.H.P.Sowmya D/o Sri.H.A.Prakash Reddy along with her legal heirs namely Miss. Ananya P.Reddy and Master Ayaan P.Reddy (Ananya P.Reddy and Ayaan P.Reddy both being minors rep., their mother and Natural Guardian Smt.H.P.Sowmya) in favour of Sri. Ramachenga Reddy Valasareddi S/o Late Siddarami Reddy Valasareddi, registered as Document No.7004/2022-23 of Book-I, stored in CD.No.INRD1158, in the office of the Sub-registrar, Shivajinagar (Indiranagar), Bangalore, with respect to Sy.No.17/2 measuring 16 Guntas, Sy.No.17/3 measuring 1 Acre.
125.	02.09.2022	Deed of Confirmation executed by Smt.S.Bhagyalakshmi D/o Late Sampangirama Reddy along with her legal heirs namely Sri.Janardhan, Sri.Kishore Kumar, Master. Lalith Adithya K.Reddy (Lalith Adithya K.Reddy being minor rep., by his father and Natural Guardian Sri.Kishore Kumar), Smt.S.Prathima, Master. Tarun B.Reddy (Tarun B.Reddy being minor rep., by her mother and Natural Guardian Smt.S.Prathima), Sri.G.N.Naveen S/o Late G.M.Narayana Reddy and Late H.A.Gowramma along with her daughter Miss. Bhavika N.Reddy (Miss.Bhavika Reddy being minor rep., by her father and natural Guradian Sri.G.N.Naveen), in favour of Sri. V.Krishna



		Reddy S/o Late V.Chenga Reddy, registered as Document No.7012/2022-23 of Book-I, stored in CD.No.INRD1158, in the office of the Sub-registrar, Shivajinagar (Indiranagar), Bangalore, with respect to Sy.No.36 measuring 1 Acre 02 Guntas, Sy.No.24/2 measuring 15 Guntas, Sy.No.35 measuring 15 Guntas.
126.	02.09.2022	Joint Development Agreement executed by Sri. Ramachenga Reddy Valasareddi S/o Sri.V.Siddarami Reddy, Sri.V.Krishna Reddy S/o Late V.Chenga Reddy in favour of M/s. Vaishno Builders rep., by its Managing Partner Smt. Veena Vendoti, registered as Document No.5121/2022-23 of Book-I, stored in CD.No.VRTD1289, in the office of the Sub-registrar, Shivajinagar (Varthur), Bangalore, with respect to Sy.No.17/2 measuring 16 Guntas, Sy.No.17/3 measuring 1 Acre, Sy.No.36 measuring 1 Acre 02 Guntas, Sy.No.24/2 measuring 15 Guntas.
127.	02.09.2022	General Power of Attorney executed by Sri. Ramachenga Reddy Valasareddi S/o Sri.V.Siddarami Reddy, Sri.V.Krishna Reddy S/o Late V.Chenga Reddy in favour of M/s. Vaishno Builders rep., by its Managing Partner Smt. Veena Vendoti, registered as Document No.243/2022-23 of Book-IV, stored in CD.No.VRTD1289, in the office of the Sub-registrar, Shivajinagar (Varthur), Bangalore, with respect to Sy.No.17/2 measuring 16 Guntas, Sy.No.17/3 measuring 1 Acre, Sy.No.36 measuring 1 Acre 02 Guntas, Sy.No.24/2 measuring 15 Guntas.
128.	17.11.2022	Joint Development Agreement executed by Smt.Srilaxmi Valasareddi D/o Sri.V.Krishna Reddy, along with her legal heirs namely Miss. Ananya Reddy, Miss.Amulya Reddy, (both Ananya Reddy and Amulya Reddy being minors rep., by their mother and Natural Guardian Smt. Sri Laxmi Valasareddi) in favour of M/s. Vaishno Builders rep., by its Managing Partner Smt. Veena Vendoti, registered as Document No.7512/2022-23 of Book-I, stored in CD.No.VRTD1343, in the office of the Sub-registrar, Shivajinagar (Varthur), Bangalore, with respect to Sy.No.35 measuring 15 Guntas.
129.	17.11.2022	General Power of Attorney executed by Smt.Srilaxmi



		Valasareddi D/o Sri.V.Krishna Reddy, along with her legal heirs namely Miss. Ananya Reddy, Miss.Amulya Reddy, (both Ananya Reddy and Amulya Reddy being minors rep., by their mother and Natural Guardian Smt. Sri Laxmi Valasareddi) in favour of M/s. Vaishno Builders rep., by its Managing Partner Smt. Veena Vendoti, registered as Document No.367/2022-23 of Book-I, stored in CD.No.VRTD1343, in the office of the Sub-registrar, Shivajinagar (Varthur), Bangalore, with respect to Sy.No.35 measuring 15 Guntas.
130.	17.11.2022	General Power of Attorney executed by Smt.Srilaxmi Valasareddi D/o Sri.V.Krishna Reddy, along with her legal heirs namely Miss. Ananya Reddy, Miss.Amulya Reddy, (both Ananya Reddy and Amulya Reddy being minors rep., by their mother and Natural Guardian Smt. Sri Laxmi Valasareddi) in favour of Sri.V.Krishna Reddy, registered as Document No.366/2022-23 of Book-I, stored in CD.No.VRTD1343, in the office of the Sub-registrar, Shivajinagar (Varthur), Bangalore, with respect to Sy.No.35 measuring 15 Guntas.
131.	23.03.2023	Joint Development Agreement executed by Sri.Munireddy.S S/o Late Yallappa Reddy, Smt.Jayamma W/o Sri.Munireddy, Smt.Prathibha.M W/o Sri.Krishna Reddy, Smt.Sujatha S.M W/o Sri.Munireddy, Smt. Savithramma Muni Reddy W/o Sri.R.Govinda Reddy, in favour of M/s. Vaishno Builders rep., by its Managing Partner Smt. Veena Vendoti, registered as Document No.12096/2022-23 of Book-I, stored in CD.No.VRTD1442, in the office of the Sub-registrar, Shivajinagar (Varthur), Bangalore, with respect to Sy.No.34/1 measuring 10 Guntas, Sy.No.34/2 measuring 05 Guntas, Sy.No.34/3 measuring 05 Guntas, Sy.No.34/4 measuring 2.37 Guntas.
132.	23.03.2023	General Power of Attorney executed by Sri.Munireddy.S S/o Late Yallappa Reddy, Smt.Jayamma W/o Sri.Munireddy, Smt.Prathibha.M W/o Sri.Krishna Reddy, Smt.Sujatha S.M W/o Sri.Munireddy, Smt. Savithramma Muni Reddy W/o Sri.R.Govinda Reddy, in favour of M/s. Vaishno Builders rep., by its Managing Partner Smt. Veena



		Vendoti, registered as Document No.772/2022-23 of Book-I, stored in CD.No.VRTD1442, in the office of the Sub-registrar, Shivajinagar (Varthur), Bangalore, with respect to Sy.No.34/1 measuring 10 Guntas, Sy.No.34/2 measuring 05 Guntas, Sy.No.34/3 measuring 05 Guntas, Sy.No.34/4 measuring 2.37 Guntas.
133.	08.02.2023	Change of Land Use issued by Bangalore Development Authority vide BDA/NOC/CLU-197/3121/2022-23 with respect to Sy.No.17/3 measuring 7.75 Guntas.
134.	27.03.2024	Building License in LP No.BBMP/Addl.Dir/JD North/0074/2023-24 issued by BBMP in the name of M/s. Vaishno Builders.
135.	27.03.2024	Sanction Plan in LP No.BBMP/Addl.Dir/JD North/0074/2023-24 for construction of Basement Floor, Ground Floor and 13 Upper Floors over the subject property.
136.	21.03.2024	Encumbrance Certificate for the period from 01.04.2004 to 20.03.2024 with respect to Sy No.17/2, 17/3, 24/2, 36, 35, 34/1, 34/2, 34/3, 34/4 in the office of the Sub-Registrar, Varthur, Bengaluru.

II. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarbandh	A Register showing the area and rate of assessment of holidays.
3.	Atlas	A Survey document which shows a sketch of the land with Hissas/Survey Sub-Numbers assigned after the Phodi/Sub-Division of the Survey Number;
4.	Encumbrance Certificate	Search Reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 th of an Acre or 121 Square Yards or 1089 Square Feet;
6.	Hissa	Portions formed in Survey numbers after Phodi/Partition;
7.	Hissedars	Co-owner/Co-sharer of the bifurcated portion of the Survey Number i.e., the Sub-Survey Number;



8.	Tippani	A revenue document which discloses the sketch of the Survey Number, not drawn to scale, but showing the measurements;
9.	Hobli	The Sub-Division of a Taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amounts for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited.
11.	Khathedar	Owner/Occupant of the land in the revenue records of the Government.
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/ Panchayath Parikhath	Customary oral partition effected amongst the co-owners/family members in the presence of the Panchayathdars;
14.	Pakka Book/ RR Pakka Book	A field book which discloses the Hissas and the Hissedars of a Survey Number after Phodi along with the extent of the land.
15.	Phodi	Bifurcation/Partition of a Survey Number into Hissas with sub survey numbers or sub dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number;
17.	Record of Tenancy & Crops and Pahani.	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants or agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which areas, a Survey Number and assessment are separately entered in the land records under an indicative number sub-ordinate to that of the Survey Number of which it is a portion.



III. HISTORY OF TITLE:

Common Documents with respect to Sy.No.24 measuring 15 Guntas, Sy.No.35 measuring 15 Guntas, Sy.No.36 measuring 1 Acre 20 Guntas, Sy.No.17 measuring 2 Acres 16 Guntas:

The property bearing Sy.No.24 measuring 3 Acres 17 Guntas, Sy.No.35 measuring 35 Guntas, Sy.No.36 measuring 2 Acres 30 Guntas. In the said Partition the land bearing Sy.No.24 measuring 3 Acres 17 Guntas, Sy.No.35 measuring 15 Guntas, Sy.No.36 measuring 2 Acres 30 Guntas, situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District and Sy.No.17 measuring 2 Acres 16 Guntas, situated Kodigehalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District, was originally belongs to one Sri.H.N.Anantharama Reddy, who acquired same from his family partition in terms of Sale Deed dated:13.11.1954, registered as Document No.3921/1954-55 of Book-I, Volume 439, at Pages 134 to 135, in the office of the Sub-registrar, Bangalore Taluk, with respect to Sy.No.24 measuring 3 Acres 17 Guntas, Sy.No.35 measuring 35 Guntas, Sy.No.36 measuring 2 Acres 30 Guntas. In the said Partition the land bearing Sy.No.24 measuring 3 Acres 17 Guntas, Sy.No.35 measuring 15 Guntas, Sy.No.36 measuring 2 Acres 30 Guntas, Sy.No.17 measuring 2 Acres 16 Guntas, allotted to the share of Sri.H.N.Anantharama Reddy and accordingly the name of Sri.H.N.Anantharama Reddy got mutated in the revenue records such as MR.No.1/1989-90 and same are available for perusal at Document Nos.1 & 2 in the list of Documents Scrutinized. By virtue of the aforesaid transfer, Sri.H.N.Anantharama Reddy became the absolute owner of the aforesaid properties.

Subsequently, the aforesaid Sri.H.N.Anantharama Reddy demised leaving behind his wife Smt.Lakshamma and legal heirs namely Sri.H.A.Prakash, Sri.H.A.Dinesh to succeed to his estate. By virtue of the said inheritance, Smt.Lakshamma, Sri.H.A.Prakash, Sri.H.A.Dinesh became the absolute owners of the aforesaid property.



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With respect to Sy.No.17/2 measuring 16 Guntas and Sy.No.17/3 measuring 1 Acre:

Thereafter, the said Smt.Lakshamma W/o Late .H.N.Anantharama Reddy along with her legal heirs namely Sri.H.A.Prakash, Sri.H.A.Dinesh conveyed the property bearing Sy.No.17 measuring 1 Acre 36 Guntas in favour of Sri.Vasudevaraju S/o Late Chinnaswamy Raju, in terms of Sale Deed dated 07.02.1992, registered as Document No.7737/1992-93 of Book-I, Volume 474, at Pages 110 to 113, in the office of the Sub-registrar, K.R.Puram, Bangalore and accordingly the name of Sri.Vasudevaraju S/o Late Chinnaswamy Raju got mutated in the revenue records such as MR.No.25/1991-92 and same are available for perusal at **Document Nos.6 and 7** in the list of Documents Scrutinized. By virtue of the aforesaid transfer, Sri.Vasudevaraju S/o Late Chinnaswamy Raju became the absolute owner of the property bearing Sy.No.17 measuring 1 Acre 36 Guntas.

It has been observed that, the aforesaid Sri.M. Vasudeva Raju S/o Late Chinnaswamy Raju conveyed the portion of the property Sy.No.17 measuring 36 Guntas in favour of Smt. Anand Kavar Jain W/o Sri.J.Mohanlal Jain S/o Sri.Jugaraj, in terms of Sale Deed dated 12.05.1993, registered as Document No.865/1993-94 of Book-I, Volume No.686, at Pages 71 to 74, in the office of the Sub-registrar, K.R.Puram, Bangalore and accordingly the name of Smt. Anand Kavar Jain got mutated in the revenue records such as MR.No.5/1993-94 and same are available for perusal at **Document Nos.8 and 9** in the list of Documents Scrutinized. By virtue of the aforesaid transfer, Smt. Anand Kavar Jain became the absolute owner of the portion of the property bearing Sy.No.17 measuring 36 Guntas.

Further, it has been observed that, the aforesaid Sri.M. Vasudeva Raju S/o Late Chinnaswamy Raju conveyed the remaining portion of the property Sy.No.17 measuring 1 Acre in favour of Sri.J.Mohanlal Jain S/o Sri.Jugaraj, in terms of Sale Deed dated 12.05.1993, registered as Document No.862/1993-94 of Book-I, Volume No.681, at Pages 107 to 110, in the office of the Sub-registrar, K.R.Puram, Bangalore and accordingly the name of Sri.J.Mohanlal Jain S/o Sri.Jugaraj, got mutated in the revenue records such as MR.No.4/1993-94 and same are available for perusal at **Document Nos.10 and 11** in the list of Documents Scrutinized. By virtue of the



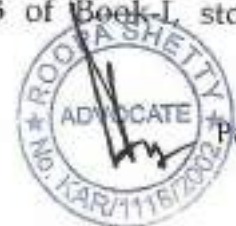
aforesaid transfer, Sri.J.Mohanlal Jain S/o Sri.Jugaraj became the absolute owner of the remaining portion of the property bearing Sy.No.17 measuring 1 Acre.

Thereafter, the aforesaid Sri.J.Mohanlal Jain S/o Sri.Jugaraj Jain along with his wife Smt.Anand Kavar Jain conveyed the property bearing Sy.No.17 measuring 1 Acre 36 Guntas in favour of Sri.Ritesh K.Nair, in terms of Sale Deed dated 25.09.1995, registered as Document No.6716/1995-96 of Book-I, Volume No.1175, at Pages 77 to 82, in the office of the Sub-registrar, K.R.Puram, Bangalore and accordingly the name of Sri.Ritesh K.Nair got mutated in the revenue records such as MR.No.9/1995-96 and same are available for perusal at **Document Nos.12 and 13** in the list of Documents Scrutinized. By virtue of the aforesaid transfer, Sri.Ritesh K.Nair, became the absolute owner of the property bearing Sy.No.17 measuring 1 Acre 36 Guntas.

Subsequently, the property bearing Sy.No.17 measuring 1 Acres 36 Guntas got phoded and renumbered as Sy.No.17/2 measuring 16 Guntas and Sy.No.17/3 measuring 1 Acre.

It has been observed that, the aforesaid Sri.Ritesh K.Nair S/o Sri.Kiran Chand, conveyed the property bearing Sy.No.17/2 measuring 16 Guntas and Sy.No.17/3 measuring 1 Acre in favour of Sri.V.Siddarami Reddy S/o Late V.Chenga Reddy, in terms of Sale Deed dated 20.08.2004, registered as Document No.14483/2004-05 of Book-I, stored in CD.No.KRID69, in the office of the Sub-registrar, K.R.Puram, Bangalore and accordingly the name of Sri.V.Siddarami Reddy S/o Late V.Chenga Reddy got mutated in the revenue records such as MR.No.H2/2013-14 and same are available for perusal at **Document Nos.15 & 16** in the list of Documents Scrutinized. By virtue of the aforesaid transfer, Sri.V.Siddarami Reddy S/o Late V.Chenga Reddy, became the absolute owner of the property bearing Sy.No.17/2 measuring 16 Guntas and Sy.No.17/3 measuring 1 Acre.

Thereafter, the aforesaid Sri.V.Sidda Rami Reddy S/o Late V.Chenga Reddy along with legal heirs namely Sri.V.Siva Prasada Reddy, Sri.V.Vijaya Bhaskara Reddy, Sri.V.Ramachenga Reddy entered into family partition, in terms of Partition Deed dated 09.03.2020, registered as Document No.407/2022-23 of Book-I, stored in



CD.No.SRJD1093, in the office of the Sub-registrar, Basavanagudi (Sarjapura), Bangalore. In the said partition, the land bearing Sy.No.17/2 measuring 16 Guntas and Sy.No.17/3 measuring 1 Acre fallen to the share of Sri.V.Ramachenga Reddy and same is available for perusal at **Document No.21** in the list of Documents Scrutinized. By virtue of the said partition, Sri.V.Ramachenga Reddy became the absolute owner of the property Sy.No.17/2 measuring 16 Guntas and Sy.No.17/3 measuring 1 Acre.

It has been observed that, Sri.V.Ramachenga Reddy made an application to the Assistant Commissioner, Bengaluru District for conversion of land bearing Sy.No.17/2 measuring 16 Guntas from agricultural to non-agricultural Residential purpose. After the survey, the Deputy Commissioner, Bengaluru District issued an Official Memorandum dated: 24.06.2022 bearing No. ALN/EKHW/SR:15/2022-2023 according to which the property bearing Sy.No.17/2 measuring 16 Guntas, situated at Kodigehalli village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District has been converted from agricultural to non-agricultural Residential purposes. All the above facts could be evidenced from documents available for perusal at **Document No. 24** in the list of Documents Scrutinized.

It has been observed that, Sri.V.Ramachenga Reddy made an application to the Assistant Commissioner, Bangalore District for conversion of land bearing Sy.No.17/3 measuring 1 Acre from agricultural to non-agricultural Residential purpose. After the survey, the Deputy Commissioner, Bangalore District issued an Official Memorandum dated: 27.06.2022 bearing No. ALN/EKHW/SR:16/2022-2023 according to which the property bearing Sy.No.17/3 measuring 1 Acre, situated at Kodigehalli village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District has been converted from agricultural to non-agricultural Residential purposes. All the above facts could be evidenced from documents available for perusal at **Document No. 25** in the list of Documents Scrutinized.



With respect to Sy No.35 measuring 15 Guntas and Sy.No.24/2 measuring 15 Guntas:

The Land bearing Sy.No.35 measuring 15 Guntas and Sy.No.24 measuring 15 Guntas, situated Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District, was originally belongs to one Smt.Lakshamma, who acquired same from her family partition, in terms of Partition Deed dated 20.08.1994 and accordingly the name of Smt.Lakshamma got mutated in the revenue records such as MR.No.10/1994-95 and same are available for perusal at **Document No's.46 and 5** in the list of Documents Scrutinized. By virtue of the aforesaid transfer, Smt.Lakshamma became the absolute owner of the property bearing Sy.No.35 measuring 15 Guntas and Sy.No.24 measuring 15 Guntas.

Thereafter, the said Smt.Lakshamma W/o Late .H.N.Anantharama Reddy along with her legal heirs namely Sri.H.A.Prakash, Sri.H.A.Dinesh rep., by their GPA holder Sri.S.Kemparaju, conveyed the property bearing Sy.No.35 measuring 15 Guntas, Sy.No.24 measuring 15 Guntas, in favour of Sri. S. Manik Chand, in terms of Sale Deed dated 25.09.1995, registered as Document No.6704/1995-96 of Book-I, Volume No.1050, at Pages 140 to 146, in the office of the Sub-registrar, K.R.Puram, Bangalore and accordingly the name of Sri. S. Manik Chand got mutated in the revenue records such as MR.No.16/1995-96 and same are available for perusal at **Document Nos.47 and 48** in the list of Documents Scrutinized. By virtue of the aforesaid transfer, Sri. S. Manik Chand Raju became the absolute owner of the property bearing Sy.No.35 measuring 15 Guntas, Sy.No.24 measuring 15 Guntas.

It has been observed that, aforesaid Smt.Lakshamma W/o Late .H.N.Anantharama Reddy along with her legal heirs namely Sri.H.A.Prakash, Sri.H.A.Dinesh being owners for the property bearing Sy.No.35 measuring 15 Guntas, Sy.No.36 measuring 1 Acre 02 Guntas, Sy.No.24 measuring 15 Guntas, situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District executed a General Power of Attorney, dated: 05.05.1995, in favour of Sri.S.Kemparaju, thereby authorizing Sri.S.Kemparaju, to deal individually with the property bearing Sy.No.35 measuring 15 Guntas, Sy.No.36 measuring 1 Acre 02 Guntas, Sy.No.24 measuring 15 Guntas situated at



Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District herein. The document is available for perusal at **Document No.49** in the list of Documents Scrutinized.

It has been observed that, the aforesaid Sri. S. Manik Chand S/o Late Sampathraj conveyed the property bearing Sy.No.35 measuring 15 Guntas, Sy.No.24 measuring 15 Guntas, in favour of Sri.V. Krishna Reddy S/o Late V.Chenga Reddy, in terms of Sale Deed dated 11.06.2004, registered as Document No.6609/2004-05 of Book-I, stored in CD.No.KRID56, in the office of the Sub-registrar, K.R.Puram, Bangalore and accordingly the name of Sri.V. Krishna Reddy S/o Late V.Chenga Reddy, got mutated in the revenue records such as MR.No.36/2004-05 and same are available for perusal at **Document Nos.50 & 51** in the list of Documents Scrutinized. By virtue of aforesaid transfer, Sri.V. Krishna Reddy S/o Late V.Chenga Reddy became the absolute owner of the Property bearing Sy.No.35 measuring 15 Guntas, Sy.No.24 measuring 15 Guntas.

It is observed that, the property bearing Sy.No.24 measuring 15 Guntas, situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District got phoded and renumbered as Sy.No.24/2 measuring 15 Guntas.

It has been observed that, Sri.V.Krishna Reddy made an application to the Assistant Commissioner, Bangalore District for conversion of land bearing Sy.No.24/2 measuring 15 Guntas from agricultural to non-agricultural Residential purpose. After the survey, the Deputy Commissioner, Bangalore District issued an Official Memorandum dated:13.05.2015, bearing No. ALN/EKHW/SR:88/2014-2015, according to which the property bearing Sy.No.24/2 measuring 15 Guntas, situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District has been converted from agricultural to non-agricultural Residential purposes. All the above facts could be evidenced from documents available for perusal at **Document No.59** in the list of Documents Scrutinized.

Further it has been observed that, Sri.V.Krishna Reddy made an application to the Assistant Commissioner, Bangalore District for conversion of land bearing Sy.No.35 measuring 15 Guntas from agricultural to non-agricultural Residential purpose. After the survey, the Deputy Commissioner, Bangalore District issued an Official



Memorandum dated:08.09.2015, bearing No. ALN/EKHW/SR:87/2014-2015, according to which the property bearing Sy.No.35 measuring 15 Guntas, situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District has been converted from agricultural to non-agricultural Residential purposes. All the above facts could be evidenced from documents available for perusal at **Document Nos.70** in the list of Documents Scrutinized.

Thereafter, the aforesaid Sri.V.Sidda Rami Reddy S/o Late V.Chenga Reddy, Sri.V.Venkata Reddy S/o Late V.Chenga Reddy, Sri. Mahesh Reddy S/o Sri.V.Venkata Reddy, Sri.V.Krishna Reddy S/o Late V.Chenga Reddy, Smt.V.Srilaxmi D/o Sri.V.Krishna Reddy, Smt. B.Mamatha D/o Sri.V.Krishna Reddy and Smt.M.Kanthamma W/o Late M.Mohan Rami Reddy Rajesh entered into family partition, in terms of Partition Deed dated 06.07.2013, registered as Document No.1441/2013-14 of Book-I, stored in CD.No.SRJD127, in the office of the Sub-registrar, Basavanagudi (Sarjapura), Bangalore. In the said the land bearing Sy.No.35 measuring 15 Guntas fallen to the share of Smt.V.Srilaxmi and same is available for perusal at **Document No.52** in the list of Documents Scrutinized. By virtue of the said partition, Smt.V.Srilaxmi became the absolute owner of the property Sy.No.35 measuring 15 Guntas.

By virtue of aforesaid transfer, **Sri.V. Krishna Reddy S/o Late V.Chenga Reddy** became the absolute owner of the Property bearing Sy.No.24/2 measuring 15 Guntas and **Smt.V.Srilaxmi** became the absolute owner of the property Sy.No.35 measuring 15 Guntas.

With respect to Sy.No.36 measuring 1 Acre 02 Guntas:

The Land bearing Sy.No.36 measuring 1 Acre 02 Guntas, situated Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District, was originally belongs to one Smt.Lakshamma, who acquired same from his family partition, in terms of Partition Deed dated 20.08.1994 and accordingly the name of Smt.Lakshamma got mutated in the revenue records such as MR.No.10/1994-95 and same are available for perusal at **Document No.83** in the list of Documents Scrutinized. By virtue of the aforesaid transfer, Smt.Lakshamma became the absolute owner of the property bearing Sy.No.36 measuring 1 Acre 02 Guntas.



It has been observed that, aforesaid Smt.Lakshamma W/o Late H.N.Anantharama Reddy along with her legal heirs namely Sri.H.A.Prakash, Sri.H.A.Dinesh being owners for the property bearing Sy.No.35 measuring 15 Guntas, Sy.No.36 measuring 1 Acre 02 Guntas, Sy.No.24 measuring 15 Guntas, situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District executed a General Power of Attorney, dated: 05.05.1995, in favour of Sri.S.Kemparaju, thereby authorizing Sri.S.Kemparaju, to deal individually with the property bearing Sy.No.35 measuring 15 Guntas, Sy.No.36 measuring 1 Acre 02 Guntas, Sy.No.24 measuring 15 Guntas situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District herein. The document is available for perusal at **Document No.84** in the list of Documents Scrutinized.

Thereafter, the aforesaid Smt.Lakshamma W/o Late .H.N.Anantharama Reddy along with her legal heirs namely Sri.H.A.Prakash, Sri.H.A.Dinesh rep., by their GPA holder Sri.S.Kemparaju conveyed the property bearing Sy.No.36 measuring 1 Acre 02 Guntas, in favour of Sri.S.Mahaveer Chand Jain S/o Late Sampathraj, in terms of Sale Deed dated 21.09.1995, registered as Document No.6705/1995-96 of Book-I, Volume No.1708, at Pages 90-94, in the office of the Sub-registrar, K.R.Puram, Bangalore and accordingly the name Sri.S.Mahaveer Chand Jain got mutated in the revenue records such as MR.No.14/1995-96 and same are available for perusal at **Document Nos.85 & 86** in the list of Documents Scrutinized. By virtue of the aforesaid transfer, Sri.S.Mahaveer Chand Jain became the absolute owner of the property bearing Sy.No.36 measuring 1 Acre 02 Guntas.

It has been observed that, the aforesaid Sri.S.Mahaveer Chand Jain S/o Late Sampathraj conveyed the property bearing Sy.No.36 measuring 1 Acre 02 Guntas, in favour of Sri.V.Krishna Reddy S/o Late.V.Chenga Reddy, in terms of Sale Deed dated 11.06.2004, registered as Document No.6603/2004-05 of Book-I, stored in CD.No.KIRD56 in the office of the Sub-registrar, K.R.Puram, Bangalore and same is available for perusal at **Document No.87** in the list of Documents Scrutinized. By virtue of the aforesaid transfer, Sri.V.Krishna Reddy became the absolute owner of the property bearing Sy.No.36 measuring 1 Acre 02 Guntas.



Further it has been observed that, Sri.V.Krishna Reddy made an application to the Assistant Commissioner, Bangalore District for conversion of land bearing Sy.No.36 measuring 01 Acre 02 Guntas from agricultural to non-agricultural Residential purpose. After the survey, the Deputy Commissioner, Bangalore District issued an Official Memorandum dated: 09.04.2015, bearing No. ALN/EKHW/SR:85/2014-2015, according to which the property bearing Sy.No.36 measuring 01 Acre 02 Guntas, situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District has been converted from agricultural to non-agricultural Residential purposes. All the above facts could be evidenced from documents available for perusal at **Document No.94** in the list of Documents Scrutinized.

With respect to Sy.No.34 measuring 37 Guntas:

The Land bearing Sy.No.34 measuring 37 Guntas, situated Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District, was originally belongs to one Sri.Yellappa Reddy S/o Late Mugappa, who acquired same from its previous vendors namely Sri.C.S.Madavamurthy along with his mother Smt.Kamala Bhaiyamma, in terms of Sale Deed dated 06.05.1949, registered as Document No.5509/1949-50 of Book-I, Volume 991 at Pages 70 to 2, in the office of the Sub-registrar, Bangalore South, with respect to Sy.No.34 measuring 37 Guntas and accordingly the name of Sri.Yellappa Reddy got mutated in the revenue records such as MR.No.12/1950-51 and same are available for perusal at **Document Nos.103 & 104** in the list of Documents Scrutinized. By virtue of the aforesaid transfer, Sri.Yellappa Reddy became the absolute owner of the property bearing Sy.No.34 measuring 37 Guntas.

Subsequently, the aforesaid Sri.Yellappa Reddy demised leaving behind his legal heirs namely Sri.Muni Reddy, Sri.Munishami Reddy, Sri.Venkatswamy Reddy, Sri.Chandraiah Reddy to succeed to his estate. By virtue of the said inheritance, Sri.Muni Reddy, Sri.Munishami Reddy, Sri.Venkatswamy Reddy, Sri.Chandraiah Reddy became the absolute owners of the aforesaid property bearing Sy.No.34 measuring 37 Guntas.



It has been observed that, the aforesaid Sri.Munireddy S/o Late Yellappa Reddy along with his wife Smt.Jayamma and his legal heirs namely Smt.Neelamma, Smt.Meena, Smt.Savithramma, Smt.Sujatha, Smt.Prathibha, with respect to Sy.No.34 measuring 37 Guntas, in terms of Partition deed dated 17.06.2005 registered as Document No.4695/2005-06 of Book-I, stored in CD.No.KRID142, in the office of the Sub-registrar, K.R.Puram, Bangalore. In the said partition, the land bearing Sy.No.34 measuring 10 Guntas fallen to the share of Sri.Munireddy and Smt.Savithramma and the land bearing Sy.No.34 measuring 05 Guntas fallen to the share of Smt.Neelamma, the land bearing Sy.No.34 measuring 07 Guntas fallen to the share of Smt.Meena, the land bearing Sy.No.34 measuring 05 Guntas fallen to the share of Smt.Savithramma, the land bearing Sy.No.34 measuring 05 Guntas fallen to the share of Smt.Sujatha and the land bearing Sy.No.34 measuring 05 Guntas fallen to the share of Smt.Prathibha and same is available for perusal as **Document No.115** in the list of Documents Scrutinized.

It has been observed that on the subsequent survey that the land bearing Sy.No.34 measuring 05 Guntas was sub-divided into 5 sub-divisions namely, 34/1, 34/2, 34/3, 34/4 and 34/5 respectively. Under the said process (phod) the portion of the land which is in the possession of aforesaid Sri.Munireddy and Smt.Jayamma has been identified as Sy.No.34/1 measuring 10 Guntas, Smt.Prathibha has been identified as Sy.No.34/2 measuring 05 Guntas, Smt.Sujatha has been identified as Sy.No.34/3 measuring 05 Guntas, Smt.Savithramma has been identified as Sy.No.34/4 measuring 2.37 Guntas and Smt.Meena and has been identified as Sy.No.34/5 measuring 07 Guntas and Smt.Neelamma has been identified as Sy.No.34/5 measuring 05 Guntas.

Subsequently, Sri.Muni Reddy and Smt.Jayamma made an application to the Assistant Commissioner, Bangalore District for conversion of land bearing Sy.No.34/1 measuring 10 Guntas from agricultural to non-agricultural Residential purpose. After the survey, the Assistant Commissioner, Bangalore District issued an Official Memorandum dated: 10.03.2023 bearing No. ALN/EKHW/SR:58/2022-2023 according to which the property bearing Sy.No.34/1 measuring 10 Guntas, situated at Thindlu village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District has been converted from agricultural to non-agricultural Residential purposes. All the



above facts could be evidenced from documents available for perusal at **Document No. 111** in the list of Documents Scrutinized.

It has been observed that, Smt.Prathibha made an application to the Assistant Commissioner, Bangalore District for conversion of land bearing Sy.No.34/2 measuring 05 Guntas from agricultural to non-agricultural Residential purpose. After the survey, the Assistant Commissioner, Bangalore District issued an Official Memorandum dated: 10.03.2023 bearing No. ALN/EKHW/SR:61/2022-2023 according to which the property bearing Sy.No.34/2 measuring 05 Guntas, situated at Thindlu village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District has been converted from agricultural to non-agricultural Residential purposes. All the above facts could be evidenced from documents available for perusal at **Document No. 112** in the list of Documents Scrutinized.

Further it has been observed that, Smt. Sujatha made an application to the Assistant Commissioner, Bangalore District for conversion of land bearing Sy.No.34/3 measuring 05 Guntas from agricultural to non-agricultural Residential purpose. After the survey, the Assistant Commissioner, Bangalore District issued an Official Memorandum dated: 10.03.2023 bearing No. ALN/EKHW/SR:60/2022-2023 according to which the property bearing Sy.No.34/3 measuring 05 Guntas, situated at Thindlu village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District has been converted from agricultural to non-agricultural Residential purposes. All the above facts could be evidenced from documents available for perusal at **Document No. 113** in the list of Documents Scrutinized.

Thereafter, Smt. Savithramma made an application to the Assistant Commissioner, Bangalore District for conversion of land bearing Sy.No.34/4 measuring 08 Guntas from agricultural to non-agricultural Residential purpose. After the survey, the Assistant Commissioner, Bangalore District issued an Official Memorandum dated: 10.03.2023 bearing No. ALN/EKHW/SR:59/2022-2023 according to which the property bearing Sy.No.34/4 measuring 08 Guntas, situated at Thindlu village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District has been converted from agricultural to non-agricultural Residential purposes. All the above facts could be evidenced from documents available for perusal at **Document No.114** in the list of Documents Scrutinized.



It has been observed that, the said Sri.H.P.Sandeep S/o Sri.H.A.Prakash, Miss. Shriya S.Reddy, Master. Sanjith S.Reddy (Shriya S.Reddy and Sanjith S.Reddy both being minors rep., by their father and Natural Guardian Sri.H.P.Sandeep), Sri.H.D.Divakar D.Reddy, Miss. Vihaana D.Reddy being minor rep., by her father and Natural Guardian Sri.H.D.Divakar D.Reddy) Sri.H.D.Deepak S/o Smt.Girija, Master. Shushruth D.Reddy being minor rep., by his father and Natural Guardian Sri.H.D.Deepak, Smt.H.P.Sowmya D/o Sri.H.A.Prakash Reddy along with her legal heirs namely Miss. Ananya P.Reddy and Master Ayaan P.Reddy (Ananya P.Reddy and Ayaan P.Reddy both being minors rep., their mother and Natural Guardian Smt.H.P.Sowmya, who are the erstwhile owners of the Property bearing Sy.No.36 measuring 1 Acre 02 Guntas, Sy.No.24/2 measuring 15 Guntas, Sy.No.35 measuring 15 Guntas, have come forward to execute this Confirmation Deed to avoid any future dispute and litigation and to confirm that, though they does not have any right in the aforesaid Property, has confirmed the Partition Deed dated 20.08.1984, Sale Deed dated 21.09.1995, registered as Document No.6705/1995-96, Sale Deed dated 11.06.2004, registered as Document No.6603/2004-05, Sale Deed dated 25.09.1995, registered as Document No.6704/1995-96, Sale Deed dated 25.09.1995, registered as Document No.6716/1995-96, Sale Deed dated 11.06.2004, registered as Document No.6609/2004-05, Partition Deed dated 06.07.2003, registered as Document No.1441/2013-14, in terms of Confirmation Deed dated: 02.09.2022 registered as Document No.7009/2022-23 of Book-I, stored in CD.No.INRD1158, in the office of the Sub-registrar, Shivajinagar (Indiranagar), Bangalore, in favour of Sri. V.Krishna Reddy S/o Late V.Chenga Reddy and same is available for perusal at Document No.122 in the list of Documents Scrutinized.

Further it has been observed that, the said Smt.S.Bhagyalakshmi D/o Late Sampangirama Reddy along with her legal heirs namely Sri.Janardhan, Sri.Kishore Kumar, Master. Lalith Adithya K.Reddy (Lalith Adithya K.Reddy being minor rep., by his father and Natural Guardian Sri.Kishore Kumar), Smt.S.Prathima, Master. Tarun B.Reddy (Tarun B.Reddy being minor rep., by her mother and Natural Guardian Smt.S.Prathima), Sri.G.N.Naveen S/o Late G.M.Narayana Reddy and Late H.A.Gowramma along with her daughter Miss. Bhavika N.Reddy (Miss.Bhavika Reddy being minor rep., by her father and natural Guradian Sri.G.N.Naveen), who are the erstwhile owners of the Property bearing Sy.No.17/2 measuring 16 Guntas,



Sy.No.17/3 measuring 1 Acre, have come forward to execute this Confirmation Deed to avoid any future dispute and litigation and to confirm that, though they does not have any right in the aforesaid Property, has confirmed the Partition Deed dated 20.08.1984, Sale Deed dated 10.02.1992, registered as Document No.7737/1991-92, Sale Deed dated 11.05.1993, registered as Document No.865/1993-94, Sale Deed dated 11.05.1993, registered as Document No.862/1993-94, Sale Deed dated 25.09.1995, registered as Document No.6716/1995-96, Sale Deed dated 20.08.2004, registered as Document No.14483/2004-05, Sale Deed dated 09.03.2020, registered as Document No.407/2022-23, in terms of Confirmation Deed dated: 02.09.2022 registered as Document No.7010/2022-23 of Book-I, stored in CD.No.INRD1158, in the office of the Sub-registrar, Shivajinagar (Indiranagar), Bangalore, in favour of Sri. Ramachenga Reddy Valasareddi S/o Late Siddarami Reddy Valasareddi and same is available for perusal at Document No.123 in the list of Documents Scrutinized.

It has been observed that, the said Sri.H.P.Sandeep S/o Sri.H.A.Prakash, Miss. Shriya S.Reddy, Master. Sanjith S.Reddy (Shriya S.Reddy and Sanjith S.Reddy both being minors rep., by their father and Natural Guardian Sri.H.P.Sandeep), Sri.H.D.Divakar D.Reddy, Miss. Vihaana D.Reddy being minor rep., by her father and Natural Guardian Sri.H.D.Divakar D.Reddy) Sri.H.D.Deepak S/o Smt.Girija, Master. Shushruth D.Reddy being minor rep., by his father and Natural Guardian Sri.H.D.Deepak, Smt.H.P.Sowmya D/o Sri.H.A.Prakash Reddy along with her legal heirs namely Miss. Ananya P.Reddy and Master Ayaan P.Reddy (Ananya P.Reddy and Ayaan P.Reddy both being minors rep., their mother and Natural Guardian Smt.H.P.Sowmya), who are the erstwhile owners of the Property bearing Sy.No.17/2 measuring 16 Guntas, Sy.No.17/3 measuring 1 Acre, have come forward to execute this Confirmation Deed to avoid any future dispute and litigation and to confirm that, though they does not have any right in the aforesaid Property, has confirmed the Partition Deed dated 20.08.1984, Sale Deed dated 10.02.1992, registered as Document No.7737/1991-92, Sale Deed dated 11.05.1993, registered as Document No.865/1993-94, Sale Deed dated 11.05.1993, registered as Document No.862/1993-94, Sale Deed dated 25.09.1995, registered as Document No.6716/1995-96, Sale Deed dated 20.08.2004, registered as Document No.14483/2004-05, Sale Deed dated 09.03.2020, registered as Document No.407/2022-23, in terms of



Confirmation Deed dated: 02.09.2022 registered as Document No.7004/2022-23 of Book-I, stored in CD.No.INRD1158, in the office of the Sub-registrar, Shivajinagar (Indiranagar), Bangalore, in favour of Sri. Ramachenga Reddy Valasareddi S/o Late Siddarami Reddy Valasareddi and same is available for perusal at **Document No.124** in the list of Documents Scrutinized.

Further it has been observed that, the said Smt.S.Bhagyalakshmi D/o Late Sampangirama Reddy along with her legal heirs namely Sri.Janardhan, Sri.Kishore Kumar, Master. Lalith Adithya K.Reddy (Lalith Adithya K.Reddy being minor rep., by his father and Natural Guardian Sri.Kishore Kumar), Smt.S.Prathima, Master. Tarun B.Reddy (Tarun B.Reddy being minor rep., by her mother and Natural Guardian Smt.S.Prathima), Sri.G.N.Naveen S/o Late G.M.Narayana Reddy and Late H.A.Gowramma along with her daughter Miss. Bhavika N.Reddy (Miss.Bhavika Reddy being minor rep., by her father and natural Guradian Sri.G.N.Naveen), who are the erstwhile owners of the Property bearing Sy.No.36 measuring 1 Acre 02 Guntas, Sy.No.24/2 measuring 15 Guntas, Sy.No.35 measuring 15 Guntas, have come forward to execute this Confirmation Deed to avoid any future dispute and litigation and to confirm that, though they does not have any right in the aforesaid Property, has confirmed the Partition Deed dated 20.08.1984, Sale Deed dated 21.09.1995, registered as Document No.6705/1995-96, Sale Deed dated 11.06.2004, registered as Document No.6603/2004-05, Sale Deed dated 25.09.1995, registered as Document No.6704/1995-96, Sale Deed dated 25.09.1995, registered as Document No.6716/1995-96, Sale Deed dated 11.06.2004, registered as Document No.6609/2004-05, Partition Deed dated 06.07.2003, registered as Document No.1441/2013-14, in terms of Confirmation Deed dated: 02.09.2022 registered as Document No.7012/2022-23 of Book-I, stored in CD.No.INRD1158, in the office of the Sub-registrar, Shivajinagar (Indiranagar), Bangalore, in favour of Sri. V.Krishna Reddy S/o Late V.Chenga Reddy and same is available for perusal at **Document No.125** in the list of Documents Scrutinized.

Thereafter, the aforesaid Sri. Ramachenga Reddy Valasareddi S/o Sri.V.Siddarami Reddy, Sri.V.Krishna Reddy S/o Late V.Chenga Reddy being owners for the property bearing Sy.No.17/2 measuring 16 Guntas, Sy.No.17/3 measuring 1 Acre, Sy.No.36 measuring 1 Acre 02 Guntas, Sy.No.24/2 measuring 15 Guntas



respectively, with an intention of developing the said property, entered into a Joint Development Agreement, dated: 02.09.2022, with M/s. Vaishno Builders rep., by its Managing Partner Smt. Veena Vendoti, registered as Document No.5121/2022-23 of Book-I, stored in CD.No.VRTD1289, in the office of the Sub-registrar, Shivajinagar (Varthur), Bangalore, thereby agreeing to share the development in the ratio of 39:61, which means the Owners shall be entitled to 39% of development and the Developer shall be entitled to 61% of development and in pursuance thereof on the same day, Sri. Ramachenga Reddy Valasareddi S/o Sri.V.Siddarami Reddy, Sri.V.Krishna Reddy S/o Late V.Chenga Reddy executed a General Power of Attorney in favour of M/s. Vaishno Builders rep., by its Managing Partner Smt. Veena Vendoti, registered as Document No.243/2022-23 of Book-IV, stored in CD.No.VRTD1289, in the office of the Sub-registrar, Shivajinagar (Varthur), Bangalore, thereby authorizing M/s. Vaishno Builders to deal with the property bearing Sy.No.17/2 measuring 16 Guntas, Sy.No.17/3 measuring 1 Acre, Sy.No.36 measuring 1 Acre 02 Guntas, Sy.No.24/2 measuring 15 Guntas respectively, therein. Both the documents are available for perusal at Document No's.126 & 127 in the list of Documents Scrutinized.

Thereafter, the aforesaid Smt.Srilaxmi Valasareddi D/o Sri.V.Krishna Reddy, along with her legal heirs namely Miss. Ananya Reddy, Miss.Amulya Reddy, (both Ananya Reddy and Amulya Reddy being minors rep., by their mother and Natural Guardian Smt. Sri Laxmi Valasareddi) being owners for the property bearing Sy.No.35 measuring 15 Guntas, with an intention of developing the said property, entered into a Joint Development Agreement, dated: 17.11.2022, with M/s. Vaishno Builders rep., by its Managing Partner Smt. Veena Vendoti, registered as Document No.7512/2022-23 of Book-I, stored in CD.No.VRTD1343, in the office of the Sub-registrar, Shivajinagar (Varthur), Bangalore, thereby agreeing to share the development in the ratio of 39:61, which means the Owners shall be entitled to 39% of development and the Developer shall be entitled to 61% of development and in pursuance thereof on the same day, Smt.Srilaxmi Valasareddi D/o Sri.V.Krishna Reddy, along with her legal heirs namely Miss. Ananya Reddy, Miss. Amulya Reddy, (both Ananya Reddy and Amulya Reddy being minors rep., by their mother and Natural Guardian Smt. Sri Laxmi Valasareddi), executed a General Power of Attorney in favour of M/s. Vaishno Builders rep., by its Managing Partner Smt.



Veena Vendoti, registered Document No.367/2022-23 of Book-I, stored in CD.No.VRTD1343, in the office of the Sub-registrar, Shivajinagar (Varthur), Bangalore, thereby authorizing M/s. Vaishno Builders to deal with the property bearing Sy.No.35 measuring 15 Guntas, therein. Both the documents are available for perusal at **Document No's.128 & 129** in the list of Documents Scrutinized.

It has been observed that, the aforesaid Smt. Srilaxmi Valasareddi D/o Sri.V.Krishna Reddy, along with her legal heirs namely Miss. Ananya Reddy, Miss.Amulya Reddy, (both Ananya Reddy and Amulya Reddy being minors rep., by their mother and Natural Guardian Smt. Sri Laxmi Valasareddi) being owner for the property bearing Sy.No.35 measuring 15 Guntas, situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District, executed General Power of Attorney dated 17.11.2022, in favour of Sri.V.Krishna Reddy, registered as Document No.366/2022-23 of Book-I, stored in CD.No.VRTD1343, in the office of the Sub-registrar, Shivajinagar (Varthur), Bangalore, thereby authorizing Sri.V.Krishna Reddy, to deal individually with the property bearing Sy.No.35 measuring 15 Guntas and same is available for perusal at **Document No.130** in the list of Documents Scrutinized.

Thereafter, the aforesaid Sri.Munireddy.S S/o Late Yallappa Reddy, Smt.Jayamma W/o Sri.Munireddy, Smt.Prathibha.M W/o Sri.Krishna Reddy, Smt.Sujatha S.M W/o Sri.Munireddy, Smt. Savithramma Muni Reddy W/o Sri.R.Govinda Reddy being owners for the property bearing Sy.No.34/1 measuring 10 Guntas, Sy.No.34/2 measuring 05 Guntas, Sy.No.34/3 measuring 05 Guntas, Sy.No.34/4 measuring 2.37 Guntas, with an intention of developing the said property, entered into a Joint Development Agreement, dated: 23.03.2023, with M/s. Vaishno Builders rep., by its Managing Partner Smt. Veena Vendoti, registered as Document No.12096/2022-23 of Book-I, stored in CD.No.VRTD1442, in the office of the Sub-registrar, Shivajinagar (Varthur), Bangalore, thereby agreeing to share the development in the ratio of 36:64, which means the Owners shall be entitled to 36% of development and the Developer shall be entitled to 64% of development and in pursuance thereof on the same day, Sri.Munireddy.S S/o Late Yallappa Reddy, Smt.Jayamma W/o Sri.Munireddy, Smt.Prathibha.M W/o Sri.Krishna Reddy, Smt.Sujatha S.M W/o Sri.Munireddy, Smt. Savithramma Muni Reddy W/o Sri.R.Govinda Reddy executed



a General Power of Attorney in favour of M/s. Vaishno Builders rep., by its Managing Partner Smt. Veena Vendoti, registered Document No.772/2022-23 of Book-I, stored in CD.No.VRTD1442, in the office of the Sub-registrar, Shivajinagar (Varthur), Bangalore, thereby authorizing M/s. Vaishno Builders to deal with the property bearing Sy.No.34/1 measuring 10 Guntas, Sy.No.34/2 measuring 05 Guntas, Sy.No.34/3 measuring 05 Guntas, Sy.No.34/4 measuring 2.37 Guntas, therein. Both the documents are available for perusal at Document No's.131 & 132 in the list of Documents Scrutinized.

Building License was got sanctioned from BBMP and paid the requisite amount for sanction and on payment of said Fee, the BBMP issued Building License dated: 27.03.2024, bearing LP No.BBMP/Addl.Dir/JD North/ 0074/2023-24 thereby accorded its sanction for construction of Basement Floor, Ground Floor and 13 Upper Floors over the Schedule Property and the entire project names as "_____ " is available for perusal at Document No's: 134 & 135, in the list of Documents Scrutinized

REVENUE DOCUMENTS:-

Record of Rights, Tenancy and Crop Inspection (RTC) for the period Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1969-1970 to 1973-74; 1974-75 to 1977-78; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1992-93; 1994-95 to 1999-2000; 2001-02 to 2022-23 with respect of Sy.No.17/2 and 17/3 (old Sy.No.17) collectively available for perusal at Document No.19 in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession.

Record of Rights, Tenancy and Crop Inspection (RTC) for the period Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1966-1967 to 1973-74; 1974-75 to 1977-78; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1992-93; 1994-95 to 1999-2000; 2001-02 to 2022-23 with respect to Sy No.24/2, collectively available for perusal at Document No.53 in the list of Documents Scrutinized. Perusal of



Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession.

Record of Rights, Tenancy and Crop Inspection (RTC) for the period Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1966-1967 to 1973-74; 1974-75 to 1977-78; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1992-93; 1994-95 to 1999-2000; 2001-02 to 2022-23 with respect to Sy No.36, collectively available for perusal at **Document No.88** in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession.

The Hissa Tippyany, Hissa Survey Pakka, Hissa Survey Tippyany, Survey Sketch, Second Reclasification, Akarbhand with respect to Sy.No.17/2, 17/3, 24/2 and 36 and Village Map of Kodigehalli Village and Sadaramangala Village are available for perusal, which confirms the location of said Survey Number. The extract of the Akarbhandh is available for perusals which confirms the extent of said land and are available for perusal at **Document Nos.20, 54 & 89** in the list of Documents Scrutinized.

STATUTORY ENDORSEMENTS: -

1. I have been provided with an Endorsement, dated: 18.11.2014 to the effect that no tenancy application have been received in respect of Sy.No.17/2 measuring 16 Guntas under Form 2, 7, 7(A) of Section 48 (A) of Karnataka Land Reforms Act, 1961 and is available for perusal at **Document No.31** in the list of Documents Scrutinized.
2. I have been provided with an Endorsement, dated: 11.04.2022 to the effect that no tenancy application have been received in respect of Sy.No.17/3 measuring 1 Acre under Form 2, 7, 7(A) of Section 48 (A) of Karnataka Land Reforms Act, 1961 and is available for perusal at **Document No.26** in the list of Documents Scrutinized



3. I have been provided with an Endorsement dated: 11.04.2022 to the effect that no-cases are pending section PTCL Act under Land Reforms Act, with respect to Sy.No.17/3 measuring 1 Acre and is available for perusal at **Document No. 27** in the list of Documents Scrutinized.
4. I have been provided with Endorsements, dated: 11.04.2022 issued by the Sub-Divisional Officer, Bangalore, to the effect that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961, with respect to property bearing Sy.No.17/2 measuring 16 Guntas and is available for perusal at **Document No.29** in the list of Documents Scrutinized
5. I have been provided with Endorsements, dated: 11.04.2022, issued by the Sub-Divisional Officer, Bangalore, to the effect that no proceedings have been initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to property bearing Sy.No.17/2 measuring 16 Guntas, and is available for perusal at **Document No.30** in the list of Documents Scrutinized
6. I have been provided with Endorsements dated: 11.04.2022, issued by the Sub-Divisional Officer, Bangalore, to the effect that no tenancy application has been received in respect of Sy.No.17/2 measuring 16 Guntas, under Form 2, 7, 7(A) of Section 48 (A) of Karnataka Land Reforms Act, 1961 and are available for perusal at **Document No.38** in the list of Documents Scrutinized.
7. I have been provided with Endorsements, dated: 19.11.2014 issued by the Sub-Divisional Officer, Bangalore, to the effect that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961, with respect to property bearing Sy.No.24/2 measuring 15 Guntas and is available for perusal at **Document No.55** in the list of Documents Scrutinized.
8. I have been provided with Endorsements, dated: 19.11.2014, issued by the Sub-Divisional Officer, Bangalore, to the effect that no proceedings have been initiated under the provisions of Karnataka Scheduled Castes and Scheduled



Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to property bearing Sy.No.24/2 measuring 15 Guntas, and is available for perusal at **Document No.55** in the list of Documents Scrutinized

9. I have been provided with Endorsements, dated:18.11.2014, issued by the Tahshildar, to the effect that no tenancy application has been received in respect of Sy.No.24/2 measuring 15 Guntas, under Form 2, 7, 7(A) of Section 48 (A) of Karnataka Land Reforms Act, 1961 and are available for perusal at **Document No.57** in the list of Documents Scrutinized.
10. I have been provided with Endorsements, dated: 19.11.2014 issued by the Sub-Divisional Officer, Bangalore, to the effect that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961, with respect to property bearing Sy.No.35 measuring 15 Guntas and is available for perusal at **Document No.65** in the list of Documents Scrutinized.
11. I have been provided with Endorsements, dated: 19.11.2014, issued by the Sub-Divisional Officer, Bangalore, to the effect that no proceedings have been initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to property bearing Sy.No.35 measuring 15 Guntas, and is available for perusal at **Document No.66** in the list of Documents Scrutinized.
12. I have been provided with Endorsements, dated: 18.11.2014, issued by the Tahshildar, to the effect that no tenancy application has been received in respect of Sy.No.35 measuring 15 Guntas, under Form 2, 7, 7(A) of Section 48 (A) of Karnataka Land Reforms Act, 1961 and are available for perusal at **Document No.67** in the list of Documents Scrutinized
13. I have been provided with Endorsements, dated: 11.04.2022 issued by the Sub-Divisional Officer, Bangalore, to the effect that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961, with respect to property bearing Sy.No.36 measuring 1 Acre 02 Guntas and is available for perusal at **Document No.90** in the list of Documents Scrutinized.



14. I have been provided with Endorsements, dated: 11.04.2022, issued by the Sub-Divisional Officer, Bangalore, to the effect that no proceedings have been initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to property bearing Sy.No.36 measuring 1 Acre 02 Guntas, and is available for perusal at **Document No.91** in the list of Documents Scrutinized.
15. I have been provided with Endorsements, dated: 18.11.2014, issued by the Tahshildar, to the effect that no tenancy application has been received in respect of Sy.No.36 measuring 1 Acre 02 Guntas, under Form 2, 7, 7(A) of Section 48 (A) of Karnataka Land Reforms Act, 1961 and are available for perusal at **Document No.92** in the list of Documents Scrutinized

IV. TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY:

The Encumbrance certificates produced from 01.04.1920 to 29.11.2022 with respect of Sy.No.17/2 and 17/3 available for perusal from **Document Nos.31, 33 to 45** in the list of Documents which do not show any encumbrances respect of the Schedule Property except the transactions above mentioned in the title tracing and the same appear to be free from all encumbrances.

The Encumbrance certificates produced from 01.04.1920 to 29.11.2022 with respect of Sy No.24/2 available for perusal from **Document Nos.73 to 82** in the list of Documents which do not show any encumbrances respect of the Schedule Property except the transactions above mentioned in the title tracing and the same appear to be free from all encumbrances

The Encumbrance certificates produced from 01.05.1966 to 29.11.2022 with respect of Sy.No.36 available for perusal from **Document Nos.98 & 102** in the list of Documents which do not show any encumbrances respect of the Schedule Property except the transactions above mentioned in the title tracing and the same appear to be free from all encumbrances.



The Encumbrance certificates produced from 01.04.1998 to 29.11.2022 with respect to Sy.No.34 available for perusal from Document No.116 and 119 in the list of Documents which do not show any encumbrances respect of the Schedule Property except the transactions above mentioned in the title tracing and the same appear to be free from all encumbrances.

The Encumbrance certificates produced from 01.04.2004 to 20.03.2024 with respect to Sy No.17/2, 17/3, 24/2, 36, 35, 34/1, 34/2, 34/3, 34/4 available for perusal from Document No.136 in the list of Documents which do not show any encumbrances respect of the Schedule Property except the transactions above mentioned in the title tracing and the same appear to be free from all encumbrances.

CERTIFICATE OF TITLE

From the above referred documents and observations made, I certify that Sri. Ramachenga Reddy Valasareddi S/o Sri.V.Siddarami Reddy, Sri.V.Krishna Reddy S/o Late V.Chenga Reddy are holding good, valid, marketable title to the property bearing Sy.No.17/2 measuring 16 Guntas, Sy.No.17/3 measuring 1 Acre, situated at Kodigehalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District and Sy.No.24/2 measuring 15 Guntas and Sy.No.36 measuring 1 Acre 02 Guntas, situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District,.

From the above referred Documents and observations made, I certify that Smt.Srilaxmi Valasareddi D/o Sri.V.Krishna Reddy, along with her legal heirs namely Miss. Ananya Reddy, Miss.Amulya Reddy are holding good, valid, marketable title to the property bearing Sy.No.35 measuring 15 Guntas, situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District.

From the above referred Documents and observations made, I certify that Sri.Munireddy.S S/o Late Yallappa Reddy, Smt.Jayamma W/o Sri.Munireddy, Smt.Prathibha.M W/o Sri.Krishna Reddy, Smt.Sujatha S.M W/o Sri.Munireddy, Smt. Savithramma Muni Reddy W/o Sri.R.Govinda Reddy are holding good, valid,



marketable title to the property bearing Sy.No.34/1 measuring 10 Guntas, Sy.No.34/2 measuring 05 Guntas, Sy.No.34/3 measuring 05 Guntas, Sy.No.34/4 measuring 2.37 Guntas, situated at Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District.

Whereas, M/s. Vaishno Builders entered into a Joint Development Agreement with Sri. Ramachenga Reddy Valasareddi S/o Sri.V.Siddarami Reddy, Sri.V.Krishna Reddy S/o Late V.Chenga Reddy in respect to their respective portions in the Schedule Property.

Further, M/s. Vaishno Builders entered into a Joint Development Agreement with Smt.Srilaxmi Valasareddi D/o Sri.V.Krishna Reddy, along with her legal heirs namely Miss. Ananya Reddy, Miss.Amulya Reddy in respect to their respective portions in the Schedule Property.

In the same manner, M/s. Vaishno Builders entered into a Joint Development Agreement with Sri.Munireddy.S S/o Late Yallappa Reddy, Smt.Jayamma W/o Sri.Munireddy, Smt.Prathibha.M W/o Sri.Krishna Reddy, Smt.Sujatha S.M W/o Sri.Munireddy, Smt. Savithramma Muni Reddy W/o Sri.R.Govinda Reddy Reddy in respect to their respective portions in the Schedule Property.

Hence, by virtue of the said Joint Development Agreement and General Power of Attorney M/s. Vaishno Builders is vested with rights of developing and entitled to sell its share/right accrued to it based upon the Sharing Agreement in favour of any prospective buyer/s of its choice.

Place: Bangalore
Date: 22.03.2024



Roopa Shetty
Advocate

