



ANSHI LEGAL

Advocates & Solicitors

#216, II Floor, Chethan Illam, 7th Main, 7th Cross, Defense Layout, Sahakarnagar, Bangalore-560 092.
Ph: +91 9980913373, Mail Id: manjujs154@gmail.com

Date: 05.01.2024

To,

M/s SSVR Builders
Sy no.99/2, Nagondanahalli Village,
White field, KR Puram Hobli,
Bangalore – 560 066.

TITLE REPORT

A. DESCRIPTION OF THE PROPERTY

Item No. I

All that piece and parcel of converted land bearing Sy.No. 6/13, totally measuring 2 Acre 02 Guntas, out of which (i) 06 Guntas vide conversion orders passed by the Special Deputy Commissioner in his order no's: ALN(EVH-1)SR/107, dated 24.01.2022, BBMP katha No: 940/6/13/40, (ii) 04 Guntas, vide conversion orders passed by the Special Deputy Commissioner in his order no's: ALN(EVH-1)SR/108, dated 24.01.2022, having BBMP katha No: 942/6/13/42, (iii) 1 Acre 30 Guntas, vide conversion orders passed by the Special Deputy Commissioner in his order no's: ALN(EVH-1)SR/100, dated 11.04.2022, rectified order dated 11.04.2022, having BBMP katha No: 941/6/13/41, (iv) 02 Guntas, vide conversion orders passed by the Special Deputy Commissioner in his order no's: ALN(EVH-1)SR/110, dated 24.01.2022, having BBMP katha No: 934/6/13/34, situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore and bounded on;

East by : Land bearing Sy No.6/8;
West by : Land in Sy No. 6/6, 6/7 & remaining portion in Sy No.6/13;
North by : Remaining land in Sy No. 6/13, 6/8 & 6/9;
South by : Land in Sy No.7/11 & Remaining land in Sy No.6/13;

Item No. II

All that piece and parcel of converted land bearing Sy.No. 6/8, totally measuring 14 Guntas, converted from agriculture to non-agricultural residential status as per the orders passed by the Special Deputy Commissioner in his order no's: ALN(EVH-1)SR/142/2021-22, dated 24.02.2022, having BBMP katha No: 939/6/8/39 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore and bounded on;

East by : Land bearing Sy No.6/9;
West by : Land bearing Sy No.6/13;



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North by : Road;
South by : Lad bearing Sy No.7/3.

Item No. III

All that piece and parcel of converted land bearing Sy.No. 6/9, totally measuring 14 Guntas, converted from agriculture to non-agricultural residential status as per the orders passed by the Special Deputy Commissioner in his order no's: ALN(EVH-1)SR/143/2021-22, dated 24.02.2022, having BBMP katha No: 938/6/9/38 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore and bounded on;

East by : Land in Sy No: 6/3 and land in Sy no.8;
West by : Land bearing Sy No.6/8;
North by : Road;
South by : Lad bearing Sy No.7/2 & 7/3.

Item No. IV

All that piece and parcel of converted land bearing Sy.No. 6/3, totally measuring 1 Acre 1 ½ Guntas, vide conversion order passed by the Special Deputy Commissioner in his order no: ALN(EVH-1)SR/99/21-22, dated 24.01.2022, having BBMP katha No: 937/6/3/37, situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore and bounded on;

East by : Land bearing Sy No.6/1;
West by : Land in Sy No. 6/9;
North by : Land in Sy No. 6/2, & 6/4;
South by : Land in Sy No.6/7;

ITEM NO.V

All that piece and parcel of converted land bearing Sy no.7/2 (old sy No.7), measuring 05 Guntas out of 1 Acres 10.08 guntas (converted from agricultural to non-agricultural residential purpose as per the orders passed by the Deputy Commissioner, Bangalore District, Vide ALN(EVH)SR70/22-23), situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore and bounded on;

East by : Remaining property in Same Sy No.7/2;
West by : Land in Sy No. 7/3;



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North by : Road & Land in Sy No.6;

South by : Land in Sy No.10.

ITEM NO.VI

All that piece and parcel of converted land bearing Sy No.7/2 (Old Sy No.7), measuring 28 Guntas out of 1 Acre 10.08 Guntas (converted from agricultural to non-agricultural residential purpose as per the orders passed by the Deputy Commissioner, Bangalore District, Vide ALN(EVH)SR71/22-23) situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore and bounded on;

East by : Remaining land in same Sy No.7/2;

West by : Remaining land in same Sy No.7/2;

North by : Road & Land in Sy no.6;

South by : Land in Sy No.10

ITEM NO.VII

All that piece and parcel of converted land bearing Sy No.7/3 (Old Sy No.7), measuring 09 Guntas (converted from agricultural to non-agricultural residential purpose as per the orders passed by the Deputy Commissioner, Bangalore District, Vide ALN(EVH)SR68/22-23) situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore and bounded on;

East by : Land in Sy No.7/2;

West by : Land in Sy No.6, 44;

North by : Road & Land in Sy No.6;

South by : Land in Sy no.10.

Hereinafter referred to as the "Property".

B. DOCUMENTS INSPECTED WITH RESPECT TO SY NO.6/13, SY NO.6/8 & SY NO.6/9 IN ITEM NO. I, II & III ABOVE

We have been furnished with the photocopies of the following documents in respect of the Property:

Sl. No.	Particulars
1.	Village Map of Sorahunase Village;



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2.	Copy of Kardha, Tippani, Hissa Tippani, Pakka Book, Atlas with respect to Sy No.6, 6/5, 6/13, 6/8 & 6/9;
3.	Copy of Revision Settlement Akarbandu issued by Superintendent, Tahasildar Office, Bangalore East Taluk in respect of Survey No.6/8, 9, 10, 11, 13, situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk;
4.	Copy of endorsement issued by Tahasildar vide no: RK/CR/1029/2018-19 stating that preliminary records are not found with respect to Sy No.6/5, situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore;
5.	Copy of Order passed by the Land Tribunal of Bangalore South Taluk, dated 24.05.1979 in LRF No.4104/76, 4158/76 and 4156/76 granting occupancy rights in favour of Sri.S.Yellappa and others with respect to land measuring 6 Acres 14 Guntas in Sy no.6 of Sorahunase Village;
6.	Copy of Form 10, certificate of registration of a Tenant as an occupant under section of 55(1) of the Land Reforms Act 1961 issued by Special Tahasildar, Bangalore East Taluk with respect to land bearing Sy No.6, measuring 3 Acre 30 guntas in favour of the claimant Sri.S.Yellappa, S/o Sri.Thangal Muniyappa;
7.	Copy of Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.6 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 1967-68 to 1976-77;
8.	Copy of Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.6 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 1977-78 to 1991-92;
9.	Copy of Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.6 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 1992-93 to 2001-02;
10.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.6 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 2003-04 to 2014-15;
11.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.6/5 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 2015-16 to 2019-20;
12.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.6/13 situated at



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	Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 2021-22 to 2022-23;
13.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.6/8 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 2021-22 to 2022-23;
14.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.6/9 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 2021-22 to 2022-23;
15.	Copy of Sale Deed dated 03.06.1996, registered as Document no.2766/1996-97, of Book I, registered before the office of the Sub registrar Bangalore South Taluk, executed by Smt.Lakshamma, W/o Late Yellappa in favour of Sri.Y.Munikrishnappa, S/o Late Yellappa with respect to land measuring 16 Guntas out of 3 Acres 30 guntas, in Sy no.6, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
16.	Copy of Sale Deed dated 03.06.1996, registered as Document no.2764/1996-97, of Book I, registered before the office of the Sub registrar Bangalore South Taluk, executed by Smt.Lakshamma, W/o Late Yellappa in favour of Sri.Y.Muthappa, S/o Sri.Venkataramaiah with respect to land measuring 16 Guntas out of 3 Acres 30 guntas, in Sy no.6, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
17.	Copy of Release Deed dated 20.03.2019 registered as Document no. VRT-4-00354-2018-19, stored in CD no. VRTD 413, before the office of the sub registrar Varthur, Bangalore executed by Smt.Munirathnamma, D/o Late Yellappa @ Yella Reddy, infavour of (1) Sri.Pilla Reddy @ Muniyappa, (2)Smt.Naramma, W/o Late Venkataswamy reddy, (3) Smt.Pushpa, D/o Late Venkataswamy reddy, (4) Smt.Lalitha, D/o Late Venkataswamy reddy, (5) Smt.Shashi, D/o Late Venkataswamy reddy, (6) Smt.Anitha, D/o Late Venkataswamy reddy, (7) Smt.Rathnamma, W/o Late Krishna Reddy, (8)Smt.S.K.Jyothi, D/o Late Krishna Reddy, (9) Sri.S.Y.Chandra Reddy, S/o Late Yellappa @ Yella Reddy, (10) Sri.Rajappa Reddy, S/o Late Yellappa @ Yella Reddy (11) Sri.Srinivasa reddy, S/o Late Yellappa @ Yella Reddy, (12) Smt.Jalajakshi, W/o Late Subba Reddy, (13) Smt.S.Leelavathi, D/o Late Subba Reddy, (14) Smt.S.Malathi, D/o Late Subba Reddy and (15) Smt.S.Gomathi, D/o Late Subba Reddy with respect to land bearing Sy No.6/5, measuring 2 Acres 38 Guntas and and land bearing Sy no.5/5, measuring 03 Guntas situated



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	at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
18.	Copy of Release Deed dated 22.05.2019 registered as Document no. VRT-4-00047-2019-20, stored in CD no. VRTD 459, before the office of the sub registrar Varthur, Bangalore executed by Smt.Yashodamma, D/o Late Yellappa @ Yella Reddy, infavour of Sri.Pilla Reddy @ Muniyappa and others, with respect to land bearing Sy No.6/5, measuring 2 Acres 38 Guntas and land bearing Sy no.5/5, measuring 03 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
19.	Copy of Release Deed dated 24.07.2020 registered as Document no. BNS-1-03585-2020-21, stored in CD no. BNSD 1062, before the office of the sub registrar Banaswadi, Bangalore executed by (1) Smt.Lakshamma, W/o Sri.Muniyappa @ Chinnaiah, (2) Sri.S.M.Venkatesh, S/o Sri.Muniyappa @ Chinnaiah, (3) Sri.Nagaraju.M, S/o Sri.Muniyappa @ Chinnaiah, (4) Sri.Ravindra Muniyappa, S/o Sri.Muniyappa @ Chinnaiah, (5) Sri.Jayaram, S/o Sri.Muniyappa @ Chinnaiah, (6) Smt.Lalithamma Srinivas Babu, D/o Sri.Muniyappa @ Chinnaiah infavour of Sri.Y.Chandra Reddy, Sri.Rajappa Redy and Sri.Srinivasa Reddy, with respect to land bearing Sy No.6/5 (Old Sy No.6), measuring 2 Acres 38 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
20.	Copy of Release Deed dated 19.09.2020, registered as Document No. BNS-1-06380-2020-21, stored in CD No. BNSD 1104, before the office of the sub registrar Banaswadi, Bangalore, executed by (1) Smt.Venkatalakshamma, W/o Late.Muniswamy @ Muniswamy Reddy, (2) Sri.Gopal Reddy, S/o Late.Muniswamy @ Muniswamy Reddy, (3) Sri.Jagadeesh Reddy, S/o Late.Muniswamy @ Muniswamy Reddy, (4) Sri.Ashwath.M, S/o Late.Muniswamy @ Muniswamy Reddy, (5) Sri.Venkatachala.M, S/o Late.Muniswamy @ Muniswamy Reddy, Smt.Shobha, D/o Late.Muniswamy @ Muniswamy Reddy infavour of Sri.Y.Chandra Reddy, Sri.Rajappa Redy and Sri.Srinivasa Reddy, with respect to land bearing Sy No.6/5 (Old Sy no.6), measuring 2 Acres 38 guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
21.	Copy of Sale deed dated 20.03.2019, registered as Document No. VRT-1-03914-2021-22, stored in CD no VRTD 1054, registered on 28.10.2021, before the office of the Sub registrar Varthur, Bangalore executed by Sri.Muthappa and Smt.Munirathnamma in favour of Sri.S.Y.Chandra Reddy @ Chandrappa and others, with respect to land bearing Sy No.6/9 (Earlier Sy No.6/5, Old Sy no.6), measuring



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	16 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
22.	Copy of Sale deed dated 22.05.2019, registered as Document No. VRT-1-03915-2021-22, stored in CD no VRTD 1054, registered on 28.10.2021, before the office of the Sub registrar Varthur, Bangalore executed by Sri.Munikrishnappa.Y, S/o Late Yellappa in favour of Sri.Pilla Reddy @ Muniyappa and others, with respect to land bearing Sy No.6/8 (Earlier Sy No.6/5, Old Sy no.6), measuring 16 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
23.	Copy of Joint Development Agreement dated 03.02.2022, registered as Document No. MDP-1-08958-2021-22, stored in CD No. MDPD 1033, registered on 18.02.2022, before the office of the sub registrar, Mahadevapura, Bangalore, executed by Smt.Rathnamma, W/o Late Muniyappa Reddy @ Pilla Reddy and others in favour of M/s SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing partner Smt.Rajyalakshmi, with respect to land bearing Sy No. 6/13 (earlier Sy No.6/5, old Sy no.6), measuring 2 Acres 11 Guntas out of 2 Acres 38 guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
24.	Copy of General Power of Attorney, dated dated 03.02.2022, registered as Document No. MDP-4-00377-2021-22, stored in CD No. MDPD 1033, registered on 18.02.2022, before the office of the sub registrar, Mahadevapura, Bangalore, executed by Smt.Rathnamma, W/o Late Muniyappa Reddy @ Pilla Reddy and others in favour of M/s SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing partner Smt.Rajyalakshmi, with respect to land bearing Sy No. 6/13 (earlier Sy No.6/5, old Sy no.6), measuring 2 Acres 11 Guntas out of 2 Acres 38 guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
25.	Copy of Sale deed dated 03.02.2022, registered as Document No. MDP-1-08980-2021-22, stored in CD no MDPD 1033, registered on 18.02.2022, before the office of the Sub registrar Mahadevapura, Bangalore executed by Smt.Rathnamma, W/o Late Muniyappa Reddy @ Pilla Reddy and others in favour of M/s SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing partner Smt.Rajyalakshmi, with respect to land bearing Sy No. 6/9 (earlier Sy No.6/5, old Sy no.6),



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	measuring 16 Guntas, excluding 0.04 / 1/4 th Gunta, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
26.	Copy of Sale deed dated 03.02.2022, registered as Document No. MDP-1-08978-2021-22, stored in CD no MDPD 1033, registered on 18.02.2022, before the office of the Sub registrar Mahadevapura, Bangalore executed by Smt.Rathnamma, W/o Late Muniyappa Reddy @ Pilla Reddy and others in favour of M/s SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Maneging partner Smt.Rajyalakshmi, with respect to land bearing Sy No. 6/8 (earlier Sy No.6/5, old Sy no.6), measuring 16 Guntas, excluding 0.04 / 1/4 th Gunta, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
27.	Copy of Confirmation Deed dated 05.04.2023, registered as Document No. MDP-1-00609-2023-24, stored in CD no MDPD 1350, registered on 20.04.2023, before the office of the Sub registrar Mahadevapura, Bangalore executed by Smt.Pallavi, D/o late Nagarathnamma, with respect to land bearing Sy No.6/13, measuring 2 Acre 11 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore in favour of M/s SSVR Builders, A partnership firm registered under the provisions of partnership act, represented by its managing partner Smt.Rajyalakshmi;
28.	Copy of Confirmation Deed dated 05.04.2023, registered as Document No. MDP-1-00608-2023-24, stored in CD no MDPD 1350, registered on 20.04.2023, before the office of the Sub registrar Mahadevapura, Bangalore executed by Smt.Pallavi, D/o late Nagarathnamma, with respect to land bearing Sy No.6/8 measuring 16 Guntas excluding 1/4 Gunta kharab & 6/9 measuring 16 Guntas excluding 1/4 Gunta kharab, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore in favour of M/s SSVR Builders, A partnership firm registered under the provisions of partnership act, represented by its managing partner Smt.Rajyalakshmi;
29.	Copy of extract from the inheritance register bearing IHC No.11/93-94, issued by Village Accountat, Sorahunase Village Panchayath, Bangalore South Taluk, Bangalore;
30.	Copy of Mutation register extract bearing MR No.11/96-97, issued by Tahasildar, Bangalore East Taluk, Bangalore;
31.	Copy of Mutation register extract bearing MR No.16/96-97, issued by Tahasildar, Bangalore East Taluk, Bangalore;



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32.	Copy of Mutation register extract bearing MR No.19/2003-04, issued by Tahasildar, Bangalore East Taluk, Bangalore;
33.	Copy of Mutation register extract bearing MR no.T10/2015-16, issued by Village Accountant, Bangalore East Taluk, Bangalore;
34.	Copy of Mutation register extract bearing MR no.H12/2021-22, issued by Village Accountant, Bangalore East Taluk, Bangalore;
35.	Copy of Mutation register extract bearing MR no.H25/2021-22, issued by Village Accountant, Bangalore East Taluk, Bangalore, with respect to Sy No.6/8;
36.	Copy of Mutation register extract bearing MR no.T58/2021-22, issued by Village Accountant, Bangalore East Taluk, Bangalore, with respect to Sy No.6/9;
37.	Genealogical tree of Late Yellappa;
38.	Copy of death certificate of Smt.Nagarathnamma.C, W/o Raja Reddy issued by the chief registrar of Births and Deaths, dated 10.10.1995
39.	Copy of death certificate of Sri.Muniyappa Reddy, S/o Yellappa Reddy issued by the chief registrar of Births and Deaths, dated 11.03.2020
40.	Copy of death certificate of Smt.Lakshamma, W/o Yellappa issued by the chief registrar of Births and Deaths, dated 19.01.2001.
41.	Copy of death certificate of Sri.S.Y.Krishna Reddy, S/o Yellappa Reddy issued by the chief registrar of Births and Deaths, dated 05.02.2009.
42.	Copy of death certificate of Sri.S.Y.Subba Reddy, S/o Yellappa Reddy issued by the chief registrar of Births and Deaths, dated 04.10.2011.
43.	Copy of death certificate of Sri.Venkataswamy Reddy, S/o Yellappa Reddy issued by the chief registrar of Births and Deaths, dated 25.11.2017.
44.	Copy of letter dated 13.01.2022 bearing no. BDA/TPM/MBC-970,971,972,973,974,975,976,977,978,979,980,981,982,983/1454/21-22, issued by Assistant Director, Town Planning Section (East), Bangalore Development Authority, addressed to Deputy Commissioner, Bangalore duly recommending for the ,conversion of



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	the immovable property being agricultural lands bearing Sy no.6/2 measuring 6.08 Guntas, Sy no.6/3 measuring 1 Acre 1.08 Guntas, Sy no.6/4 measuring 01 Guntas, Sy no.6/5 measuring 10 Guntas, Sy no.6/13 measuring 3-4 Guntas, 2.10 Guntas, 06 Guntas, 02 Guntas, 04 Guntas, 2 Acre 1.04 Guntas of Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential uses and purpose;
45.	Copy of letter dated 24.01.2022 bearing no. Bangalore/SPLAC/2-4821-21-22 issued by Special Land Acquisition Officer, Karnataka Industrial Development Board (KIADB) addressed to Deputy Commissioner, Bangalore duly stating that the immovable property bearing Sy No.6/13 measuring 2 Acre 01.4 Guntas of Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore has not been notified for acquisition for any development schemes as on date;
46.	Copy of letter dated 24.01.2022 bearing no. Bangalore/SPLAC/2-4837-21-22 issued by Special Land Acquisition Officer, Karnataka Industrial Development Board (KIADB) addressed to Deputy Commissioner, Bangalore duly stating that the immovable property bearing Sy No.6/13 measuring 04 Guntas of Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore has not been notified for acquisition for any development schemes as on date;
47.	Copy of letter dated 24.01.2022 bearing no. Bangalore/SPLAC/2-4829-21-22 issued by Special Land Acquisition Officer, Karnataka Industrial Development Board (KIADB) addressed to Deputy Commissioner, Bangalore duly stating that the immovable property bearing Sy No.6/13 measuring 06 Guntas of Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore has not been notified for acquisition for any development schemes as on date;
48.	Copy of letter dated 24.01.2022 bearing no. Bangalore/SPLAC/2-4835-21-22 issued by Special Land Acquisition Officer, Karnataka Industrial Development Board (KIADB) addressed to Deputy Commissioner, Bangalore duly stating that the immovable property bearing Sy No.6/8 measuring 16 Guntas of Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore has not been notified for acquisition for any development schemes as on date;
49.	Copy of letter dated 24.01.2022 bearing no. Bangalore/SPLAC/2-4834-21-22 issued by Special Land Acquisition Officer, Karnataka



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	Industrial Development Board (KIADB) addressed to Deputy Commissioner, Bangalore duly stating that the immovable property bearing Sy No.6/9 measuring 16 Guntas of Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore has not been notified for acquisition for any development schemes as on date;
50.	Copy of letter dated 10.01.2022 bearing No. SLAO/ALN/56/21-22 issued by Special Land Acquisition Officer, Government of Karnataka addressed to Deputy Commissioner, Bangalore duly stating that the land bearing Sy no.6/13 measuring 2 Acre 1.04 Guntas of Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore has not been notified for acquisition for development schemes as on date;
51.	Copy of letter dated 08.02.2022 bearing No. SLAO/ALN/97/21-22 issued by Special Land Acquisition Officer, Government of Karnataka addressed to Deputy Commissioner, Bangalore duly stating that the land bearing Sy no.6/8 measuring 16 Guntas of Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore has not been notified for acquisition for development schemes as on date;
52.	Copy of letter dated 08.02.2022 bearing No. SLAO/ALN/96/21-22 issued by Special Land Acquisition Officer, Government of Karnataka addressed to Deputy Commissioner, Bangalore duly stating that the land bearing Sy no.6/9 measuring 16 Guntas of Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore has not been notified for acquisition for development schemes as on date;
53.	Copy of letter dated 10.01.2022 bearing No. SLAO/ALN/52/21-22 issued by Special Land Acquisition Officer, Government of Karnataka addressed to Deputy Commissioner, Bangalore duly stating that the land bearing Sy no.6/13 measuring 06 Guntas of Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore has not been notified for acquisition for development schemes as on date;
54.	Copy of letter dated 10.01.2022 bearing No. SLAO/ALN/54/21-22 issued by Special Land Acquisition Officer, Government of Karnataka addressed to Deputy Commissioner, Bangalore duly stating that the land bearing Sy no.6/13 measuring 04 Guntas of Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore has not been notified for acquisition for development schemes as on date;
55.	Copy of challan's evidencing payment of conversion fine towards the conversion of immovable property being agricultural land comprised



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	in Sy No.6/13, 6/8 & 6/9 of Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
56.	Copy of Official memorandum Dated: 24.01.2022, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(EVH-1)SR/107/21-22, bearing application no.293340 according the conversion of the land bearing Sy No: 6/13 measuring 06 guntas, out of 2 Acres 38.08 Guntas situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
57.	Copy of Official memorandum Dated: 24.01.2022, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(EVH-1)SR/108/21-22, bearing application no.293340 according the conversion of the land bearing Sy No: 6/13 measuring 04 guntas, out of 2 Acres 38.08 Guntas situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
58.	Copy of Official memorandum Dated: 24.01.2022, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(EVH-1)SR/100/21-22, bearing application no.293343 according the conversion of the land bearing Sy No: 6/13 measuring 2 Acres 1.4.0 guntas, out of 2 Acres 38.08 Guntas situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
59.	Copy of rectified official memorandum dated 11.04.2022 issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(EVH-1)SR/100/21-22, according the rectification of boundaries and extent in land bearing Sy No: 6/13 measuring 1 Acres 30 guntas, out of 2 Acres 1.4.0 Guntas situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
60.	Copy of Official memorandum Dated: 24.01.2022, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(EVH-1)SR/110/21-22, bearing application no.293343 according the conversion of the land bearing Sy No: 6/13 measuring 02 guntas, out of 2 Acres 38.08 Guntas situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
61.	Copy of Official memorandum Dated: 24.02.2022, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order



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	No: ALN(EVH-1)SR/142/21-22, bearing application no.299056 according the conversion of the land bearing Sy No: 6/8 measuring 16 guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
62.	Copy of rectification of Official memorandum Dated: 11.04.2022, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(EVH-1)SR/142/21-22, according the rectification of boundary and extent of conversion of the land bearing Sy No: 6/8 measuring 14 guntas, out of 16 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
63.	Copy of Official memorandum Dated: 24.02.2022, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(EVH-1)SR/143/21-22, bearing application no.299057 according the conversion of the land bearing Sy No: 6/9 measuring 16 guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
64.	Copy of rectification of Official memorandum Dated: 11.04.2022, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(EVH-1)SR/143/21-22, according the rectification of boundary and extent of conversion of the land bearing Sy No: 6/9 measuring 14 guntas, out of 16 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
65.	Copy of the Katha Certificate and Katha Extract bearing Katha No. 40/6/13/940, with respect to Sy No.6/13, measuring 06 Guntas, in the joint names of Smt.Rathnamma, Smt.Narasamma, Smt.Rathnamma, Sri.S.Y.Chandra Reddy, Sri.Rajappa Reddy, Sri.Srinivasa Reddy, Smt.K.Jalajakshi, issued by Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;
66.	Copy of the Katha Certificate and Katha Extract bearing Katha No. 42/6/13/942, with respect to Sy No.6/13, measuring 04 Guntas, in the joint names of Smt.Rathnamma, Smt.Narasamma, Smt.Rathnamma, Sri.S.Y.Chandra Reddy, Sri.Rajappa Reddy, Sri.Srinivasa Reddy, Smt.K.Jalajakshi issued by Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;



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67.	Copy of the Katha Certificate and Katha Extract bearing Katha No. 34/6/13/934, with respect to Sy No.6/13, measuring 02 Guntas, in the joint names of Smt.Rathnamma, Smt.Narasamma, Smt.Rathnamma, Sri.S.Y.Chandra Reddy, Sri.Rajappa Reddy, Sri.Srinivasa Reddy, Smt.K.Jalajakshi issued by Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;
68.	Copy of the Katha Certificate and Katha Extract bearing Katha No. 41/6/13/941, with respect to Sy No.6/13, measuring 1 Acre 30 Guntas, in the joint names of Smt.Rathnamma, Smt.Narasamma, Smt.Rathnamma, Sri.S.Y.Chandra Reddy, Sri.Rajappa Reddy, Sri.Srinivasa Reddy, Smt.K.Jalajakshi issued by Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;
69.	Copy of the Katha Certificate and Katha Extract bearing Katha No. 39/6/8/939, with respect to Sy No.6/8, measuring 14 Guntas, in the name of M/s SSVR Builders, represented by its Managing Partner Smt.N.Rajyalakshmi issued by Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;
70.	Copy of the Katha Certificate and Katha Extract bearing Katha No. 38/6/9/938, with respect to Sy No.6/9, measuring 14 Guntas, in the name of M/s SSVR Builders, represented by its Managing Partner Smt.N.Rajyalakshmi issued by Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;
71.	Copy of endorsement issued by Tahasildar Bangalore East Taluk bearing certificate no. RD0038113178429 stating that there are no cases/applications are pending under Form 2, 7, 7A under the provisions of Karnataka Land reforms Act 1961 have been filed with respect to Sy No.6/13, measuring 2 Acres 38 guntas, Sy No.6/8, measuring 16 Guntas and Sy No.6/9, measuring 16 Guntas;
72.	Copy of Endorsement dated 22.08.2016 bearing no. PTCL(BE)CR931/2016-17, issued by Assistant Commissioner, Bangalore North Taluk, stating that no proceedings have been initiated under the Karnataka Schedule Cast and Schedule Tribes (prohibition of transfer of certain lands) Act 1978 before the Assistant Commissioner in respect of land bearing Sy no.6/5, measuring 16 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;



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73.	Copy of Endorsement dated 22.08.2016 bearing no. PTCL(BE)CR932/2016-17, issued by Assistant Commissioner, Bangalore North Taluk, stating that no proceedings have been initiated under the Karnataka Schedule Cast and Schedule Tribes (prohibition of transfer of certain lands) Act 1978 before the Assistant Commissioner in respect of land bearing Sy no.6/5, measuring 16 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
74.	Copy of Endorsement dated 22.08.2016 bearing no. PTCL(BE)CR930/2016-17, issued by Assistant Commissioner, Bangalore North Taluk, stating that no proceedings have been initiated under the Karnataka Schedule Cast and Schedule Tribes (prohibition of transfer of certain lands) Act 1978 before the Assistant Commissioner in respect of land bearing Sy no.6/5, measuring 2 Acre 38 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
75.	Copy of Encumbrance Certificate issued in respect of land bearing Sy no.06 situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore for the periods 15.02.1957 to 31.03.2004;
76.	Copy of Encumbrance Certificate issued in respect of land bearing Sy no.06 and Sy No.07, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore for the periods 01.04.2004 to 12.04.2023;

DOCUMENTS INSPECTED WITH RESPECT TO SY NO.6/3 IN ITEM NO. IV ABOVE

Sl. No.	Particulars
77.	Copy of Order passed by the Land Tribunal of Bangalore South Taluk, dated 24.05.1979 in LRF No.4104/76, 4158/76 and 4156/76 granting occupancy rights in favour of Sri.Srinivasa Reddy and others with respect to land measuring 6 Acres 14 Guntas in Sy no.6 of Sorahunase Village;
78.	Copy of Form 10, certificate of registration of a Tenant as an occupant under section of 55(1) of the Land Reforms Act 1961 issued by Special Tahasildar, Bangalore East Taluk on 26.09.1996;
79.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.6/3 situated at



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	Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 2015-16 to 2019-20;
80.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.6/3 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 2021-22 to 2022-23;
81.	Copy of partitioned deed dated:16.02.2004, bearing document No. BAS-1-23275-2003-04, stored in CD No. BASD 15, registered before the office of the Sub Registrar Bommanahalli, Bangalore entered by and between Sri. Vijaya Kumar. M.V and his wife Smt. M. Bhagya and the Sri.M.V.Srinivasa Reddy along with his wife Smt. Jayamma;
82.	Copy of Sale Deed dated 16-07-2022, registered as Document no.MDP-03841/2022-23, of Book I, stored in CD No: MDPD 1146, registered before the office of the Sub registrar Mahadevapura, Bangalore, executed by 1. SRI. Vijaya Kumar. M.V. S/o Late M.A.Venkatashami Reddy, 2. SMT.M.Bhagya W/o SRI. Vijaya Kumar. M.V, and 3. KUM. Jeevitha.V D/o SRI. VIJAYA KUMAR. M.V, in favour of M/s SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing partner Smt.Rajyalakshmi with respect to land measuring 1 Acre 1 ½ Guntas in Sy no.6/3 (earlier portion of Sy No: 6), situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
83.	Copy of Mutation register extract bearing MR No.07/79-80, issued by Tahasildar, Bangalore East Taluk, Bangalore;
84.	Copy of Mutation register extract bearing MR No.19/2003-04, issued by Tahasildar, Bangalore East Taluk, Bangalore;
85.	Copy of Mutation register extract bearing MR no.T10/2015-16, issued by Village Accountant, Bangalore East Taluk, Bangalore;
86.	Copy of letter dated 24.01.2022 bearing no. Bangalore/SPLAC/2-4822-21-22 issued by Special Land Acquisition Officer, Karnataka Industrial Development Board (KIADB) addressed to Deputy Commissioner, Bangalore duly stating that the immovable property bearing Sy No.6/3 measuring 1 Acre 01.8 Guntas of Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore has not been notified for acquisition for any development schemes as on date;



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87.	Copy of letter dated 10.01.2022 bearing No. SLAO/ALN/62/21-22 issued by Special Land Acquisition Officer, Government of Karnataka addressed to Deputy Commissioner, Bangalore duly stating that the land bearing Sy no.6/3 measuring 1 Acre 01.8 Guntas of Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore has not been notified for acquisition for development schemes as on date;
88.	Copy of challan dated 20.01.2022 evidencing payment of conversion fine towards the conversion of immovable property being agricultural land comprised in Sy No.6/3 measuring 1 Acre 1.08 Guntas, of Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
89.	Copy of Official memorandum Dated: 24.01.2022, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(EVH-1)SR/99/21-22, bearing application no.293293 according the conversion of the land bearing Sy No: 613 measuring 1 Acres 1.08 Guntas situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
90.	Copy of the Katha Certificate and Katha Extract bearing Katha No. 937/6/3/37, with respect to Sy No.6/3, measuring 1 Acre 1.08 Guntas, in the joint name of M/s SSVR Builders, represented by its Managing Partner, Smt. N. Rajyalakshmi, issued by Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;
91.	Copy of genealogical tree of Late M.A.Venkatswamy Reddy issued by Deputy Tahasildar, Bangalore East Taluk bearing Certificate no. RD0038113122600 dated 16.12.2019;
92. ✓	Copy of endorsement issued by Tahasildar Bangalore East Taluk bearing certificate no. RD..... stating that there are no cases/applications are pending under Form 2, 7, 7A under the provisions of Karnataka Land reforms Act 1961 have been filed with respect to Sy No.6/3, measuring 1 Acre 1.08 Guntas;
93. ✓	Copy of Endorsement dated bearing no. PTCL(BE)CR....., issued by Assistant Commissioner, Bangalore North Taluk, stating that no proceedings have been initiated under the Karnataka Schedule Cast and Schedule Tribes



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	(prohibition of transfer of certain lands) Act 1978 before the Assistant Commissioner in respect of land bearing Sy no.6/3, measuring 1 Acre 1.08 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
94.	Copy of Encumbrance Certificate issued in respect of land bearing Sy no.06 situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore for the periods 15.02.1957 to 31.03.2004;
95.	Copy of Encumbrance Certificate issued in respect of land bearing Sy no.6/3 situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore for the periods 01.04.2004 to 12.04.2023;

DOCUMENTS INSPECTED WITH RESPECT TO SY NO.7/2 & SY NO.7/3 IN ITEM NO. V, VI & VII ABOVE

Sl. No.	Particulars
96.	Copy of Tippani, Hissa Tippani along with Pakka Book with respect to Sy No.7;
97.	Copy of Revision Settlement Akarbandu issued by Superintendent, Tahasildar Office, Bangalore East Taluk in respect of Survey No.7, situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk;
98.	Copy of Mysore Revision Settlement register issued by Tahasildar Grade 2, Bangalore East Taluk, Bangalore, with respect to Survey No.7, situated at Sorahunase Village, Varthur Hobli, Bangalore East taluk;
99.	Copy of endorsement dated 08.06.2022 issued by Tahasildar, Bangalore East Taluk vide no: RK/CR/1052/2022-23 stating that Index of Lands & Records of Rights and preliminary records are not available with respect to Sy No.7, situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore;
100.	Copy of Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.7 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 1967-68 to 1971-72;
101.	Copy of Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.7 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 1972-73 to 1975-76;



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102.	Copy of Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.7 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 1977-78 to 81-82;
103.	Copy of Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.7 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 1982-83 to 86-87;
104.	Copy of Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.7 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 1987-88 to 91-92;
105.	Copy of Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.7 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 1992-93 to 96-97;
106.	Copy of Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.7 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 1997-97 to 2001-02;
107.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.7 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 2002-03 to 2007-08;
108.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.7 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 2009-10 to 2010-11;
109.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.7 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 2019-20 to 2021-22;
110.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.7/2 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 2023-24;
111.	Copy of Computerized Record of Rights, Tenancy and Crop Inspection Certificates issued in respect of Survey No.7/3 situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk for the year 2023-24;
112.	Copy of Sale Deed dated 20.05.1961, registered as Document no.995/1961-62, of Book I, recorded in pages 172-176, Volume No. 240, registered before the office of the Sub registrar Bangalore South Taluk, executed by Sri.Venkataswamy, S/o Sri. Agasara Thimmaiah, Smt.Vasanthamma, W/o Sri.Venkataswamy & Sri.Jayaram, S/o Sri.Venkataswamy in favour of Sri.Anjana Reddy, S/o Sri.Lakshmaiah Reddy with respect to land bearing Sy No.7, measuring 2 Acres 39 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;



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113.	Copy of Continuing Mortgage Bond dated 16.12.1966, bearing Document No.5012/66-67, of Book I, Page 01, Volume No.628, before the office of the sub registrar Bangalore South Taluk, with respect to Sy no.7, measuring 2 Acre 39 Guntas, executed by Sri.Anjana Reddy, S/o Sri.Lakshmaiah Reddy, in favour of Large Scale Primary Agricultural Co-Operative Society, Varthur.
114.	Copy of receipt/discharge deed dated 05.05.1970, bearing Document No. 625/70-71, of Book I, recorded at pages 116-117, volume no. 8130, before the office of the sub registrar Bangalore South Taluk, executed by The Secretary, Large Scale Primary Agricultural Co-Operative Society, Varthur in favour of Sri.Anjana Reddy, S/o Sri.Lakshmaiah Reddy.
115.	Copy of Sale Deed dated 18.03.1970, registered as Document no.626/1970-71, of Book I, recorded in pages 71-74, Volume No.814, registered before the office of the Sub registrar Bangalore South Taluk, executed by Sri.Anjana Reddy, S/o Sri.Lakshmaiah Reddy, & his Minor Children Sri.Jayaram Reddy, Sri.Ramakrishna & Sri.Manjunath represented by their natural guardian their father Sri.Anjana Reddy in favour of Sri.Narayana Reddy, S/o Sri.Lakshmaiah Reddy with respect to land bearing Sy no.7, measuring 1 Acre 19.08 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
116.	Copy of Sale Deed dated 18.03.1970, registered as Document no.627/1970-71, of Book I, recorded in pages 204-206, Volume No.814, registered before the office of the Sub registrar Bangalore South Taluk, executed by Sri.Anjaneya Reddy, S/o Sri.Lakshmaiah Reddy, & his Minor Children Sri.Jayaram Reddy, Sri.Ramakrishna & Sri.Manjunath represented by their natural guardian their father Sri.Anjana Reddy in favour of Sri.Ramaiah, S/o Sri.Lakshmaiah Reddy with respect to land bearing Sy no.7, measuring 1 Acre 19.08 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
117.	Copy of Mortgage Bond dated 21.05.1998, bearing Document No.08/1998-99, of Book I, Page 167, Volume No.106, before the office of the sub registrar Bangalore South Taluk, with respect to Sy no.7, measuring 1 Acre 19.08 Guntas, executed by Sri.Ramaiah Reddy along with his children Sri.S.R.Chinnaswamy Reddy, Sri.S.R.Gopal Reddy, Sri.S.R.Subba Reddy, Sri.S.R.Nagaraja Reddy and Sri.S.R.Vishwanatha Reddy, in favour of The Secretary PLD Bank, Bangalore South Taluk.
118.	Copy of Release Deed dated 04.12.2020, registered on 21.01.2021, bearing Document No. VRT-1-05279-2020-21, stored in CD No. VRTD 875, before the office of the Sub registrar Varthur, executed by Smt.Jayamma the daughter of Late Ramaiah Reddy, the legal heirs



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	of Late Venkatamma (the daughter of Late Ramaiah Reddy) namely Sri.G.R.Nanja Reddy, Sri.G.R.Munireddy, Smt.G.R.Pramila, Sri.G.R.Srinivasa Reddy and Smt.G.R.Suguna, the legal heir of Late Rukkamma (the daughter of Late Ramaiah Reddy) namely Sri.Venugopal Reddy, Smt.Sarojamma the daughter of Late Ramaiah Reddy, Smt.Anjinamma the daughter of Late Ramaiah Reddy, Smt.Gayathamma the daughter of Late Ramaiah Reddy in favour of Sri.S.R.Chinnaswamy Reddy with respect to land bearing Sy no.7, along with many other properties.
119.	Copy of Release Deed dated 28.12.2020, registered on 29.12.2020, bearing Document no. VRT-1-04708-2020-21, stored in CD No. VRTD 587, before the office of the Sub Registrar Varthur, executed by Smt.Gayathamma, W/o Late Balachandra Reddy in favour of the Children of Late Ramaiah Reddy namely Sri.S.R.Chinnaswamy Reddy, Sri.S.R.Gopal Reddy, Sri.S.R.Subba Reddy, Sri.S.R.Nagaraja Reddy and Sri.S.R.Vishwanatha Reddy, with respect to land bearing Sy No. 7, measuring 1 Acre 10.08 Guntas, out of 1 Acre 19.08 Guntas and land measuring 09 Guntas out of 1 Acre 19.08 Guntas in Sy No.07 in favour of Smt.Gayathamma, situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
120.	Copy of Partition Deed dated 03.9.2022, registered on 07.10.2022, and bearing document no. VRT-1-06214-2022-23, stored in CD No. VRTD 1315, before the office of the sub registrar Varthur, executed by and between Smt.Anjinamma, W/o Late S.R.Chinnaswamy Reddy, Sri. Venkatesh Reddy, S/o Late S.R.Chinnaswamy Reddy, Smt.Shantha, D/o Late S.R.Chinnaswamy Reddy, Sri.Lakshmikanth, S/o Late.S.R.Chinnaswamy Reddy, Sri.Gopal Reddy, S/o Late Ramaiah Reddy, Sri.Subba Reddy.S.R, S/o Late Ramaiah Reddy, Sr.S.R.Nagaraja Reddy, S/o Late Ramaiah Reddy and Sri.S.R.Vishwanatah Reddy@Kashivishwanatha Reddy, S/o Late Ramaiah Reddy allocating their family properties in Sy No. 7/2, situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
121.	Copy of Release Deed dated 13.10.2022, bearing Document no. MDP-1-06848-2022-23, stored in CD No. MDPD 1211, before the office of the sub registrar Mahadevapura, Bangalore executed by Sri.Lakshmikanth.C, S/o late Chinnaswamy Reddy, in favour of Sri.S.R.Gopal Reddy, Sri.S.R.Subba Reddy and Sri.S.R.Vishwanatha Reddy @ Kashivishwanatah Reddy with respect to land bearing Sy No. 7/2 measuring 28 Guntas out of 1 Acre 10.08 Guntas, situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
122.	Copy of Sale Deed dated 13.10.2022, registered as Document no.MDP-1-06865-2022-23, Stored in CD No. MDPD 1211, registered before the office of the Sub registrar Mahadevapura, executed by Sri.Subbareddy, S/o Late Ramaiah Reddy and others in favour of M/S



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	SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi, with respect to land bearing in Sy no.7/2 (old sy No.7), measuring 05 Guntas out of 1 Acres 10.08 guntas (converted from agricultural to non-agricultural residential purpose as per the orders passed by the Deputy Commissioner, Bangalore District, Vide ALN(EVH)SR70/22-23), situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
123.	Copy of Joint Development Agreement, dated 13.10.2022, registered as Document no. MDP-1-06856-2022-23, stored in CD no. MDPD 1211, before the office of the sub registrar Mahadevapura, Bangalore executed by Smt.Gayathramma, W/o Late Balachandra Reddy, infavour of M/S SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi, with respect to land bearing Sy No.7/3 (Old Sy No.7), measuring 09 Guntas (converted from agricultural to non-agricultural residential purpose as per the orders passed by the Deputy Commissioner, Bangalore District, Vide ALN(EVH)SR68/22-23) situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
124.	Copy of General Power of Attorney dated 13.10.2022 registered as Document no.MDP-4-00325-2022-23, stored in CD no. MDPD 1211, before the office of the sub registrar Mahadevapura, Bangalore executed by Smt.Gayathramma, W/o Late Balachandra Reddy, infavour of M/S SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi, with respect to land bearing Sy No.7/3 (Old Sy No.7), measuring 09 Guntas (converted from agricultural to non-agricultural residential purpose as per the orders passed by the Deputy Commissioner, Bangalore District, Vide ALN(EVH)SR68/22-23) situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
125.	Copy of Joint Development Agreement, dated 13.10.2022, registered as Document no. MDP-1-07317-2022-23, stored in CD no. MDPD 1210, before the office of the sub registrar Mahadevapura, Bangalore executed by Sri.S.R.Gopal Reddy, Sri.S.R.Subba Reddy, Sri.Vishwanatha Reddy @ Kashi Vishwanatha Reddy and others, infavour of M/S SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi, with respect to land bearing Sy No.7/2 (Old Sy No.7), measuring 28 Guntas out of 1 Acre 10.08 Guntas (converted from agricultural to non-agricultural residential purpose as per the orders passed by the Deputy Commissioner, Bangalore



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	District, Vide ALN(EVH)SR71/22-23) situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
126.	Copy of General Power of Attorney dated 13.10.2022 registered as Document no.MDP-4-00339/2022-23, stored in CD no. MDPD 1220, before the office of the sub registrar Mahadevapura, Bangalore executed by Sri.S.R.Gopal Reddy, Sri.S.R.Subba Reddy, Sri.Vishwanatha Reddy @ Kashi Vishwanatha Reddy and others, infavour of M/S SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi, with respect to land bearing Sy No.7/2 (Old Sy No.7), measuring 28 Guntas, out of 1 Acre 10.08 Guntas (converted from agricultural to non-agricultural residential purpose as per the orders passed by the Deputy Commissioner, Bangalore District, Vide ALN(EVH)SR71/22-23) situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore;
127.	Copy of Mutation register extract bearing MR No.6/1997-98, issued by Tahasildar, Bangalore South Taluk, Bangalore; (it is advisable to produce the same)
128.	Copy of Mutation register extract bearing MR No.H39/2011-12, issued by Tahasildar, Bangalore East Taluk, Bangalore;
129.	Copy of Mutation register extract bearing MR no.H23/2020-21, issued by Village Accountant, Bangalore East Taluk, Bangalore;
130.	Copy of Mutation register extract bearing MR no.H11/2019-20, issued by Village Accountant, Bangalore East Taluk, Bangalore;
131.	Copy of genealogical tree of Late L.Ramaiah Reddy issued by Deputy Tahasildar, Bangalore East Taluk bearing Certificate no. RD0038113118238 dated 18.09.2019;
132.	Copy of Official memorandum Dated: 07.09.2022, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(EVH)SR/70/22-23, bearing application no.399008 according the conversion of the land bearing Sy No: 7/2 measuring 05 guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
133.	Copy of Official memorandum Dated: 08.09.2022, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(EVH)SR/68/22-23, bearing application no.399004 according the conversion of the land bearing Sy No: 7/3 measuring



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	09 guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
134.	Copy of Official memorandum Dated: 07.09.2022, issued by the office of the Deputy Commissioner, Bangalore Urban District in its order No: ALN(EVH)SR/71/22-23, bearing application no.399007 according the conversion of the land bearing Sy No: 7/2 measuring 28 guntas out of 1 Acre 10.08 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose;
135.	Copy of the Katha Certificate and Katha Extract bearing Katha No. 36/7/2/936, with respect to Sy No.7/2, measuring 28 Guntas, in the joint names of Sri.S.R.Gopal Reddy, Sri.S.R.Subba Reddy and Sri.S.R.Vishwanath Reddy @ Kashi Vishwanatha Reddy issued by Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;
136.	Copy of the Katha Certificate and Katha Extract bearing Katha No. 32/7/2/932, with respect to Sy No.7/2, measuring 05 Guntas, in the name of M/s SSVR Builders, represented by its Managing Partner Smt.N.Rajyalakshmi issued by Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;
137.	Copy of the Katha Certificate and Katha Extract bearing Katha No. 35/7/3/935, with respect to Sy No.7/3, measuring 09 Guntas, in the name of Smt.Gayathramma issued by Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;
138.	Copy of endorsement issued by Tahasildar Bangalore East Taluk bearing certificate no. stating that there are no cases/applications are pending under Form 2, 7, 7A under the provisions of Karnataka Land reforms Act 1961 have been filed with respect to Sy No.7/2, measuring 5 guntas, & 28 Guntas and Sy No.7/3, measuring 09 Guntas, situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore; (Please provide the same)
139.	Copy of Endorsement dated bearing no., issued by Assistant Commissioner, Bangalore North Taluk, stating that no proceedings have been initiated under the Karnataka Schedule Cast and Schedule Tribes (prohibition of transfer of certain lands) Act 1978 before the Assistant Commissioner in respect of land bearing Sy No.7/2, measuring 5 guntas, & 28 Guntas and Sy No.7/3, measuring



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	09 Guntas, situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore; (Please provide the same).
140.	Copy of Encumbrance Certificate issued in respect of land bearing Sy no.07 situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore for the periods 15.02.1957 to 31.03.2004;
141.	Copy of Encumbrance Certificate issued in respect of land bearing Sy no.7, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore for the periods 01.04.2004 to 08.06.2022;

LIST OF COMMON DOCUMENTS:

142.	Copy of Partnership Deed of M/S SSVR Builders dated 04.05.2018 entered by and between the partners namely Smt.N.Rajyalakshmi, D/o Sri.Rajagopal Reddy Ramireddy, Smt.Anila Devi, D/o Sri.Nanja Reddy and Sri.Adapala Panchala Reddy, S/o Adapala Prabhakara Reddy;
143.	Copy of Certificate of registration of Firm of M/S SSVR Builders in Form - C issued by the Registrar of Firms, Shivajinagar, Bangalore bearing Firm No. SJN-F205-2018-19, dated 19.05.2018;
144.	Copy of Reconstitution of Partnership Deed of M/S SSVR Builders dated 15.05.2023 entered by and between the partners namely Smt.N.Rajyalakshmi, D/o Sri.Rajagopal Reddy Ramireddy, Smt.Anila Devi, D/o Sri.Nanja Reddy, Sri.Adapala Panchala Reddy, S/o Adapala Prabhakara Reddy and Sri.Nelaballi Vinay Kumar Reddy, S/o Sri.Rajashekar Reddy Nelaballi;
145.	Copy of Memorandum Acknowledging the receipt of documents in Form-D issued by Registrar of Firms, Shivajinagar, Bangalore, mentioning change in the constitution in the Firm bearing registration no. 205/18-19 and having FLG No. 241/23-24
146.	Copy of receipt dated 20.09.2022 issued by BBMP office of The Assistant Revenue Officer, Whitefield Mahadevapura Zone for having collected improvement charges with respect to the subject property;
147.	Copy of tax paid receipts for the period 2022-23 with respect to Sy No. 6/13 - 06 Guntas, Sy No. 6/13 - 04 Guntas, Sy No. 6/13 - 1 Acre 30 Guntas, Sy No. 6/13 - 02 Guntas, Sy no. 6/8 - 14 Guntas, Sy no. 6/9 - 14 Guntas, Sy No. 6/3 - 1 Acre 1.08 Guntas, Sy No. 7/2 - 28 Guntas, Sy no. 7/2 - 05 Guntas and 7/3 - 09 Guntas;



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148.	Copy of NOC issued by Bangalore Electricity Supply Company Limited bearing no. SEE/BEC/EE(O)/AEE/P-125/22-23/9042-45, dated 23.12.2022 with respect to Sy No. 6/13, Sy no. 6/8, Sy no. 6/9, Sy No. 6/3, Sy No. 7/2, Sy no. 7/2 and 7/3, issued in favour of M/S SSVR Builders for proposed residential building;
149.	Copy of receipt issued by BESCOM in favour of M/S SSVR Builders;
150.	Copy of No Objection Certificate (NOC) issued by Bangalore Water Supply and Sewerage Board, dated 14.02.2023;
151.	Copy of No Objection Certificate dated 01.02.2023, bearing No. KSFES/GBC(1)/565, issued by Director General of Police and Director, Karnataka Fire and Emergency Services, addressed to The Commissioner, BBMP, Bangalore;
152.	Copy of No Objection Certificate dated 16.12.2022, issued by The Assistant General Manager (PLG-II)CM BSNL, Telephone House, Rajbhavan Road, Bangalore for having No Objection for construction of High rise building in the subject property;
153.	Copy of No Objection Certificate dated 08.04.2023, bearing No. ASC/DGM(AO)/131/HA-L-BG-18-23/447/23, issued by General Manager (Aircraft) for Hindustan Aeronautics Limited for having cleared the height clearance of the proposed high rise building;
154.	Copy of No Objection Certificate dated 02.01.2023 issued by Airports Authority of India for height clearance;
155.	Copy of Environmental clearance to the proposed project granted by The Member Secretary, State Environment Impact Assessment Authority, Karnataka, Ministry of environment, forest and Climate change, dated 08.03.2023 bearing EC identification no. EC23B038KA149279, file no. SEIAA172CON2022;
156.	Copy of Consent for establishment dated 02.03.2023, consent order no. CPE336567, issued by Chief/Senior Environmental officer, Karnataka State Pollution Control Board, Church Street, Bengaluru;
157.	Copy of receipt issued by Karnataka State Pollution Control Board for having paid the CEF dated 05.12.2022;
158.	Copy of Special notice bearing No: B.B.M.P/SKA/K.T.R/1159/22-23, Dated: 31-10-2022, issued by the office of the Assistant Revenue office, B.B.M.P, Mahadevapura Zone, Bangalore
159.	Copy of the Amalgamated Katha Certificate and Katha Extract bearing Katha No. 32/7/2, 6/13, 7/3, 7/2, 6/3, 6/9 & 6/8/932, with



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	respect to Sy No's.7/2, 6/13, 7/3, 7/2, 6/3, 6/9 & 6/8 totally measuring 4 Acre 33.08 Guntas, in the name of M/s SSVR Builders, represented by its Managing Partner Smt.N.Rajyalakshmi, Smt.Rathnamma and others issued by Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore;
160.	Copy of Building Sanction Plan letter bearing LP no. BBMP/Addl.Dir/JDNORTH/0083/22-23, dated 30.12.2023, issued by The Commissioner, Bruhath Bengaluru Mahanagar Palike (BBMP) for construction of high rise Building, consisting of 1 Ground and 13 Upper floors in Block-A (Tower-1) and 1 Basement, 1 Ground and 13 Upper floors in Block-B (Tower-2) in property bearing Katha No. 32/7/2, 6/13, 7/3, 7/2, 6/3, 6/9 & 6/8/932, situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore;

C. OUR OBSERVATIONS WITH RESPECT TO SY NO: 6/13 ITEM NO. I:

1. On verification of the above documents it is observed that Sri. S. Yellappa, Sri M.V. Srinivasa Reddy and Sri. L. Narayana Reddy had filed form No: 7 under the provisions of Section 48 A(1), of the Karnataka Land Reforms Act 1961, requesting to register them as occupants in old Sy No: 6 of Sorahunase Village, Varthur Hobli, earlier Bangalore South Taluk, presently comes under Bangalore East Taluk to the Land Tribunal Bangalore South Taluk. On the application being made by the said applicants, the Land Tribunal Bangalore South Taluk in case No: LRF4104/76, 4158/76 and 4156/76, ordered to register the applicants as occupants under the provisions of Section 45 of the Karnataka Land Reforms Act 1961 as under:
 - a. Sri. L.Narayanareddy to an extent of 1 Acre 15 Guntas
 - b. Sri. M.V. Srinivasa Reddy to an extent of 1 Acre 09 Guntas
 - c. Sri. S. Yellappa to an extent of 3 Acre 30 Guntas
2. On verification of Form.10 issued by The Tahasildar, Bangalore East Taluk, KR Puram, Bangalore (**Document no.06 above**) dated 26.09.1996 it is confirmed that Sri.S.Yellappa, S/o Thangamuniyappa was registered as occupant with respect to land bearing Sy No.6, measuring 3 Acre 30 Guntas of Sorahunase Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk.
3. On verification of the RTC produced for the period 1992-93 to 1998-99, the column no.09 and 12(2) confirms that Sri.Yellappa, S/o Thangamuniyappa as occupant and cultivator of the land measuring 3 Acre 30 Guntas in Sy No.6 of Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore (**Document no.08 above**).
4. On verification of mutation register extract and IHC 11/93-94 (**Document No. 27 above**) that Sri.S.Yellappa, S/o Thangamuniyappa died intestate and after the collective statements



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given by the children of Sri.S.Yellappa the authorities registered the Khatha in the name of Smt.Lakshmamma wife of Late S.Yellappa with respect to land measuring 3 Acre 30 Guntas in Sy No.6 of Sorahunase Village, varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore.

5. It is further observed that Smt.Lakshmamma had sold an extent of 16 Guntas out of 3 Acre 30 Guntas in Sy no.6, situated at Sorahunase Village, varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore under a Sale Deed dated 03.06.1996, registered as Document No. 2766/1996-97 in favour of Sri.Y.Munikrishnappa, S/o Late Yellappa (**Document No. above**). It is evident from the RTC produced for the period 1992-93 to 1996-97 that Sri.Munikrishnappa's name was entered in column no.9 of the RTC. In pursuance of the said sale the mutation was registered in the name of Sri.Y.Munikrishnappa as per MR No. 16/96-97 (the MR No. 16/96-97 is not produced for our verification, it is advised to produce the same).
6. It is further observed that Smt.Lakshmamma, W/o Late S.Yellappa sold another extent of land measuring 16 Guntas out of 3 Acre 30 guntas in Sy no. 6 of Sorahunase Village, varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore under a Sale deed dated 03.06.1996, registered as Document No. 2764/1996-97 in favour of Sri.Y.Muthappa, S/o Venkataramaiah (**Document No. above**). It is evident from the RTC produced for the period 1992-93 to 1996-97 that Sri.Y.Muthappa's name was entered in column no.9 of the RTC. In pursuance of the said sale the mutation was registered in the name of Sri.Y.Muthappa as per MR No. 11/96-97 (**Document No.....above**).
7. It is observed from the recitals of the Release Deed dated 20.03.2019, that Sri.Yellappa had nine children out of the wedlock with Smt.Lakshmamma namely Sri.Pilla Reddy @ Muniyappa, Sri.Venkataswamy Reddy, Sri.Krishnappa, Sri.Chandra Reddy, Sri.Srinivasa Reddy, Sri.Rajappa Reddy, Sri.Subba Reddy, Smt.Munirathnamma and Smt.Yashodamma. It is also observed from the said release deed that Smt.Munirathnamma had executed the release deed in favour of her brothers and their family members registered as Document No. VRT-4-00354-2018-19, stored in CD no. VRTD 413, before the office of the sub registrar Varthur, Bangalore (**Document No..... above**) releasing all her right, claim, title and interest with respect to land bearing Sy no.6/5 (old sy no.6), measuring 2 Acre 38 Guntas along with Sy No.5/5, measuring 3 Guntas.
8. It is observed from the Release Deed dated 22.05.2019, Smt.Yashodamma, D/o of Late Yellappa @ Yella Reddy also released all her right, claim, title and interest with respect to land bearing Sy no.6/5 (old sy no.6), measuring 2 Acre 38 Guntas along with Sy No.5/5, measuring 3 Guntas in favour of Sri.Pilla Reddy @ Muniyappa and others (**Document No..... above**).
9. It is observed from the recitals of the Release Deed dated 24.07.2020 registered as Document no. BNS-1-03585-2020-21, stored in CD no. BNSD 1062, before the office of the sub registrar Banaswadi, Bangalore that Sri.Yellappa @ Yella Reddy had two wives, the first wife Smt.Muniyamma out of that wedlock Sri.Yellappa had two children namely Sri.Muniyappa @ Chinnaiah and Sri.Munishami and after the death of first wife Sri.Yellappa @ Yella Reddy got married to Smt.Lakshmamma, out of that wedlock they had seven son's namely Sri.Pilla Reddy @ Muniyappa, Sri.Venkataswamy Reddy, Sri.Krishnappa, Sri.Chandra Reddy,



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Sri.Srinivasa Reddy, Sri.Rajappa Reddy, Sri.Subba Reddy. As per the release deed mentioned at **Document No. ... above** the legal heirs of Sri.Muniyappa @ Chinnaiah namely Smt.Lakshamma and others released all their right, claim, title and interest in favour of Sri.Chandra reddy and others with respect to land bearing Sy No. 6/5 (Old Sy No.6) measuring 2 Acres 38 Guntas, situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

10. It is observed from the recitals of the Release Deed dated 19.09.2020 registered as Document no. BNS-1-06380-2020-21, stored in CD No. BNSD 1104, before the office of the sub registrar Banaswadi, Bangalore that Sri.Yellappa @ Yella Reddy had two wives, the first wife Smt.Muniyamma out of that wedlock Sri.Yellappa had two children namely Sri.Muniyappa @ Chinnaiah and Sri.Munishami and after the death of first wife Sri.Yellappa @ Yella Reddy got married to Smt.Lakshamma, out of that wedlock they had seven son's namely Sri.Pilla Reddy @ Muniyappa, Sri.Venkataswamy Reddy, Sri.Krishnappa, Sri.Chandra Reddy, Sri.Srinivasa Reddy, Sri.Rajappa Reddy, Sri.Subba Reddy. As per the release deed mentioned at **Document No. above** the legal heirs of Sri.Muniswamy @ Muniswamy Reddy namely Smt.Venkatalakshamma and others released all their right, claim, title and interest in favour of Sri.Chandra Reddy.S.Y and others with respect to land bearing Sy No. 6/5 (Old Sy No.6) measuring 2 Acres 38 Guntas, situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
11. It is observed from the RTC produced for the period 2001-02 to 2010-11 with respect to Sy No.6 the total extent was showing as 3 Acre 36 Guntas out of which Smt.Lakshamma, w/o Late Yellappa had 2 Acre 38 guntas. Thereafter the RTC's produced for the period 2011-12 to 2014-15 reflects that the revenue authorities had merged the entire extent of land bearing Sy no.6 to an extent of 7 Acres 30 Guntas including 01 Gunta Kharab.
12. It is observed from the RTC produced for the period 2015-16 that the authorities have again bifurcated by way of phodi the land bearing Sy no.6 and assigned new Sy no. 6/5 with respect to land measuring to an extent of 4 Acres 17 ¼ Guntas including 01 Guntas Kharab, out of which the land belongs to Smt.Lakshamma, W/o Late Yellappa measuring 2 Acre 38 guntas was also recorded in column no 3.
13. It is observed from the phodi records produced in form 1 to 5 shows that Sy no.6/5 was further bifurcated and assigned four new Sy no's out of which 2 Acre 38.08 Guntas belongs to the legal heirs of Smt.Lakshamma and Late Yellappa was assigned with land bearing Sy no.6/13. It is further noticed that earlier the katha was in the name of Smt.Lakshamma even after her demise and after the bifurcation the katha has been transferred in the joint names of Smt.Rathnamma, W/o late Muniyappa Reddy, Smt.Narasamma, W/o Late Venkataswamy Reddy, Smt.Rathnamma, W/o Late Krishna Reddy, Sri.S.Y.Chandra Reddy, S/o Late Yellappa @ Yella Reddy, Sri.Rajappa Reddy, S/o Late Yellappa @ Yella Reddy, Sri.Srinivasa Reddy, S/o Late Yellappa @ Yella Reddy and Smt.K.Jalajakshi, W/o late Subba Reddy. The same is evident from the Mutation register extract bearing MR no.T18/2021-22.
14. It is observed from the family tree of Late Yellappa and Late Lakshamma had ten children among them seven son's namely Sri.Pilla Reddy @ Muniyappa, Sri.Venkataswamy Reddy, Sri.Krishnappa, Sri.Chandra Reddy, Sri.Srinivasa Reddy, Sri.Rajappa Reddy, Sri.Subba Reddy,



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out of them Sri.Pilla Reddy @ Muniyappa, Sri.Venkataswamy Reddy, Sri.Krishna Reddy and Sri.Subba Reddy are deceased leaving behind their legal heirs to succeed to their estates and accordingly their legal heirs along with their uncles are enjoying the Schedule Property. The three daughters namely Smt.Munirathnamma, Smt.Yashodamma and Smt.Nagarathnamma out of which Smt.Munirathnamma and Smt.Yashodamma released their right, title, claim and interest in favour of their brothers as per the release deeds mentioned as **Document No: above**. The said Smt.Nagarathnamma died and her daughter Smt.Pallavi have come forward and executed confirmation deeds in favour of M/S SSVR Builders. And thus the sons of Late Yellappa and Late Lakshamma and their legal heirs have become joint and absolute owners of land measuring 2 Acres 38 Guntas in Sy no. 6/13 (Old Sy no.6, Later Sy no.6/5).

15. It is observed from the Joint Development Agreement dated 03.02.2022, registered as Document No. MDP-1-08958-2021-22, stored in CD No. MDPD 1033, registered on 18.02.2022, before the office of the sub registrar, Mahadevapura, Bangalore, that the joint owners namely Smt.Rathnamma, W/o late Muniyappa Reddy, Smt.Narasamma, W/o Late Venkataswamy Reddy, Smt.Rathnamma, W/o Late Krishna Reddy, Sri.S.Y.Chandra Reddy, S/o Late Yellappa @ Yella Reddy, Sri.Rajappa Reddy, S/o Late Yellappa @ Yella Reddy, Sri.Srinivasa Reddy, S/o Late Yellappa @ Yella Reddy and Smt.K.Jalajakshi, W/o late Subba Reddy and their legal heirs entered into the said Joint Development Agreement with the developer M/s SSVR Builders, A partnership firm registered under the provisions of Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi, to develop land bearing Sy no. 6/13 (Old Sy No. 6, later Sy No. 6/5) measuring 2 Acre 11 Guntas out of 2 Acre 38 Guntas, situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore with an intension to develop the said property into a residential apartment complex.
16. It is observed from the said Joint development Agreement dated 03.02.2022, registered as Document No. MDP-1-08958-2021-22, stored in CD No. MDPD 1033, registered on 18.02.2022, before the office of the sub registrar, Mahadevapura, Bangalore that the land owners were jointly entitled to a total built up area of 87,765 Square feet along with proportionate undivided interest and the same was divided between the families in proportionate to their land contribution in the following manner:

SL NO	OWNER NAME/FAMILY	EXENT OF LAND CONTRIBUTED	OWNER'S SHARE OF BA (in Sq Ft)
1	Smt.Rathnamma, W/o Late Muniyappa Reddy @ Pilla Reddy family	0 Acre 5 Guntas	8,820 square feet
2	Smt.Narasamma, W/o Late Venkataswamy Reddy	0 Acre 10 Guntas	8,820 square feet
3	Smt.Rathnamma, W/o Late Krishna Reddy	0 Acre 21 Guntas	18,083 square feet
4	Sri.Chandra Reddy, S/o Late Yellappa Reddy	0 Acre 7 Guntas	6,615 square feet



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5	Sri.Rajappa Reddy, S/o Late Yellappa Reddy	0 Acre 21 Guntas	18,083 square feet
6	Sri.Srinivasa Reddy, S/o Late Yellappa Reddy	0 Acre 21 Guntas	18,083 square feet
7	Smt.Jalajakshamma, W/o Late Subba Reddy	0 Acre 11 Guntas	9,261 square feet

The remaining constructed area after deducting owner's constructed area along with proportionate undivided interest in the land shall become the Developer's share of built up area (**Document No. above**).

17. It is observed from the General Power Attorney that Smt.Rathnamma, W/o late Muniyappa Reddy, Smt.Narasamma, W/o Late Venkataswamy Reddy, Smt.Rathnamma, W/o Late Krishna Reddy, Sri.S.Y.Chandra Reddy, S/o Late Yellappa @ Yella Reddy, Sri.Rajappa Reddy, S/o Late Yellappa @ Yella Reddy, Sri.Srinivasa Reddy, S/o Late Yellappa @ Yella Reddy and Smt.K.Jalajakshi, W/o late Subba Reddy and their legal heirs appointed the Developer M/s SSVR Builders, A partnership firm registered under the provisions of Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi as their Power of Attorney Holder to act upon them by managing and developing the said property and also to sell Developer share of super built up area executed on 03.02.2022, registered as Document No. MDP-4-00377-2021-22, stored in CD No. MDPD 1033, registered on 18.02.2022, before the office of the sub registrar, Mahadevapura, Bangalore (**Document No. above**).
18. It is observed from the Deed of Confirmation dated 05.04.2023, registered on 20.04.2023 that Smt.Pallavi, D/o Late Nagarathnamma came forward to execute Confirmation Deed confirming the aforementioned Joint Development Agreement and General Power of Attorney both dated 03.02.2022 registered on 18.02.2022, with respect to land bearing Sy no.6/13 in favour of M/s SSVR Builders, A partnership firm registered under the provisions of Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi as she was well aware of the execution of the said Joint Development Agreement and General Power of Attorney and she has stated in the Confirmation Deed that she do not have any claim, right, title and interest over the said property.
19. It is noted from the katha extract and certificate issued by BBMP Mahadevapura Zone and as submitted by the applicant that the owners and the developer have orally decided to obtain katha with respect to land measuring 2 Acre 02 Guntas out of 2 Acre 11 Guntas and it is also based on the combined sketch issued by the Surveyor, Bangalore East Taluk office and accordingly the BBMP has registered 4 individual Katha's in the following manner:

Sl No	Sy no	Extent	Katha No.	Owner Name
1	6/13	1 Acre 30 guntas	941/6/13/41	Smt.Rathnamma, Smt.Narasamma, Smt.Rathnamma, Sri.S.y.Chandra Reddy, Sri.Rajappa Reddy,



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				Sri.Srinivasa Reddy and Smt.K.Jalajakshi
2	6/13	06 Guntas	940/6/13/40	Smt.Rathnamma, Smt.Narasamma, Smt.Rathnamma, Sri.S.y.Chandra Reddy, Sri.Rajappa Reddy, Sri.Srinivasa Reddy and Smt.K.Jalajakshi
3	6/13	04 Guntas	942/6/13/42	Smt.Rathnamma, Smt.Narasamma, Smt.Rathnamma, Sri.S.y.Chandra Reddy, Sri.Rajappa Reddy, Sri.Srinivasa Reddy and Smt.K.Jalajakshi
4	6/13	02 Guntas	934/6/13/34	Smt.Rathnamma, Smt.Narasamma, Smt.Rathnamma, Sri.S.y.Chandra Reddy, Sri.Rajappa Reddy, Sri.Srinivasa Reddy and Smt.K.Jalajakshi

D. OUR OBSERVATIONS WITH RESPECT TO SY NO: 6/8 & 6/9 ITEM NO. II & III ABOVE :

20. On verification of the above documents it is observed that Sri. S. Yellappa, Sri M.V. Srinivasa Reddy and Sri. L. Narayana Reddy had filed form No: 7 under the provisions of Section 48 A(1), of the Karnataka Land Reforms Act 1961, requesting to register them as occupants in old Sy No: 6 of Sorahunase Village, Varthur Hobli, earlier Bangalore South Taluk, presently comes under Bangalore East Taluk to the Land Tribunal Bangalore South Taluk. On the application being made by the said applicants, the Land Tribunal Bangalore South Taluk in case No: LRF4104/76, 4158/76 and 4156/76, ordered to register the applicants as occupants under the provisions of Section 45 of the Karnataka Land Reforms Act 1961 as under:
- a. Sri. L.Narayanareddy to an extent of 1 Acre 15 Guntas
 - b. Sri. M.V. Srinivasa Reddy to an extent of 1 Acre 09 Guntas
 - c. Sri. S. Yellappa to an extent of 3 Acre 30 Guntas
21. On verification of Form.10 issued by The Tahasildar, Bangalore East Taluk, KR Puram, Bangalore (**Document no....above**) dated 26.09.1996 it is confirmed that Sri.S.Yellappa, S/o Thangamuniyappa was registered as occupant with respect to land bearing Sy No.6, measuring 3 Acre 30 Guntas of Sorahunase Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk.
22. On verification of the RTC produced for the period 1992-93 to 1998-99, the column no.09 and 12(2) confirms that Sri.Yellappa, S/o Thangamuniyappa as occupant and cultivator of the land measuring 3 Acre 30 Guntas in Sy No.6 of Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore (**Document no..... above**).



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23. On verification of mutation register extract and IHC 11/93-94 (**Document No. ...above**) that Sri.S.Yellappa, S/o Thangamuniyappa died intestate and after the collective statements given by the children of Sri.S.Yellappa the authorities registered the Khatha in the name of Smt.Lakshamma wife of Late S.Yellappa with respect to land measuring 3 Acre 30 Guntas in Sy No.6 of Sorahunase Village, varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore.
24. It is further observed that Smt.Lakshamma had sold an extent of 16 Guntas out of 3 Acre 30 Guntas in Sy no.6, situated at Sorahunase Village, varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore under a Sale Deed dated 03.06.1996, registered as Document No. 2766/1996-97 in favour of Sri.Y.Munikrishnappa, S/o Late Yellappa (**Document No. above**). It is evident from the RTC produced for the period 1992-93 to 1996-97 that Sri.Munikrishnappa's name was entered in column no.9 of the RTC. In pursuance of the said sale the mutation was registered in the name of Sri.Y.Munikrishnappa as per MR No. 16/96-97 (the MR No. 16/96-97 is not produced for our verification, it is advised to produce the same).
25. It is further observed that Smt.Lakshamma, W/o Late S.Yellappa sold another extent of land measuring 16 Guntas out of 3 Acre 30 guntas in Sy no. 6 of Sorahunase Village, varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore under a Sale deed dated 03.06.1996, registered as Document No. 2764/1996-97 in favour of Sri.Y.Muthappa, S/o Venkataramaiah (**Document No. above**). It is evident from the RTC produced for the period 1992-93 to 1996-97 that Sri.Y.Muthappa's name was entered in column no.9 of the RTC. In pursuance of the said sale the mutation was registered in the name of Sri.Y.Muthappa as per MR No. 11/96-97 (**Document No..... above**).
26. It is observed from the Sale Deed dated 22.05.2019 that Sri.Munikrishnappa the owner of land measuring 16 Guntas in Old Sy No.6/5, sold the said property in favour of (1) Sri.pilla Reddy @ Muniyappa , (2) Smt.Narasamma, W/o Late venkataswamy Reddy, (3) Smt.Rathnamma, W/o Late Krishna Reddy, (4) Sri.S.y.Chandra Reddy, S/o Late Yellappa @ Yella Reddy, (5) Sri.Rajappa Reddy, S/o Late Yellappa @ Yella Reddy and (6) Sri.Srinivasa Reddy, S/o Late Yellappa @ Yella Reddy. The sale deed was kept pending and after production of necessary documents the sub registrar Varthur had released the said Sale Deed on 28.10.2021 bearing Document No. VRT-1-03915-2021-22 (**Document No. above**). Thereafter the land was mutated in the name of the said purchasers as per MR no.H25/21-22.
27. It is observed from the Sale Deed dated 20.03.2019 that Sri.Muthappa and his wife Smt.Munirathnamma the owners of land measuring 16 Guntas in Old Sy No.6/5, sold the said property in favour of (1) Sri.pilla Reddy @ Muniyappa , (2) Smt.Narasamma, W/o Late venkataswamy Reddy, (3) Smt.Rathnamma, W/o Late Krishna Reddy, (4) Sri.S.y.Chandra Reddy, S/o Late Yellappa @ Yella Reddy, (5) Sri.Rajappa Reddy, S/o Late Yellappa @ Yella Reddy and (6) Sri.Srinivasa Reddy, S/o Late Yellappa @ Yella Reddy. The sale deed was kept pending and after production of necessary documents the sub registrar Varthur had released the said Sale Deed on 28.10.2021 bearing Document No. VRT-1-03914-2021-22 (**Document**



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No. ... above). Thereafter the land was mutated in the name of the said purchasers as per MR no.T58/21-22.

28. It is observed from the revenue records that the land measuring 6/5 was subjected to phodi and land measuring 16 Guntas belongs to Sri.Munikrishnappa was assigned with New Sy no.6/8 and the same is evident from the Phodi records produced herein above. It is further noted that land measuring 16 Guntas belongs to Sri.Muthappa was assigned with New Sy no.6/9 and the revenue records evidences the said change. The RTC's produced for the period 2021-22 also evidences the said bifurcation.
29. It is observed from the sale deed dated 03.02.2022 Smt.Rathnamma, W/o late Muniyappa Reddy, Smt.Narasamma, W/o Late Venkataswamy Reddy, Smt.Rathnamma, W/o Late Krishna Reddy, Sri.S.Y.Chandra Reddy, S/o Late Yellappa @ Yella Reddy, Sri.Rajappa Reddy, S/o Late Yellappa @ Yella Reddy, Sri.Srinivasa Reddy, S/o Late Yellappa @ Yella Reddy and Smt.K.Jalajakshi, W/o late Subba Reddy and their legal heirs have sold land bearing **Sy no. 6/8 measuring 16 guntas**, excluding 1/4th Gunta of kharab land, situated at Sorahunase village, Varthur Hobli, Bangalore East Taluk, Bangalore in favour of M/s SSVR Builders, A partnership firm registered under the provisions of Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi (**Document no..... above**).
30. It is observed from the sale deed dated 03.02.2022 Smt.Rathnamma, W/o late Muniyappa Reddy, Smt.Narasamma, W/o Late Venkataswamy Reddy, Smt.Rathnamma, W/o Late Krishna Reddy, Sri.S.Y.Chandra Reddy, S/o Late Yellappa @ Yella Reddy, Sri.Rajappa Reddy, S/o Late Yellappa @ Yella Reddy, Sri.Srinivasa Reddy, S/o Late Yellappa @ Yella Reddy and Smt.K.Jalajakshi, W/o late Subba Reddy and their legal heirs have sold land bearing **Sy no. 6/9 measuring 16 guntas**, excluding 1/4th Gunta of kharab land, situated at Sorahunase village, Varthur Hobli, Bangalore East Taluk, Bangalore in favour of M/s SSVR Builders, A partnership firm registered under the provisions of Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi (**Document no. above**).
31. It is observed from the Deed of Confirmation dated 05.04.2023 that Smt.Pallavi, D/o Late Nagarathnamma came forward to execute Confirmation Deed confirming the Sale Deeds dated 03.02.2022 registered on 18.02.2022, with respect to land bearing Sy no.6/8 & 6/9 in favour of M/s SSVR Builders, A partnership firm registered under the provisions of Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi as she was well aware of the execution of the said Sale Deeds and she has stated in the Confirmation Deed that she do not have any claim, right, title and interest over the said property.
32. It is observed from the conversion order No: ALN(EVII-1)SR/142/21-22, bearing application no.299056, dated 24.02.2022 that the said owners Smt.Narasamma and others had filed an application to convert the land from agriculture to non-agricultural residential purpose and accordingly The Deputy Commissioner had accorded the conversion for residential purpose (**Document No. above**).
33. It is observed from the rectification of Official Memorandum dated 11.04.2022 that the said owners have filed an application to rectify the extent of 16 Guntas in Sy No.6/8 to be rectified



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as per the survey sketch and accordingly a rectification of conversion was made to an extent of 14 Guntas out of 16 Guntas in Sy No.6/8.

34. It is observed from the conversion order No: ALN(EVH-1)SR/143/21-22, bearing application no.299057, dated 24.02.2022 that the said owners Smt.Narasamma and others had filed an application to convert the land from agriculture to non-agricultural residential purpose and accordingly The Deputy Commissioner had accorded the conversion for residential purpose
35. It is observed from the rectification of Official Memorandum dated 11.04.2022 that the said owners have filed an application to rectify the extent of 16 Guntas in Sy No.6/9 to be rectified as per the survey sketch and accordingly a rectification of conversion was made to an extent of 14 Guntas out of 16 Guntas in Sy No.6/9.
36. It is noted from the katha extract and certificate issued by BBMP Mahadevapura Zone and as submitted by the applicant the BBMP has registered the katha to an extent of 14 Guntas out of 16 ¼ Guntas in Sy No. 6/8 and another extent of 14 Guntas out of 16 ¼ Guntas in Sy No. 6/9 and the said extent was determined by the combined sketch issued by the surveyor, Bangalore East Taluk office and accordingly the BBMP has issued 2 individual Katha's in the following manner:

Sl No	Sy no	Extent	Katha No.	Owner Name
1	6/8	14 guntas	939/6/8/39	M/s SSVR Builders represented by its managing partner Smt.Rajyalakshmi.
2	6/9	14 guntas	938/6/9/38	M/s SSVR Builders represented by its managing partner Smt.Rajyalakshmi.

Land use and Development:

37. It is noted from the conversion orders produced above, issued by the jurisdictional Deputy Commissioner ordering the conversion of the Property from agricultural to nonagricultural usage of the subject property in the following manner:

Sl No	Sy no	Original Extent	Rectified extent	Conversion Order No.
1	6/13	2 Acre 38.08 Guntas	06 Guntas	ALN(EVH-1)SR/107/21-22
2	6/13	2 Acre 38.08 Guntas	04 Guntas	ALN(EVH-1)SR/108/21-22
3	6/13	2 Acre 1.04 Guntas	1 Acre 30 Guntas	ALN(EVH-1)SR/100/21-22
4	6/13	2 Acre 38.08 Guntas	0.2 Guntas	ALN(EVH-1)SR/110/21-22



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5	6/8	16 Guntas	14 Guntas	ALN(EVH-1)SR/142/21-22
6	6/9	16 Guntas	14 Guntas	ALN(EVH-1)SR/143/21-22

Revenue Records and Tax Receipts:

38. RTCs issued in respect of the property for the years 1987-88 to till date indicate the flow of title as stated in the preceding section. It is also noted that the larger extent of Sy no. was subjected to phodi and new Sy No. 6/5 was assigned with respect to land measuring 4 Acres 17 ¼ Guntas including 01 Gunta of Kharab land. Thereafter the said Sy no. 6/5 again subjected to phodi and a new Sy No. 6/13 was assigned to an extent of 2 Acre 38 Guntas which is the subject property hereunder.
39. Revision Settlement Akarbandu issued in respect of the Land reflects that the Survey No.6/13 measuring 2 Acre 38 Guntas.
40. I note the original Survey Tippany and the Hissa Survey Tippany of Survey No. 6 situated in Sorahunase Village. As per the Hissa Survey Tippany, Survey No.6 has been subdivided into several hissass. (**Document No.....**).
41. The documents mentioned at Sl No 44 to 50 reflects that the BBMP, Mahadevapura Zone, had registered katha after collecting improvement fees and tax. By going through the said documents it is evidenced that the owners are in possession of the subject property.
42. The tax paid receipt mentioned hereinabove issued by the BBMP evidences that the owners have paid upto date taxes with respect to the Schedule Property and the subject property is classified as residential.

Encumbrances:

43. I note the Encumbrance Certificates ("EC") issued in respect of the Property for the period 15.02.1957 to 31.03.2004 and from 01.04.2004 to 12.04.2023 reflects the above said transactions and no other transactions are reflecting except the above. However, it is advisable to obtain the EC for the missing period from 12.04.2023 to till date.

E. OUR OBSERVATIONS WITH RESPECT TO SY NO: 6/3 ITEM NO. IV above:

1. On verification of the above documents, it is observed that, Sri. S. Yellappa, Sri M.V. Srinivasa Reddy and Sri. L. Narayana Reddy had filed form No: 7 under the provisions of Section 48 A(1), of the Karnataka Land Reforms Act 1961, requesting to register them as occupants in old Sy No: 6 of Sorahunase Village, Varthur Hobli, earlier Bangalore South Taluk, presently comes under Bangalore East Taluk to the Land Tribunal Bangalore South Taluk. On the application being made by the said applicants, the Land Tribunal Bangalore South Taluk in case No: LRF4104/76, 4158/76 and 4156/76, ordered to register the applicants as occupants under the provisions of Section 45 of the Karnataka Land Reforms Act 1961 as under:



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- a. Sri. L.Narayanareddy to an extent of 1 Acre 15 Guntas
 - b. Sri. M.V. Srinivasa Reddy to an extent of 1 Acre 09 Guntas
 - c. Sri. S. Yellappa to an extent of 3 Acre 30 Guntas
2. On verification of Form.10 issued by the Tahasildar, Bangalore East Taluk, KR Puram, Bangalore it is confirmed that, Sri.M.V. Srinivasa Reddy, S/o Late. Venkatashami Reddy was registered as occupant with respect to land bearing Sy No.6, measuring 1 Acre 1.08 Guntas of Sorahunase Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk;
 3. On verification of the RTC produced for the period 1977-78 to 1986-87, and from 1992-93 to 2014-15 the column no.09 and 12(2) evidences that Sri. M.V. Srinivasa Reddy, S/o Thangamuniyappa was the occupant and cultivator in possession of the land measuring 1 Acre 1.08 Guntas in Sy No.6 of Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore (**Document no..... above**).
 4. On verification of mutation register extract bearing No: 7/79-80 (**Document No. above**) that in pursuance of confirmation of the occupation the katha of the land bearing Sy No: 6 measuring 1 Acre 1.08 guntas of Sorahunase Village, varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore was mutated in the name of Sri.M.V. Srinivasa Reddy, S/o Late. Venkatashami Reddy.
 5. On verification of the Partition deed dated: 16.02.2004, bearing document No. BAS-1-23275-2003-04, stored in CD No. BASD 15, registered before the office of the Sub Registrar Bommanahalli, Bangalore (**Document NO: above**) entered by and between Sri. Vijaya Kumar. M.V and his wife Smt. M. Bhagya and the Sri.M.V.Srinivasa Reddy along with his wife Smt. Jayamma. In terms of the terms of the said partition deed the land measuring 1 Acre 1.08 guntas in Sy No: 6/P1 was allotted in the joint names of Sri. Vijaya Kumar. M.V and his wife Smt. M. Bhagya. Thereafter on the application of the owners the revenue department mutated the katha in the joint names of Sri. Vijaya Kumar. M.V and his wife Smt. M. Bhagya as per MR NO: 19/2003-04. (**Document No: above**).
 6. It is confirmed that based on the aforementioned partition, Mr. Vijaya Kumar. M.V and his wife, Mrs. M. Bhagya, have become the absolute owners of the land with Survey Number 6/P1, which measures 1 acre and 1.08 guntas. Subsequently, according to survey documents, the Survey Department assigned a new survey number, 6/3, for the land that was originally under Survey Number 6/1P. This information is substantiated by the phodi records in Form 5/Hissa Tippani, which state that the land measuring 1 acre and 1.08 guntas, belonging to Mr. Vijaya Kumar. M.V and his wife, Mrs. M. Bhagya, has been officially designated as Survey Number 6/3.
 7. It is further noted that as per the official memorandum dated 24/01/2022 (**Document Number: ...**), Mr. Vijaya Kumar. M.V and his wife, Mrs. M. Bhagya, had submitted an



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application to the Deputy Commissioner for the conversion of their land from agricultural to non-agricultural residential use. After a review of their application and the reports from the Tahsildar and Revenue Officer, the Deputy Commissioner of Bangalore Urban District approved the deemed conversion of the land, with respect to Survey Number 6/3, measuring 1 acre and 1.08 guntas, situated in Sorahunase Village, Varthur Hobli, Bangalore East Taluk, for residential purposes.

8. It is further observed from the Sale deed dated: 16-07-2022, registered as Document no.MDP-03841/2022-23, of Book I, stored in CD No: MDPD 1146, registered before the office of the Sub registrar Mahadevapura, Bangalore, (**Document No: above**) SRI. Vijaya Kumar. M.V. S/o Late M.A.Venkatashami Reddy, Smt.M.Bhagya W/o Sri. Vijaya Kumar. M.V, and their daughter Kum.Jeevitha.V D/o Sri. Vijaya Kumar. M.V, sold the converted land measuring 1 Acre 1 ½ Guntas in **Sy no.6/3 (earlier portion of Sy No: 6)**, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore in favour of M/s SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing partner Smt.Rajyalakshmi with respect to converted land measuring 1 Acre 1 ½ Guntas in **Sy no.6/3 (earlier portion of Sy No: 6)**, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore.
9. It is further observed that, M/s SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing partner Smt.Rajyalakshmi applied for the change of katha with respect to converted land measuring 1 Acre 1 ½ Guntas in **Sy no.6/3 (earlier portion of Sy No: 6)**, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore in its name to the zonal office, Mahadevapura, BBMP. After collecting the requisite charges the Assistant Revenue Officer, White Field Sub Zone, Mahadevapura zone, Bruhath Bengaluru Mahanagar Palike (BBMP) Bangalore issued the katha bearing No: **937/6/3/37** in the name of M/s SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing partner Smt.Rajyalakshmi (**the document NO: Above**).

Land use and Development:

10. It is noted from the conversion orders produced above, (**from Document No:**) issued by the jurisdictional Deputy Commissioner ordering the conversion of the Property from agricultural to nonagricultural usage of the subject property vide special deputy commissioner order No: ALN(EVH)SR/99/21-22, Dated: 24-01-2022:

Revenue Records and Tax Receipts:

11. RTCs issued in respect of the property for the years 1977-78 to till date indicate the flow of title as stated in the preceding section. It is also noted that the larger extent of Sy no.6 was



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subjected to phodi and new Sy No. 6/3 was assigned with respect to land measuring 1 Acre 1.08 Guntas which is the subject property hereunder.

12. Revision Settlement Akarbandu issued in respect of the Land reflects that the Survey No.6/3 measuring 1 Acre 1.08 Guntas.
13. I note the original Survey Tippany and the Hissa Survey Tippany of Survey No. 6 situated in Sorahunase Village. As per the Hissa Survey Tippany, Survey No.6 has been subdivided into several hissass. (**Document No..... above**).
14. The documents mentioned at Sl Noreflects that the BBMP, Mahadevapura Zone, had registered katha after collecting improvement fees and tax. By going through the said document it is evidenced that the owners are in possession of the subject property.
15. The tax paid receipt mentioned hereinabove issued by the BBMP evidences that the owners have paid upto date taxes with respect to the Schedule Property and the subject property is classified as residential.

Encumbrances:

I note the Encumbrance Certificates ("EC") issued in respect of the Property for the period 15.02.1957 to 31.03.2004 and from 01.04.2004 to 12.04.2023 reflects the above said transactions. However, it is advisable to obtain the EC for the missing period from 12.04.2023 to till date. (**Document No.....**).

F. OUR OBSERVATIONS WITH RESPECT TO SY NO.7/2 & 7/3 ITEM NO.V, VI & VII ABOVE:

- G. The property bearing Sy no.7, measuring 2 Acre 39 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore was earlier belongs to Sri.Venkataswamy, S/o Agasara Thimmaiah.



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- H. The afore said Sri.Venkataswamy, S/o Agasara Thimmaiah along with his wife Smt.Vasanthamma and son Sri.jayaram jointly sold property bearing Sy no.7, measuring 2 Acre 39 Guntas, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore in favour of Sri.Anjana Reddy, S/o Sri.Lakshmaiah Reddy under a sale deed dated 20.05.1961 and the same is listed as **Document no. above**. Thereafter the Sri.Anjana Reddy, S/o Sri.Lakshmaiah Reddy got mutated his name in the revenue records which is evident from Mysore Revision Settlement Register listed as **Document No..... above** and also the RTC produced for the period 1967-68 to 1975-76 and the same is listed in **Document no..... above**.
- I. Thereafter Sri.Anjana Reddy, S/o Sri.Lakshmaiah Reddy had mortgaged the said property under a Mortgage Deed dated 16.12.1966 to and in favour of The Secretary, Large Scale Primary Agricultural Co-Operative Society, Varthur which is evident from the said Mortgage deed listed in **Document no. above**.
- J. It appears from the Discharge deed dated 05.05.1970 that Sri.Anjana Reddy, S/o Sri.Lakshmaiah Reddy had paid the loan amount and got discharged the said property in his favour and the said Discharge deed is listed as **Document No..... above**.
- K. Thereafter Sri.Anjana Reddy, S/o Sri.Lakshmaiah Reddy representing himself and his minor children sold half portion measuring 1 Acre 19.08 Guntas out of 2 Acres 39 Guntas in Sy No.7 to and in favour of his brother Sri.Narayana Reddy, S/o Sri.Lakshmaiah Reddy under a Sale Deed dated 18.03.1970 which is listed as **Document no. above**. Subsequent to the purchase the revenue records got mutated in the name of Sri.Narayana Reddy, S/o Lakshmaiah Reddy with respect to land measuring 1 Acre 19.08 Guntas in Sy No.7, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore.
- L. It appears from the Sale Deed dated 18.03.1970 Sri.Anjana Reddy, S/o Sri.Lakshmaiah Reddy representing himself and his minor children sold remaining half portion measuring 1 Acre 19.08 Guntas out of 2 Acres 39 Guntas in Sy No.7 to and in favour of his another brother Sri.Ramaiah Reddy, S/o Lakshmaiah Reddy and the said Sale Deed is listed as **Document No..... above**. Subsequent to the purchase the revenue records got mutated in the name of Sri.Ramaiah Reddy with respect to land measuring 1 Acre 19.08 Guntas in Sy No.7, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore.
- M. It appears from the mortgage deed dated 21.05.1998 Sri.Ramaiah Reddy along with his children Sri.S.R.Chinnaswamy Reddy, Sri.S.R.Gopal Reddy, Sri.S.R.Subba Reddy, Sri.S.R.Nagaraja Reddy and Sri.S.R.Vishwanatha Reddy had mortgaged the property measuring 1 Acre 19.08 Guntas in Sy No.7, situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore, in favour of The Secretary PLD Bank, Bangalore South Taluk, Bangalore and the same is listed as **Document No. above**.
- N. It appears from the RTC produced for the period 2019-20 and the Mutation Register bearing MR No. H11/2019-20 that the revenue records got mutated in the name of Sri.Chinnaswamy Reddy the elder son of Late Ramaiah Reddy.



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- O. It appears from the Release Deed dated 04.12.2020 registered on 21.01.2021 that the daughters of Late Ramaiah Reddy and the legal heirs of deceased of Late Ramaiah Reddy being the releasers released their right, title, claim and interest over the subject property along with many other properties to and in favour of Sri.S.R.Chinnaswamy Reddy, S/o late Ramaiah Reddy. And the same is listed as **Document No. above.**
- P. Thereafter there was another release deed executed by and between Smt.Gayathramma, D/o Late Ramaiah Reddy and W/o Late Balachandra Reddy and her brothers namely Sri.S.R.Chinnaswamy Reddy, Sri.S.R.Gopal Reddy, Sri.S.R.Subba Reddy, Sri.S.R.Nagaraja Reddy and Sri.S.R.Vishwanatha Reddy, wherein land measuring 09 Guntas in Sy No.7 was released in favour Smt.Gayathramma and land measuring 1 Acre 10.08 Guntas was released in favour of her brothers namely Sri.S.R.Chinnaswamy Reddy, Sri.S.R.Gopal Reddy, Sri.S.R.Subba Reddy, Sri.S.R.Nagaraja Reddy and Sri.S.R.Vishwanatha Reddy and the same is listed as **Document No. above.** Thereafter the revenue records was mutated in the name of Smt.Gayathramma with respect to land measuring 09 Guntas in Sy No.7 and the same is evident from the RTC produced for the period 2021-22, the same is listed as **Document No. above** and mutation register extract bearing MR No.II23/20-21 also evidences the change of Katha in the name of Smt.Gayathramma and the same is listed as **Document no..... above.**
- Q. It appears from the Partition Deed dated 03.09.2022 that Sri.Chinnaswamy Reddy was died intestate on 18.05.2021 and hence his wife Smt.Anjinamma along with her children namely Sri.Venkatesh Reddy, Smt.Shantha, Sri.Lakshmikanth, Sri.Yella Reddy and her brother in laws @ husband's brother's namely Sri.Gopal Reddy, Sri.S.R.Subba Reddy, Sri.S.R.Nagaraj Reddy and Sri.S.R.Vishwanatah Reddy @ Kashi Vishwanatah Reddy entered into the said Partition to allocate the joint family properties left behind by the Late Ramaiah Reddy. In terms of the said Partition Deed Smt.Anjinamma, Sri.Venkatesh Reddy and Sri.C.Yella Reddy were jointly allotted with land measuring 07 Guntas out of 1 Acre 10.08 Guntas in New Sy No.7/2 (Old Sy No.7) under a Schedule A Property, and Smt.Shantha, D/o Late S.R.Chinnaswamy Reddy was allotted with cash under Schedule B Property and Sri.Nagaraj Reddy.S.R. was allotted with 10.08 Guntas in New Sy No. 7/2 (Old Sy No.7) under Schedule C Property and Sri.Gopal Reddy, Sri.Subba Reddy.S.R, Sri.Lakshmikanth.C and Sri.S.R.Vishwanatah Reddy @ Kashi Vishwanatah Reddy were jointly Allotted with converted land measuring 28 Guntas in New Sy No.7/2 (Old Sy No7) under Schedule D Property and Sri.Subba Reddy.S.R.was allotted with converted land measuring 05 Guntas in New Sy No.7/2 (Old Sy No.7) and thus the joint family members of late Ramaiah Reddy allocated the subject property. The said partition deed listed as **Document no. above.**
- R. It appears from the Release deed dated 13.10.2022 that Sri.Lakshmikanth.C released his right, title, claim and interest with respect to land measuring 28 Guntas in New Sy no.7/2, Old Sy No.7 (converted from agricultural to non-agricultural residential purpose as per the orders passed by the Deputy Commissioner, Bangalore District, Vide ALN(EVH)SR/71/22-23) in favour of Sri.S.R.Gopal Reddy, Sri.S.R.Subba Reddy and Sri.S.R.Vishwanatha Reddy @ Kashivishwanatah Reddy and thus they have become joint owners of land measuring 28 Guntas in Sy No. 7/2 (Old Sy No.7), situated at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore and the said Release Deed is listed as **Document no..... above.**



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- S. It appears from the Katha Certificate and Extract issued by BBMP evidences that Sri.S.R.Gopal Reddy, Sri.S.R.Subba Reddy and Sri.S.R.Vishwanatha Reddy @ Kashivishwanatha Reddy have become the joint owners in possession of property measuring 28 Guntas having BBMP Katha No.36, SI No.936, Sy No.7/2. The said document is listed as **Document no. above.**
- T. It appears from the absolute sale dated 13.10.2022 Sri.S.R.Subba Reddy and his family members being the owners of converted land measuring 05 Guntas, in Sy No. 7/2 (Old Sy No.7) (converted from agricultural to non-agricultural residential purpose as per the orders passed by the Deputy Commissioner, Bangalore District, Vide ALN(EVH)SR70/22-23) executed the said Sale Deed in Favour of M/S SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi, and the same is listed as **Document no..... above.** Thereafter the said M/S SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi has applied for the change of katha in their name to BBMP, Mahadevapura zone and accordingly the authority has issued katha in its name vide Katha No.32, S/I no.932, Sy no.7/2, measuring 5 Guntas situated at Sorahunase Village, varthur Hobli, Bangalore East Taluk, Bangalore.
- U. It appears from the Joint Development Agreement Dated 13.10.2022 Smt.Gayathamma being the absolute owner of the land measuring 09 Guntas in New Sy No.7/3 (Old Sy No.7) desire to develop the same into a residential project has approached the developer M/S SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi and conveyed her willingness and accordingly entered into the said Joint Development Agreement. In terms of the same Smt.Gayathamma is entitled to a total built up area of 8,159 Sq ft out of the project and the developer is entitled to the remaining built up area available after deducting the owners share. The said Joint Development Agreement is listed as **Document no.....above.**
- V. In pursuance of the Joint Development Agreement Smt.Gayathamma executed a General Power of Attorney in favour of the said developer M/S SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi on 13.12.2022 with respect to land measuring 09 Guntas in New Sy No.7/3 (Old Sy No.7) to do all such acts and deeds set out therein with regard to the said property. The said GPA is listed as **Document No.above.**
- W. It appears from the Joint Development Agreement Dated 13.10.2022 Sri.S.R.Gopal Reddy, Sri.S.R.Subba Reddy, Sri.Vishwanatha Reddy @ Kashi Vishwanatha Reddy being the absolute owners of the land measuring 28 Guntas in New Sy No.7/2 (Old Sy No.7) desire to develop the same into a residential project has approached the developer M/S SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi and conveyed her willingness and accordingly entered into the said Joint Development Agreement. In terms of the same Smt.Gayathamma is entitled to a total built up area of 19,037 Sq ft out of the project and the developer is entitled to the remaining built up area available after deducting the owners share. The said Joint Development Agreement is listed as **Document no.....above.**



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- X. In pursuance of the Joint Development Agreement Sri.S.R.Gopal Reddy, Sri.S.R.Subba Reddy, Sri.Vishwanatha Reddy @ Kashi Vishwanatha Reddy executed a General Power of Attorney in favour of the said developer M/S SSVR Builders, A partnership firm registered under the provisions of the Partnership Act, represented by its Managing Partner Smt.N.Rajyalakshmi on 13.12.2022 with respect to land measuring 28 Guntas in New Sy No.7/2 (Old Sy No.7) to do all such acts and deeds set out therein with regard to the said property. The said GPA is listed as **Document No. above..**

Land use and Development:

- Y. **With respect to Sy No.7/2 measuring 05 Guntas:**

It appears from the Official Memorandum dated 07.09.2022 bearing Order No. ALN(EVH)SR70/22-23 that on application made by Smt.Anjinamma, W/o Late Chinnaswamy Reddy for conversion of the land, The Deputy Commissioner Bangalore Urban District was pleased to allow her application by collecting prescribed fees and got converted the land from agricultural to non-agricultural residential purpose.

With respect to Sy No.7/3 measuring 09 Guntas:

It appears from the Official Memorandum dated 08.09.2022 bearing Order No. ALN(EVH)SR68/22-23 that on application made by Smt.Gayathamma, W/o late Balachandra Reddy for conversion of the land, The Deputy Commissioner Bangalore Urban District was pleased to allow her application by collecting prescribed fees and got converted the land from agricultural to non-agricultural residential purpose.

With respect to Sy No.7/2 measuring 28 Guntas:

It appears from the Official Memorandum dated 07.09.2022 bearing Order No. ALN(EVH)SR71/22-23 that on application made by Smt.Anjinamma, W/o Late Chinnaswamy Reddy for conversion of the land, The Deputy Commissioner Bangalore Urban District was pleased to allow her application by collecting prescribed fees and got converted the land from agricultural to non-agricultural residential purpose.

Revenue Records and Tax Receipts:

- Z. RTCs issued in respect of the property for the years 1965-66 till 1967-68 indicate the flow of title as stated in the preceding section
- AA. Revision Settlement Akarbandu issued in respect of the Land reflects that the Survey No.7 measuring 3 Acres.
- BB. I note the Survey Tippany and the Hissa Survey Tippany of Survey No. 7 situated in Sorahunase Village. As per the Hissa Survey Tippany, Survey No. 7 has been subdivide into three hissass i.e Sy No. 7/1, 7/2, 7/3 (**Document No.....**).



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- CC. The documents mentioned at SI No reflects that the BBMP, Mahadevapura Zone, had registered katha after collecting improvement fees and tax in the joint names of Sri.S.R.Gopal Reddy, Sri.S.R.Subba Reddy and Sri.S.R.Vishwanat Reddy @ Kashi Vishwanatha Reddy. By going through the said documents it is evidenced that the owners are in possession of the subject property.
- DD. The documents mentioned at SI No reflects that the BBMP, Mahadevapura Zone, had registered katha after collecting improvement fees and tax in the name of M/s SSVR Builders, represented by its Managing Partner Smt.N.Rajyalakshmi. By going through the said documents it is evidenced that the owners are in possession of the subject property.
- EE. The documents mentioned at SI No reflects that the BBMP, Mahadevapura Zone, had registered katha after collecting improvement fees and tax in the name of Smt.Gayathamma. By going through the said documents it is evidenced that the owners are in possession of the subject property.
- FF. The documents mentioned at SI No reflects that the BBMP, Mahadevapura Zone, had registered katha after collecting improvement fees and tax in the name of Smt.Anjinamma. By going through the said documents it is evidenced that the owners are in possession of the subject property.
- GG. The tax paid receipts produced for the period 2022 has not been produced for our verification. Hence it is advisable to produce the same.

Encumbrances:

I note the Encumbrance Certificates ("EC") issued in respect of the Property for the period 15.02.1957 to 31.03.2004 and 01.03.2004 to 13.10.2023 reflects the above said transactions and no other transactions are reflecting except the above. The EC has been listed as **Document No. 46 & 47.**

COMMON DOCUMENTS:

It is observed from the documents listed from the Common Documents that M/s SSVR Builders are a partnership firm registered under the provisions of partnership act 1932 and the same is evident from the certificate of registration of firm issued by the registrar of firms bearing firm no. SJN-F205-2018-19, dated 19.05.2018. It is further observed from the partnership deed dated 04.05.2018 that it was constituted between three partners namely Smt.N.Rajyalakshmi, D/o Sri.Rajagopal Reddy Ramireddy, Smt.Anila Devi, D/o Sri.Nanja Reddy and Sri.Adapala Penchala Reddy, S/o Adapala Prabhakara Reddy.

It is observed from the reconstitution of partnership deed that one of the partners Sri.Adapala Penchala Reddy, S/o Adapala Prabhakara Reddy was retired and Mr.Nelaballi Vinay kumar reddy, S/o Mr.Rajashekar Reddy Nelaballi was included as an incoming partner in the firm M/s SSVR Builders and the same is evident from Form-D issued by The Registrar of Firms mentioning and



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acknowledging the change in the constitution of the Firm, presently Smt.N.Rajyalakshmi, D/o Sri.Rajagopal Reddy Ramireddy, Smt.Anila Devi, D/o Sri.Nanja Reddy and Mr.Nelaballi Vinay kumar reddy, S/o Mr.Rajashekar Reddy Nelaballi are the partners.

It is further observed from the No Objection Certificate issued by Bangalore Electricity Supply Company Limited bearing no. SEE/BEC/EE(O)/AEE/P-125/22-23/9042-45, dated 23.12.2022 that BESCOM has no objection for arranging power supply to an extent of 849 KW (999 KVA) in favour of M/s SSVR Builders for proposed residential building at Sy No. 6/13, 6/8, 6/9, 6/3, 7/2, and 7/3 having BBMP Katha No. 932, at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

It is observed from the No Objection Certificate issued by Bangalore Water Supply and Sewerage Board, dated 14.02.2023 for providing water supply and under ground drainage facilities for residential building at Sy No. 6/13, 6/8, 6/9, 6/3, 7/2, and 7/3 having BBMP Katha No. 932, at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

It is further observed that M/s SSVR Builders has paid the requisite fees for obtaining NOC from BWSSB and the same is evident from the receipt issued by BWSSB dated 03.02.2023.

It is observed from the No Objection Certificate dated 01.02.2023, bearing No. KSFES/GBC(1)/565, that the Director General of Police and Director, Karnataka Fire and Emergency Services, addressed to The Commissioner, BBMP, Bangalore that they do not have objection for construction of highrise building by the Developer M/s SSVR Builders at Sy No. 6/13, 6/8, 6/9, 6/3, 7/2, and 7/3 having BBMP Katha No. 932, at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

It is observed from the No Objection Certificate dated 16.12.2022, issued by The Assistant General Manager (PLG-II)CM BSNL, Telephone House, Rajbhavan Road, Bangalore that they do not have Objection for construction of High rise building in the property bearing Sy No. 6/13, 6/8, 6/9, 6/3, 7/2, and 7/3 having BBMP Katha No. 932, at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

It is observed from the No Objection Certificate dated 08.04.2023, bearing No. ASC/DGM(AO)/131/HAL-BG-18-23/447/23, issued by General Manager (Aircraft) for Hindustan Aeronautics Limited that they have no objection for the construction of proposed high rise building at Sy No. 6/13, 6/8, 6/9, 6/3, 7/2, and 7/3 having BBMP Katha No. 932, at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

It is observed from the No Objection Certificate dated 02.01.2023 issued by Airports Authority of India that they have no objection for construction of proposed high rise building at Sy No. 6/13, 6/8, 6/9, 6/3, 7/2, and 7/3 having BBMP Katha No. 932, at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore.



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It is observed from the Certificate of Environmental clearance issued by The Member Secretary, State Environment Impact Assessment Authority, Karnataka, Ministry of environment, forest and Climate change, dated 08.03.2023 bearing EC identification no. EC23B038KA149279, file no. SEIAA172CON2022 that they have granted environmental clearance for construction of proposed high rise building at Sy No. 6/13, 6/8, 6/9, 6/3, 7/2, and 7/3 having BBMP Katha No. 932, at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

It is observed from the Consent for establishment dated 02.03.2023, consent order no. CPE336567, issued by Chief/Senior Environmental officer, Karnataka State Pollution Control Board, Church Street, Bengaluru that they have given consent for construction of proposed high rise building at Sy No. 6/13, 6/8, 6/9, 6/3, 7/2, and 7/3 having BBMP Katha No. 932, at Sorahunase Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

It is also observed that the M/s SSVR Builders has paid requisite fees of Rs.1,25,000/- towards CEEF to obtain consent for establishment from the Karnataka State pollution Control Board.

It is observed from the special notice dated 31.10.2022 issued by BBMP, whitefield zone, Bangalore, that the BBMP has intimated that they shall amalgamate the lands comprised in Sy No's. 6/13, 6/8, 6/9, 6/3, 7/2 and 7/3, totally measuring 4 Acre 33.08 Guntas. Thereafter the Assistant Revenue Officer Mahadevapura Zone has issued amalgamated Katha in the name of M/s SSVR Builders, represented by its managing partner Smt.N.Rajyalakshmi, Rathnamma and others and the same is evident from the katha certificate and katha extract bearing no. 932/6/13, 6/8, 6/9, 6/3, 7/2, 7/2 and 7/3 with respect to the subject property and for an extent of 4 Acre 33.08 Guntas.

It is advised to get building plan sanction from the concerned planning authority for construction of proposed highrise building. Subsequently it is also advised to get project registered under the provisions of authority for RERA before marketing the project.

Litigations:

I have been informed that there is no litigation filed/ pending in respect of the Property.

Opinion with respect to Sy no. 6/13, 6/8 & 6/9 in ITEM NO.I, II & III

In view of the above discussions and clarifications/additional documents required I am of the opinion that the family members of Smt.Rathnamma and others are the absolute owners of land measuring 2 Acer 02 Guntas in Sy No. 6/13, comprised in several katha no's: (1) 941/6/13/41, measuring 1 Acre 30 Guntas, (2) 940/6/13/40, measuring 06 Guntas, (3) 942/6/13/42, measuring 04 Guntas, (4) 934/6/13/34, measuring 02 Guntas and M/s SSVR Builders, A partnership firm registered under the provision of partnership act, represented by its Managing Partner Smt.N.Rajyalakshmi have got developmental rights by virtue of the Joint Development Agreement and having right to Sell the Developer's share of built up area by virtue of the General Power of Attorney executed by the said owners with respect to land bearing Sy no.6/13, situated at



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Sorahunase village, Varthur Hobli, Bangalore East Taluk, Bangalore. Further it is also confirmed that M/s SSVR Builders, A partnership firm registered under the provision of partnership act, represented by its Managing Partner Smt.N.Rajyalakshmi are the absolute owners of land measuring 16 Guntas each in Sy No. 6/8 & 6/9.

Opinion with respect to Sy no. 6/3 in ITEM NO.IV

In view of the above discussions and clarifications and subject to production of additional documents required I am of the opinion that M/s SSVR Builders, A partnership firm registered under the provision of partnership act, represented by its Managing Partner Smt.N.Rajyalakshmi is the absolute owner of the land bearing Sy no.6/3, having BBMP katha No: 937/6/3/37 situated at Sorahunase village, Varthur Hobli, Bangalore East Taluk, Bangalore.

Opinion with respect to Sy no. 7/2 & 7/3 in ITEM NO.V, VI & VII

On the basis of the documents produced to me and on verification of the same and subject to the compliance of the above, I wish to state that M/S SSVR Builders, Smt.Gayathramma, Sri.S.R.Gopal Reddy, Sri.S.R.Subba Reddy and Sri.S.R.Vishwanat Reddy @ Kashi Vishwanatha Reddy and their legal heirs are the present owners have acquired clear, valid, subsisting and a marketable title to their respective portions comprised in ITEM NO.V, VI & VII of the Schedule Property. It is advised to provide building plan approval copy issued by the concerned planning authority. Since the provisions of the Real Estate (Regulation and Development) Act 2016 (RERA) read with Karnataka Real Estate Regulation and Development Rules 2017 is applicable to a Real Estate Project and M/s SSVR Builders is advised to obtain the registration of the project under RERA



Manjunath J S

(ADVOCATE)