

**H.D.BASAPPA, B.A.L., LL.B.,
ADVOCATE**



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To,

**M/s.RUCHIRA PROJECTS
Bangalore**

Respected Sir

Sub: - Opinion in respect of the immovable property bearing Sy.No.2/2 measuring 1 acre 06 guntas, Sy.No.2/3 measuring 1 acre 1 guntas, Sy.No.2/4 measuring 1 acre 6 gutnas and Sy.No.2/5 measuring 34 guntas, in all measuring 4 acres 07 guntas, situated at Konadasapura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

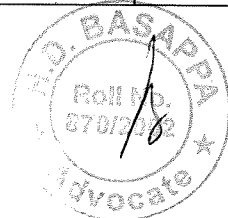
The photocopies of the following documents pertaining to the subject property which is more fully described in the schedule below have been furnished to me for scrutiny of title.

I. DOCUMENTS SCRUTINIZED:

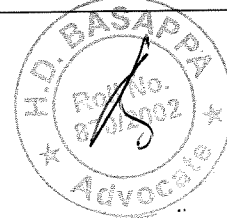
Sl. No.	Date of Document	Name of Document	Original/ Certified Photostat
1		RTC's for the year 1969-70 to 1982-83 in respect of the property bearing Sy.No.2 issued by the Tahsildar, Bangalore East Taluk, Bangalore	Photostat
2	31.05.1982	Grant Certificate bearing No.LRF Nos.709/1975-76, 215/1976-77 and 207/1974-75 issued by the Land Tribunal, Hoskote.	Photostat
3		RTC's for the year 1984-85 to 2001-02 in respect of the property bearing Sy.No.2 issued by the Tahsildar, Bangalore East Taluk, Bangalore	Photostat
4	15.10.1997	Agreement of Sale executed by Motappa and his wife Motamma and his children viz., Gowramma and Nagaraju in favour of Nazerul Haq Ajmal, registered as document No.7113/1997-98 in Book I in the Office of	Photostat



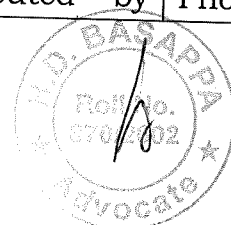
		the Sub-Registrar, K.R.Puram, Bangalore	
5	15.10.1997	General Power of Attorney executed by Motappa and his wife Motamma and his children viz., Gowramma and Nagaraju in favour of Fakruddin Ajmal and Badruddin Ajmal, registered as document No.351/1997-98 in Book IV in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
6	31.10.2001	Sale Deed executed by Motappa and his wife Motamma and his children viz., Gowramma and Nagaraju, represented by their General Power of Attorney holder, Fakruddin Ajmal in favour of Nazerul Haq Ajmal, registered as document No.9649/2002-03 in Book I in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
7	31.05.1982	Grant Certificate bearing No.LRF Nos.709/1975-76, 215/1976-77 and 207/1974-75 issued by the Land Tribunal, Hoskote.	Photostat
8		RTC's for the year 1984-85 to 2001-02 in respect of the property bearing Sy.No.2 issued by the Tahsildar, Bangalore East Taluk, Bangalore	Photostat
9		Extract of Mutation Register bearing No.11/1993-94 issued by the Tahsildar, K.R.Puram.	Photostat
10	06.01.1998	Agreement of Sale executed by Parvathamma and her children viz., Nagarathnamma, Sathish Kumar and Nirmala in favour of Nazerul Haq Ajmal, registered as document No.7900/1997-98 in Book I in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
11	06.01.1998	General Power of Attorney executed by Parvathamma and her children viz., Nagarathnamma, Sathish Kumar and Nirmala in favour of Fakruddin Ajmal and Badruddin Ajmal, registered as document No.387/1997-98 in Book IV in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
12	31.10.2001	Sale Deed executed by Parvathamma and her	Photostat



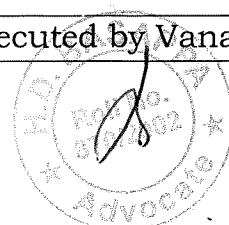
		children viz., Nagarathnamma, Sathish Kumar and Nirmala, represented by their General Power of Attorney holder, Fakruddin Ajmal in favour of Nazerul Haq Ajmal, registered as document No.9651/2002-03 in Book I in the Office of the Sub-Registrar, K.R.Puram, Bangalore	
13	31.05.1982	Grant Certificate bearing No.LRF Nos.709/1975-76, 215/1976-77 and 207/1974-75 issued by the Land Tribunal, Hoskote.	Photostat
14		RTC's for the year 1984-85 to 2001-02 in respect of the property bearing Sy.No.2 issued by the Tahsildar, Bangalore East Taluk, Bangalore	Photostat
15	31.12.1997	Agreement of Sale executed by Sakappa and his Wife Gowramma and his daughter viz., Anjinamma in favour of Nazerul Haq Ajmal, registered as document No.9811 /1997-98 in Book I in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
16	31.12.1997	General Power of Attorney executed by Sakappa and his Wife Gowramma and his daughter viz., Anjinamma in favour of Fakruddin Ajmal and Badruddin Ajmal, registered as document No.404/1997-98 in Book IV in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
17	31.10.2001	Sale Deed executed by Sakappa and his Wife Gowramma and his daughter viz., Anjinamma, represented by their General Power of Attorney holder, Fakruddin Ajmal in favour of Nazerul Haq Ajmal, registered as document No.9653/2002-03 in Book I in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
18	31.05.1982	Grant Certificate bearing No.LRF Nos.709/1975-76, 215/1976-77 and 207/1974-75 issued by the Land Tribunal, Hoskote.	Photostat
19		RTC's for the year 1984-85 to 2001-02 in	Photostat



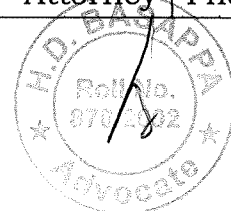
		respect of the property bearing Sy.No.2 issued by the Tahsildar, Bangalore East Taluk, Bangalore	
20	15.10.1997	Agreement of Sale executed by Bommanna and his Wife Anjinamma and his children viz., Srinivasa, Pramila, Anjinappa, Jayalalitha, Rajendra, Nagaveni, Sunitra and Lakshmidevamma in favour of Nazerul Haq Ajmal, registered as document No.1143/1997-98 in Book I in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
21	15.10.1997	General Power of Attorney executed by Bommanna and his Wife Anjinamma and his children viz., Srinivasa, Pramila, Anjinappa, Jayalalitha, Rajendra, Nagaveni, Sunitra and Lakshmidevamma in favour of Fakruddin Ajmal and Badruddin Ajmal, registered as document No.352/1997-98 in Book IV in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
22	31.10.2001	Sale Deed executed by Bommanna and his Wife Anjinamma and his children viz., Srinivasa, Pramila, Anjinappa, Jayalalitha, Rajendra, Nagaveni, Sunitra and Lakshmidevamma, represented by their General Power of Attorney holder, Fakruddin Ajmal in favour of Nazerul Haq Ajmal, registered as document No.9656/2002-03 in Book I in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
28		General Power of Attorney executed by Nazerul Haq Ajmal in favour of Mohammed Sirajuddin Ajmal.	Photostat
29	30.12.2004	Sale Deed executed by Nazerul Haq Ajmal, represented by his General Power of Attorney holder, Mohammed Sirajuddin - Ajmal in favour of Vimal Chand Chordia, registered as document No.KRI-1-25579/2004-05 in Book I and stored in CD No.KRID100, in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
30	27.01.2007	Special Power of Attorney executed by	Photostat



		B.R.Alekh in favour of A.Mallikarjuna Rao.	
31	09.03.2007	Sale Deed executed by Vimal Chand Chordia in favour of B.R.Alekh, represented by his Special Power of Attorney holder, A.Mallikarjuna Rao, registered as document No.KRI-1-34148/2006-07 in Book I and stored in cd no.KRID289, in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
32	09.03.2007	Sale Deed executed by Vimal Chand Chordia in favour of B.R.Alekh, represented by his Special Power of Attorney holder, A.Mallikarjuna Rao, registered as document No.KRI-1-34147/2006-07 in Book I and stored in cd no.KRID289, in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
33	09.03.2007	Sale Deed executed by Vimal Chand Chordia in favour of B.R.Alekh, represented by his Special Power of Attorney holder, A.Mallikarjuna Rao, registered as document No.KRI-1-34146/2006-07 in Book I and stored in cd no.KRID289, in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
34	09.03.2007	Sale Deed executed by Vimal Chand Chordia in favour of B.R.Alekh, represented by his Special Power of Attorney holder, A.Mallikarjuna Rao, registered as document No.KRI-1-34921/2006-07 in Book I and stored in cd no.KRID289, in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
36	10.05.2011	Sale Deed executed by B.R.Alekh in favour of Navaja Chowdary, represented by his Special Power of Attorney holder, A.Mallikarjuna Rao, registered as document No.BDH-1-00759/2011-12 in Book I and stored in cd no.BDHD66, in the Office of the Sub-Registrar, K.R.Puram, Bangalore	Photostat
37	12.02.2015	Development Agreement executed by Vanaja Chowdhary in favour of Nitesh Estates Limited, represented by its Director L..S.Vaidyanathan.	Photostat
38	12.02.2015	General Power of Attorney executed by Vanaja	Photostat



		Chowdhary in favour of Nitesh Estates Limited, represented by its Director L..S.Vaidyanathan.	
39	31.08.2015	Special Power of Attorney executed by Vanaja Chowdhary in favour of Nitesh Estates Limited, represented by its Director L..S.Vaidyanathan, registered as document No.SHV-4-00263/2015-16 in Book IV and stored in CD No.SHVD218, in the office of the Sub-Registrar, Shivajinagar, Bangalore.	Photostat
40	22.06.2018	Relinquishment Deed executed by Addagada Prasad Chowdary and Vanaja Chowdhary, represented by their General Power of attorney holder, Nitesh Estates Limited, represented by its Director L..S.Vaidyanathan in favour of Bangalore ... Development Authority, Bangalore, registered as document No.BDA-1-01632/2018-19 in Book I and stored in CD No.BDAD238, in the Office of the Sub-Registrar, Bangalore	Photostat
41	21.07.2018	Work Order bearing No.DLP/56/2014-15/719/2018-19 issued by the Bangalore Development Authority, Bangalore.	Photostat
42	04.12.2018	Conversion Certificate bearing No.BDS/ALN/E/SR/92/2007-08 issued by the Deputy Commissioner, Bangalore District.	Photostat
44		Atlas, Tippani Nakkalu, Survey Sketch and Settlement of Akharbhandh issued by the Village Accountant, Bangalore East Taluk, Bangalore	Photostat
45	24.11.2020	Cancellation of Joint Development Agreement executed by Vanaja Chowdary in favour of NEL Holdings south Limited, (formerly known as Nel Holding Limited and known as Nitesh Estate Limited)	Photostat
46	24.11.2020	Revocation of General Power of Attorney executed by Vanaja Chowdary in favour of NEL Holdings south Limited, (formerly known as Nel Holding Limited and known as Nitesh Estate Limited)	Photostat
47	28.11.2020	Revocation of Special Power of Attorney	Photostat



		executed by Vanaja Chowdary in favour of NEL Holdings south Limited, (formerly known as Nel Holding Limited and known as Nitesh Estate Limited)	
48	05.07.2022	Cancellation of Relinquishment Deed executed by Bangalore Development Authority, Bangalore in favour of Addagada Prasad Chowdary and Vanaja Chowdhary, represented by their General Power of attorney holder, Nitesh Estates Limited, represented by its Director L..S.Vaidyanathan, registered as document No.INR-1-04286/2022-23 in Book I and stored in CD No.INRD115, in the Office of the Sub-Registrar, Bangalore	Photostat
49		Encumbrance Certificate for the year 01.04.1960 to 17.02.2014	Photostat

II. SCHEDULE PROPERTY.

SCHEDULE PROPERTY:

Item No.1.

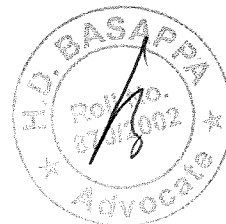
All that piece and parcel of immovable property bearing Sy.No.2/2, measuring 1 acre 6 guntas, situated at Konadasapura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded on :

East :by: Property belongs to Sy.No.2/5
 West :by: Property belongs to Sy.No.2/1
 North :by: Bangalore Chennal Highway (NH-1)
 South :by: Property belongs to Sy.No.2/3

Item No.2.

All that piece and parcel of immovable property bearing Sy.No.2/3, measuring 1 acre 1 guntas, situated at Konadasapura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded on :

East :by: Property belongs to Sy.No.2/5
 West :by: Property belongs to Sy.No.2/1
 North :by: Property belongs to Sy.No.2/2
 South :by: Property belongs to Sy.No.2/4



Item No.3.

All that piece and parcel of immovable property bearing Sy.No.2/4, measuring 1 acre 6 guntas, situated at Konadasapura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded on :

East :by: Property belongs to Sy.No.2/5
West :by: Property belongs to Sy.No.2/1
North :by: Property belongs to Sy.No.2/3
South :by: Property belongs to Sy.No.2/6

Item No.4.

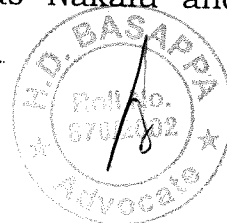
All that piece and parcel of immovable property bearing Sy.No.2/5, measuring 34 guntas, situated at Konadasapura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded on :

East :by: Property belongs to Sy.No.2/6
West :by: Property belongs to Sy.Nos.2/2, 2/3 and 2/4
North :by: Bangalore Chennai Highway (NH-1)
South :by: Property belongs to Sy.No.2/6
South :by: Private Property

III. FLOW OF TITLES TRACING OUT THE TITLE:

The immovable property bearing Sy.No.2, measuring 19 acres 29 guntas, situated at Konadasapura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore was originally belongs to B.S.Venkataram. The R.T.Cs for the year 1968-69 to 1982-83 in respect of the property bearing Sy.No.2 of Konadasapura Village issued by the Tahsildar, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with B.S.Venkataram.

The Tahasildar, K.R.Puram, Bangalore East Taluk, Bangalore, has issued the phodi Extract, Hissa Tippani, Survey Sketch, Atlas Nakalu and Revision



Settlement Akarband in respect of the property bearing Sy.No.2 of Konadasapura Village, which reflect the measurement and shape of the said property and Village map of Konadasapura Village, issued by the office of Director of Land Records, Survey Department, Bangalore, discloses the location of the property in the said Village.

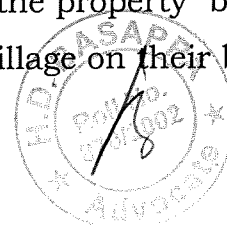
Thereafter, One Motappa and others have filed an application vide case bearing LRF Nos.709/1975-76, 215/1976-77 and 207/1974-75, before the Court of Land Tribunal, Hoskote, now Bangalore East Taluk, for grant of occupancy rights in respect of properties bearing Sy.No.2/3 and some other Sy.Nos. of Konadasanapura Village.

Subsequently, the said Tribunal passed an order dated 31.03.1982, declaring & registering that aforesaid Motappa is the sole and absolute cultivators and possessors of land in Sy.No.2/3 of Konadasanapura Village.

Thus, the said Motappa became the sole and absolute owner of the property bearing Sy.No.2/3 measuring 1 acre 12 guntas of Konadasanapura Village.

The R.T.Cs for the year 1984-85 to 2001-02 in respect of the property bearing Sy.No.2/3 of Konadasapura Village issued by the Tahsildar, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with Motappa.

The said Motappa and his wife Motamma and his children viz., Gowramma and Nagaraju has executed a registered Sale Agreement dated 15.10.1997 in respect of the property bearing Sy.No.2/3 measuring 1 acre 12 guntas of Konadasapura Village in favour of Nazerul Haq Ajmal. On the same day, the Motappa and his wife Motamma and his children viz., Gowramma and Nagaraju have executed a registered General power of Attorney in respect of the property bearing Sy.No.2/3 measuring 1 acre 12 guntas of Konadasapura Village in favour of Fakruddin Ajmal and Badruddin Ajmal as their attorney have empowered to jointly and severally, to sell the property bearing Sy.No.2/3 measuring 1 acre 12 guntas of Konadasapura Village on their behalf.



The said Motappa and his wife Motamma and his children viz., Gowramma and Nagaraju, represented by their General Power of Attorney holder, Fakruddin Ajmal has sold the property bearing Sy.No.2/3 measuring 1 acre 12 guntas of Konadasapura Village in favour of Nazerul Haq Ajmal, under a registered Sale Deed dated 31.10.2001.

One Krishnappa and others have filed an application vide case bearing LRF Nos.709/ Krishnappa 1975-76, 215/1976-77 and 207/1974-75, before the Court of Land Tribunal, Hoskote, now Bangalore East Taluk, for grant of occupancy rights in respect of properties bearing Sy.No.2/5 and some other Sy.Nos. of Konadasanapura Village.

Subsequently, the said Tribunal passed an order dated 31.03.1982, declaring & registering that aforesaid Krishnappa is the sole and absolute cultivators and possessors of land in Sy.No.2/5 of Konadasanapura Village.

Thus, the said Krishnappa became the sole and absolute owner of the property bearing Sy.No.2/5 measuring 1 acre 10 guntas of Konadasanapura Village..

The R.T.Cs for the year 1984-85 to 2001-02 in respect of the property bearing Sy.No.2/5 of Konadasapura Village issued by the Tahsildar, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with Krishnappa.

After the death of Krishnappa his wife Parvathamma and his children viz., Nagarathnamma, Sathish Kumar and Nirmala are the legal heirs of late Krishnappa's property and same has reflect in Extract of the Mutation Register bearing No.11/1993-94 issued by the Tahsildar, K.R.Puram.

The said Parvathamma and her children viz., Nagarathnamma, Sathish Kumar and Nirmala have executed a registered Sale Agreement dated 06.01.1998 in respect of the property bearing Sy.No.2/5 measuring 1 acre 10 guntas of Konadasapura Village in favour of Nazerul Haq Ajmal. On the same day, the Parvathamma and her children viz., Nagarathnamma, Sathish Kumar and



Nirmala have executed a registered General power of Attorney in respect of the in favour of Fakruddin Ajmal and Badruddin Ajmal as their attorney have property bearing Sy.No.2/5 measuring 1 acre 10 guntas of Konadasapura Village empowered to jointly and severally, to sell the property bearing Sy.No.2/5 measuring 1 acre 10 guntas of Konadasapura Village on their behalf.

The said Parvathamma and her children viz., Nagarathamma, Sathish Kumar and Nirmala, represented by their General Power of Attorney holder, Fakruddin Ajmal has sold the property bearing Sy.No.2/5 measuring 1 acre 10 guntas of Konadasapura Village in favour of Nazerul Haq Ajmal, under a registered Sale Deed dated 31.10.2001.

One Sankappa has filed an application vide case bearing LRF Nos.709/Krishnappa 1975-76, 215/1976-77 and 207/1974-75, before the Court of Land Tribunal, Hoskote, now Bangalore East Taluk, for grant of occupancy rights in respect of properties bearing Sy.No.2/6 and some other Sy.Nos. of Konadasanapura Village.

Subsequently, the said Tribunal passed an order dated 31.03.1982, declaring & registering that aforesaid Sakappa is the sole and absolute cultivators and possessors of land in Sy.No.2/6 of Konadasanapura Village.

Thus, the said Sakappa became the sole and absolute owner of the property bearing Sy.No.2/6 measuring 1 acre 05 guntas of Konadasanapura Village..

The R.T.Cs for the year 1984-85 to 2001-02 in respect of the property bearing Sy.No.2/6 of Konadasapura Village issued by the Tahsildar, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with Sankappa.

The said Sakappa and his Wife Gowramma and his daughter viz., Anjinamma have executed a registered Sale Agreement dated 31.12.1997 in respect of the property bearing Sy.No.2/6 measuring 1 acre 05 guntas of Konadasapura Village in favour of Nazerul Haq Ajmal. On the same day, the Parvathamma



and her children viz., Nagarathnamma, Sathish Kumar and Nirmala have executed a registered General power of Attorney in respect of the property bearing Sy.No.2/6 measuring 1 acre 05 guntas of Konadasapura Village in favour of Fakruddin Ajmal and Badruddin Ajmal as their attorney have empowered to jointly and severally, to sell the property bearing Sy.No.2/6 measuring 1 acre 05 guntas of Konadasapura Village on their behalf.

The said Sakappa and his Wife Gowramma and his daughter viz., Anjinamma, represented by their General Power of Attorney holder, Fakruddin Ajmal has sold the property bearing Sy.No.2/6 measuring 1 acre 05 guntas of Konadasapura Village in favour of Nazerul Haq Ajmal, under a registered Sale Deed dated 31.10.2001.

One Bommanna has filed an application vide case bearing LRF Nos.709/ Krishnappa 1975-76, 215/1976-77 and 207/1974-75, before the Court of Land Tribunal, Hoskote, now Bangalore East Taluk, for grant of occupancy rights in respect of properties bearing Sy.No.2/2 and some other Sy.Nos. of Konadasanapura Village.

Subsequently, the said Tribunal passed an order dated 31.03.1982, declaring & registering that aforesaid Bommanna is the sole and absolute cultivators and possessors of land in Sy.No.2/2 of Konadasanapura Village.

Thus, the said Bommanna became the sole and absolute owner of the property bearing Sy.No.2/2 measuring 1 acre 32 guntas of Konadasanapura Village..

The R.T.Cs for the year 1984-85 to 2001-02 in respect of the property bearing Sy.No.2/2 of Konadasapura Village issued by the Tahsildar, Bangalore East Taluk, Bangalore, disclose the ownership and possession of that property with Sankappa.

The said Bommanna and his Wife Anjinamma and his children viz., Srinivasa, Pramila, Anjinappa, Jayalalitha, Rajendra, Nagaveni, Sunitra and Lakshmiddevamma have executed a registered Sale Agreement dated 15.10.1997 in respect of the property bearing Sy.No.2/2 measuring 1 acre 32



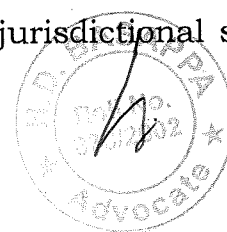
guntas of Konadasapura Village in favour of Nazerul Haq Ajmal. On the same day, the Bommanna and his Wife Anjinamma and his children viz., Srinivasa, Pramila, Anjinappa, Jayalalitha, Rajendra, Nagaveni, Sunitra and Lakshmiddevamma have executed a registered General power of Attorney in respect of the property bearing Sy.No.2/2 measuring 1 acre 32 guntas of Konadasapura Village in favour of Fakruddin Ajmal and Badruddin Ajmal as their attorney have empowered to jointly and severally, to sell the property bearing Sy.No.2/2 measuring 1 acre 32 guntas of Konadasapura Village on their behalf.

The said Bommanna and his Wife Anjinamma and his children viz., Srinivasa, Pramila, Anjinappa, Jayalalitha, Rajendra, Nagaveni, Sunitra and Lakshmiddevamma, represented by their General Power of Attorney holder, Fakruddin Ajmal has sold the property bearing Sy.No.2/2 measuring 1 acre 32 guntas of Konadasapura Village in favour of Nazerul Haq Ajmal, under a registered Sale Deed dated 31.10.2001.

The said Nazerul Haq Ajmal has executed a General Power of Attorney in respect of the property bearing Sy.Nos.2/2, 2/3, 2/4 and 2/5 of Konadasapura Village in favour of Mohammed Sirajuddin Ajmal as his attorney has empowered to him, to sell the above said property on his behalf.

The said Nazerul Haq Ajmal, represented by his General Power of Attorney holder, Mohammed Sirajuddin Ajmal has sold the property bearing 1) Sy.No.2/2 (Old Sy.No.2/7) measuring 1 acre 32 guntas, 2) Sy.No.2/3 (old Sy.No.2/6) measuring 1 acre 5 guntas, 3) Sy.No.2/4 (old Sy.No.2/5) measuring 1 acre 10 guntas, 4) Sy.No.2/5 (od Sy.No.2/3) measuring 1 acre 13 guntas and of Konadasapura Village, in favour of Vimal Vhand Chordia, under a registered Sale Deed dated 30.12.2004.

One B.R.Alekh has executed a special Power of attorney dated 27.01.2007 in favour of A.Mallikarjuna Rao as his attorney has empowered to him, to purchase and to present the sale deed before the jurisdictional sub-registrar, officer on his behalf.



The said Vimal Chand Chordia has sold the property bearing Sy.No.2/4 measuring 1 acre 10 guntas of Konadanapura Village in favour of B.R.Alekh, represented by his Special Power of Attorney holder, A.Mallikarjuna Rao, under a registered Sale Deed dated 09.03.2007.

The said Vimal Chand Chordia has sold the property bearing Sy.No.2/5 measuring 1 acre 13 guntas of Konadanapura Village in favour of B.R.Alekh, represented by his Special Power of Attorney holder, A.Mallikarjuna Rao, under a registered Sale Deed dated 09.03.2007.

The said Vimal Chand Chordia has sold the property bearing Sy.No.2/3 measuring 1 acre 05 guntas of Konadanapura Village in favour of B.R.Alekh, represented by his Special Power of Attorney holder, A.Mallikarjuna Rao, under a registered Sale Deed dated 09.03.2007.

The said Vimal Chand Chordia has sold the property bearing Sy.No.2/2 measuring 1 acre 32 guntas of Konadanapura Village in favour of B.R.Alekh, represented by his Special Power of Attorney holder, A.Mallikarjuna Rao, under a registered Sale Deed dated 09.03.2007.

The said B.R.Alekh has gifted the property bearing Sy.No.2/2 measuring 1 acre 6 guntas, Sy.No.2/3 measuring 1 acre 1 guntas, Sy.No.2/4 measuring 1 acre 6 guntas and Sy.No.2/5 measuring 34 guntas, totally measuring 4 acres 7 guntas of Konadanapura Village in favour of his mother Vanaja Chowdary, under a registered Gift Deed dated 10.05.2011.

The said Vanaja Chowdhary has executed a development agreement dated 12.02.2015 in respect of the property bearing Sy.No.2/2 measuring 1 acre 6 guntas, Sy.No.2/3 measuring 1 acre 1 guntas, Sy.No.2/4 measuring 1 acre 6 guntas and Sy.No.2/5 measuring 34 guntas, totally measuring 4 acres 7 guntas of Konadanapura Village in favour of Nitesh Estates Limited, Bangalore and same has cancelled on 24.11.2020, through the cancelation of development agreement.



The said Vanaja Chowdhary has executed a General Power of attorney dated 12.02.2015 in respect of the property bearing Sy.No.2/2 measuring 1 acre 6 guntas, Sy.No.2/3 measuring 1 acre 1 guntas, Sy.No.2/4 measuring 1 acre 6 guntas and Sy.No.2/5 measuring 34 guntas, totally measuring 4 acres 7 guntas of Konadanapura Village in favour of Nitesh Estates Limited, Bangalore and same has revoked on 24.11.2020, through the Revoked the General Power of Attorney.

The said Vanaja Chowdhary has executed a registered Special Power of Attorney dated 31.08.2015 in respect of the property bearing Sy.No.2/2 measuring 1 acre 6 guntas, Sy.No.2/3 measuring 1 acre 1 guntas, Sy.No.2/4 measuring 1 acre 6 guntas and Sy.No.2/5 measuring 34 guntas, totally measuring 4 acres 7 guntas of Konadanapura Village in favour of Nitesh Estates Limited, Bangalore and same has revoked on 28.11.2020, through the Revocation of Special Power of Attorney.

The said Addagada Prasad Chowdary and Vanaja Chowdhary, represented by their General Power of attorney holder, Nitesh Estates Limited, represented by its Director L..S.Vaidyanathan has release the all right, title and interest of the all civic amenities of above said project in favour of Bangalore Development Authority, Bangalore, under a registered Relinquishment Deed dated 22.06.2018 and same has cancelled on 05.07.2022 through the registered Cancellation of Relinquishment Deed.

The Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.BDS/ALN/E/SR/92/2007-08 dated 04.12.2018 wherein the property bearing Sy.No.2/2 measuring 1 acre 6 guntas, Sy.No.2/3 measuring 1 acre 1 guntas, Sy.No.2/4 measuring 1 acre 6 guntas and Sy.No.2/5 measuring 34 guntas, totally measuring 4 acres 7 guntas of Konadanapura Village has been converted from agricultural to non-agricultural residential purposes

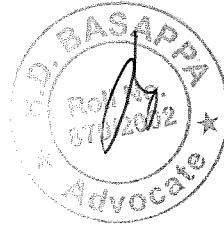


The Encumbrance Certificates for the period 01.04.1960 to 17.02.2014, in respect of the schedule property, disclose the transactions referred above at relevant periods.

IV OPINION

On perusal of the documents referred above and observations made I am of the opinion that, Vanaja Chowdhary are the sole and absolute owner of the Item Nos.1 to 4 of the schedule property and they having the clear, valid and marketable title to the same and I am verified the Photostat of the above said property

26th September, 2023



H.D. BASAPPA
Advocate
"G.R. Complex", No. 31,
Service Road, Domlur Layout,
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