

To,

Date: 22/06/2026

**M/s.AAROHANA PROJECTS,**

A Partnership Firm  
Office at No.1148, 1<sup>st</sup> Floor,  
22<sup>nd</sup> Cross, BSK 2<sup>nd</sup> Stage,  
Bengaluru 560070.

Sir,

Sub: Legal report with respect to Converted lands bearing (a)Sy.No.185/1 (b) Sy.No.185/2 (c) Sy.No.186 (d) Sy.No.187 (e)Sy.No.189/1 (f) Sy.No.190/1 (g) Sy.No.240/1 and 240/4 and (h)Sy.No.241, Amalgamated Khatha bearing RDPR No.150200300100326714, Village Panchayath No.1855, totally measuring 36930.31 Sq.mtrs, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District (Composite Schedule Property).

List of the copies of the below mentioned documents furnished for the scrutiny and verification of the marketable right, title and interest of the owner to the Schedule Property;

| Sl. No. | DETAILS OF DOCUMENTS                                                                                                                                |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | Order passed in Case No.153 dated 06/08/1958 by the Special Deputy Commissioner for Inams Abolition, Bengaluru and Kolar Districts                  |
| 2.      | Endorsement dated 23/08/1959 also issued by the Special Deputy Commissioner for Abolition of Inams, Bengaluru                                       |
| 3.      | Sale deed dated 07/08/1990, registered as Document No.3102/1990-91, Book-I, Volume 179, pages 58 to 63, in the office of Sub-registrar, Kengeri.    |
| 4.      | Sale deed dated 08/03/1995, registered as Document No.14641/1994-95, Book-I, Volume 1217, Pages 74 to 78, in the office of Sub-registrar, Kengeri   |
| 5.      | Mutation Register Extract No.39/1995-96.                                                                                                            |
| 6.      | Sale deed dated 08/03/1995, registered as Document No.14643/1994-95, Book-I, Volume 1213, Pages 133 to 137 in the office of Sub-registrar, Kengeri. |
| 7.      | Mutation Register Extract No.117/1994-95                                                                                                            |

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| 8.  | Sale deed dated 08/03/1995, registered as Document No.14645/1994-95, Book-I, Volume 1213, Pages 141 to 145 in the office of Sub-registrar, Kengeri.          |
| 9.  | Mutation Register Extract No.115/1994-95                                                                                                                     |
| 10. | Sale deed dated 08/03/1995, registered as Document No.14647/1994-95, Book-I, Volume 1208, Pages 156 to 159 in the office of Sub-registrar, Kengeri.          |
| 11. | Mutation Register Extract No.116/1994-95.                                                                                                                    |
| 12. | Mutation Register Extract No.184/2002-03                                                                                                                     |
| 13. | Sale deed dated 12/12/2001, registered as Document No.11950/01-02, Stored in CD No.76, in the office of Sub-registrar, Kengeri.                              |
| 14. | Mutation Register Extract No.263/2002-03.                                                                                                                    |
| 15. | Sale deed dated 12/12/2001, registered as Document No.11952/01-02, Stored in CD No.76, in the office of Sub-registrar, Kengeri.                              |
| 16. | Mutation Register Extract No.34/2002-03.                                                                                                                     |
| 17. | Sale deed dated 07/07/2004, registered as Document No.KEN-1-14093/2004-05, Stored in CD No.KEND113, in the office of Sub-registrar, Kengeri.                 |
| 18. | Mutation Register Extract No.142/2004-05.                                                                                                                    |
| 19. | Sale deed dated 07/07/2004, registered as Document No.KEN-1-14099/2004-05, Stored in CD No.KEND113, in the office of Sub-registrar, Kengeri.                 |
| 20. | Mutation Register Extract No.141/2004-05.                                                                                                                    |
| 21. | Official Memorandum / Conversion Certificate No. BDis/ALN/SR (S) 464/2004-05 dated 06/12/2004 issued by the Special Deputy Commissioner, Bengaluru District. |
| 22. | Mutation Register Extract No.49/2004-05.                                                                                                                     |
| 23. | Official Memorandum / Conversion Certificate No. ALN/(SU)SR/28/2008-09 dated 29/12/2008 issued by the Special Deputy Commissioner, Bengaluru District.       |
| 24. | Partition Deed dated 22/02/2013, registered as Document No.BSG-1-06600/2012-13, Stored in CD No.BSGD198, in the office of Sub-registrar, Basavanagudi.       |
| 25. | Mutation Register Extract No.T61/2022-23                                                                                                                     |
| 26. | Form-11B dated 04/06/2022 for Katha No.136/A2, RDPR No.150200300100820056                                                                                    |
| 27. | Form-11B dated 04/06/2022 for Katha No.136/A1, RDPR No.150200300100820055                                                                                    |

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| 28. | Joint Development Agreement dated 18/07/2025, registered as Document No.BSG-1-02618/2025-26, in the office of Sub-registrar, Basavanagudi.                             |
| 29. | Power of Attorney dated 18/07/2025, registered as Document No.BSG-4-00175/2025-26, in the office of Sub-registrar, Basavanagudi.                                       |
| 30. | Power of Attorney dated 05/06/2025 registered as Document No.BSG-4-00108/2025-26, in the office of Sub-registrar, Basavanagudi                                         |
| 31. | RTC extracts of Sy.No.185                                                                                                                                              |
| 32. | RTC extracts of Sy.No.185/1                                                                                                                                            |
| 33. | RTC extracts of Sy.No.185/2                                                                                                                                            |
| 34. | Endorsement dated 27/05/2026, issued by Tahsildar, Bangalore South Taluk, Bengaluru                                                                                    |
| 35. | Encumbrance Certificate for the period 15/02/1957 to 31/05/1989                                                                                                        |
| 36. | Encumbrance Certificate for the period 01/06/1989 to 31/03/2004                                                                                                        |
| 37. | Encumbrance Certificate for the period 01/04/2004 to 12/05/2022                                                                                                        |
| 38. | Encumbrance Certificate for the period 01/04/2004 to 12/05/2022                                                                                                        |
| 39. | Encumbrance Certificate for the period 13/05/2022 to 12/06/2026                                                                                                        |
| 40. | Endorsement dated 29/02/2009 issued by the Special Tahsildar, Bengaluru South Division                                                                                 |
| 41. | Akarbhand of Sy.No.185                                                                                                                                                 |
| 42. | Akarbhand of Sy.No.185/1 and 185/2                                                                                                                                     |
| 43. | Mula tippany and atlas, Hissa mojini issued by the Village Accountant                                                                                                  |
| 44. | Order passed in Case No.101 dated 06/08/1958 by the Special Deputy Commissioner for Inams Abolition, Bengaluru and Kolar Districts                                     |
| 45. | Endorsement dated 11/08/1959 also issued by the Special Deputy Commissioner for Abolition of Inams, Bengaluru                                                          |
| 46. | Sale deed dated 21/02/1977, registered as Document No.3145/1876-77, Book-I, Volume 1213, pages 185 to 187, in the office of Sub-registrar, Bangalore South Taluk.      |
| 47. | Partition deed dated 10/07/1980, registered as Document No.3254/1980-81, Book-I, Volume 1539, Pages 104 to 107, in the office of Sub-registrar, Bangalore South Taluk. |
| 48. | Sale deed dated 21/05/1984 registered as Document No.1118/1984-85, Book-I, Volume 2128, Pages 12 to 20 in the office of Sub-registrar, Bangalore South Taluk.          |

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| 49. | Mutation Register Extract No.3/1984-85                                                                                                                          |
| 50. | Sale deed dated 21/05/1984 registered as Document No.1119/1984-85, Book-I, Volume 2122, Pages 135 to 141 in the office of Sub-registrar, Bangalore South Taluk. |
| 51. | Mutation Register Extract No.2/1984-85.                                                                                                                         |
| 52. | Sale deed dated 14/05/1988 registered as Document No.4614/1988-89, Book-I, Volume 2899, Pages 161 to 168 in the office of Sub-registrar, Bangalore South Taluk. |
| 53. | Sale deed dated 12/12/2001, registered as Document No.11949/2001-02, Book-I, CD No.76, in the office of Sub-registrar, Kengeri.                                 |
| 54. | Mutation Register Extract No.2/2002-03.                                                                                                                         |
| 55. | Official Memorandum / Conversion Certificate No. BDis/ALN/SR (S) 464/2004-05 dated 06/12/2004 issued by the Special Deputy Commissioner, Bengaluru District.    |
| 56. | Mutation Register Extract No.49/2004-05                                                                                                                         |
| 57. | Mutation Register Extract No.261/2004-05                                                                                                                        |
| 58. | Official Memorandum No.34718 dated 31/01/2025, issued by the Deputy Commissioner, Bengaluru District                                                            |
| 59. | Partition Deed dated 22/02/2013, registered as Document No.BSG-1-06600/2012-13, Stored in CD No.BSGD198, in the office of Sub-registrar, Basavanagudi.          |
| 60. | Form-11B dated 04/06/2022 for Katha No.136, RDPR No.150200300100800259                                                                                          |
| 61. | Joint Development Agreement dated 18/07/2005, registered as Document No.BSG-1-02618/2025-26 in the office of Sub-registrar, Basavanagudi.                       |
| 62. | Power of Attorney dated 18/07/2025, in registered as Document No.BSG-4-00175/2025-26, in the office of Sub-registrar, Basavanagudi.                             |
| 63. | Power of Attorney dated 05/06/2025 registered as Document No.BSG-4-00108/2025-26, in the office of Sub-registrar, Basavanagudi.                                 |
| 64. | RTC extracts of Sy.No.241                                                                                                                                       |
| 65. | Endorsement dated 27/05/2026, issued by Tahsildar, Bangalore South Taluk, Bengaluru                                                                             |
| 66. | Encumbrance Certificate for the period 15/02/1957 to 31/05/1989                                                                                                 |
| 67. | Encumbrance Certificate for the period 01/06/1989 to 31/03/2004                                                                                                 |
| 68. | Encumbrance Certificate for the period 01/04/2004 to 12/06/2026                                                                                                 |
| 69. | Akarbhand of Sy.No.241                                                                                                                                          |

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| 70. | Mula tippany issued by the Village Accountant                                                                                                                        |
| 71. | Order passed in Case No.51 dated 06/08/1958 by the Special Deputy Commissioner for Inams Abolition, Bengaluru and Kolar Districts                                    |
| 72. | Endorsement dated 10/08/1959                                                                                                                                         |
| 73. | Order dated 12/06/1979 passed in LRF No.1345/1974-75 by the Land Tribunal, Bengaluru South Taluk                                                                     |
| 74. | Form-10/Saguvali Chit dated 12/06/1981                                                                                                                               |
| 75. | Sale deed dated 21/09/2000, registered as Document No.6266/2000-02, Book-I, Volume 2060, Pages 122 to 134, in the office of Sub-registrar, Kengeri.                  |
| 76. | Sale deed dated 09/06/2004, registered as Document No.KEN-1-08509/2004-05, CD No.KEND88, in the office of Sub-registrar, Kengeri.                                    |
| 77. | Order dated 12/06/1979 passed in LRF No.3213/1975-76 by the Land Tribunal, Bengaluru South Taluk                                                                     |
| 78. | Form-10/Saguvali Chit dated 19/11/1986                                                                                                                               |
| 79. | Sale deed dated 09/06/2004 registered as Document No.KEN-1-08505/2004-05 stored in CD No.KEND88, in the office of Sub-registrar, Kengeri.                            |
| 80. | Official Memorandum / Conversion Certificate No.BDis/ALN/SR(S)/530/2004-05 dated 22/12/2004, issued by the Special Deputy Commissioner, Bengaluru District.          |
| 81. | Renewed Official Memorandum bearing No. ALN (SUR) SR/19/2007-08 dated 15/02/2007, issued by the Special Tahsildar, Bengaluru District.                               |
| 82. | Confirmation Deed dated 07/03/2013, registered as Document No.BSG-1-06905/2012-13, stored in CD No.BSGD200 in the office of Sub-registrar, Basavanagudi.             |
| 83. | Release Deed dated 07/03/2013, registered as Document No.BSG-1-06911/2012-13, in the office of Sub-registrar, BSGD200, in the office of Sub-registrar, Basavanagudi. |
| 84. | Gift Deed dated 07/03/2023, registered as Document No.BSK-1-15651/2022-23, Stored in CD No.BSKD1531, in the office of Sub-registrar, Basavanagudi (Banashankari).    |
| 85. | Form-9 dated 27/03/2023 for RDPR No.150200300100325850                                                                                                               |
| 86. | Form-11A dated 27/03/2023 for RDPR No.150200300100325850                                                                                                             |
| 87. | Form-9 dated 27/03/2023for RDPR No.150200300100320595                                                                                                                |
| 88. | Form-11A dated 27/03/2023for RDPR No.150200300100320595                                                                                                              |

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| 89.  | Sale deed dated 04/05/2023, registered as Document No.CMP-1-00960/2023-24, stored in CMPD1310, in the office of Sub-registrar, Basavanagudi (Chamarajapete). |
| 90.  | Form-9 dated 14/06/2023 RDPR No.150200300100320595                                                                                                           |
| 91.  | Form-11A dated 14/06/2023 RDPR No.150200300100320595                                                                                                         |
| 92.  | Mutation Register Extract No.T19/2016-17                                                                                                                     |
| 93.  | Mutation Register Extract No.T115/2023-24                                                                                                                    |
| 94.  | Mutation Register Extract No.T116/2023-24                                                                                                                    |
| 95.  | Mutation Register Extract No.T7/2019-20                                                                                                                      |
| 96.  | Mutation Register Extract No.T164/2023-24                                                                                                                    |
| 97.  | Joint Development Agreement dated 29/05/2025 registered as Document No.BSG-1-01434/2025-26, in the office of Sub-registrar, Basavanagudi.                    |
| 98.  | Power of Attorney dated 29/05/2025, registered as Document No.BSG-4-00093/2025-26, in the office of Sub-registrar, Basavanagudi.                             |
| 99.  | Power of Attorney dated 16/05/2025, executed by Sri.Anand Amrith Sivananda Murthy to Smt.Vani S.Murthy                                                       |
| 100. | Joint Development Agreement dated 18/07/2025 registered as Document No.BSG-1-02620/2025-26, in the office of Sub-registrar, Basavanagudi.                    |
| 101. | Power of Attorney dated 18/07/2025, registered as Document No.BSG-4-00176/2025-26, in the office of Sub-registrar, Basavanagudi.                             |
| 102. | Power of Attorney dated 05/06/2025 registered as Document No.BSG-4-00108/2025-26, in the office of Sub-registrar, Basavanagudi                               |
| 103. | RTC extracts of Sy.No.186                                                                                                                                    |
| 104. | RTC extracts of Sy.No.187                                                                                                                                    |
| 105. | RTC extracts of Sy.No.189                                                                                                                                    |
| 106. | RTC extracts of Sy.No.189/1                                                                                                                                  |
| 107. | RTC extracts of Sy.No.190                                                                                                                                    |
| 108. | RTC extracts of Sy.No.190/1                                                                                                                                  |
| 109. | Endorsement dated 27/05/2026, issued by Tahsildar, Bangalore South Taluk, Bengaluru                                                                          |
| 110. | Encumbrance Certificate for the period 15/02/1957 to 31/05/1989                                                                                              |
| 111. | Encumbrance Certificate for the period 01/06/1989 to 31/03/2004                                                                                              |
| 112. | Encumbrance Certificate for the period 14/02/1957 to 31/05/1989                                                                                              |
| 113. | Encumbrance Certificate for the period 01/06/1989 to 31/03/2004                                                                                              |

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| 114. | Encumbrance Certificate for the period 01/06/1989 to 31/03/2004                                                                                             |
| 115. | Encumbrance Certificate for the period 01/04/2004 to 12/06/2026                                                                                             |
| 116. | Akarbhand in respect of Sy.No.185 and 186                                                                                                                   |
| 117. | Akarbhand in respect of Sy.No.189/1                                                                                                                         |
| 118. | Mula tippany of Sy.No.186                                                                                                                                   |
| 119. | Mula tippany of Sy.No.187                                                                                                                                   |
| 120. | Mula tippany and Hissa survey tippany of Sy.No.189                                                                                                          |
| 121. | Mula tippany and Hissa survey tippany of Sy.No.190                                                                                                          |
| 122. | Order passed in Case No.167 dated 06/08/1958 by the Special Deputy Commissioner for Inams Abolition, Bengaluru and Kolar Districts                          |
| 123. | Endorsement dated 23/08/1959 also issued by the Special Deputy Commissioner for Abolition of Inams, Bengaluru                                               |
| 124. | Form VIII                                                                                                                                                   |
| 125. | Mutation Register Extract No.196/1982-83                                                                                                                    |
| 126. | Panchayat Parikath/Partition Deed dated 13/03/1982                                                                                                          |
| 127. | Mutation Register Extract No.50/1998-99                                                                                                                     |
| 128. | Official Memorandum / Conversion Certificate No.BDis/ALN/SR(S)/555/ 2004-05 dated 20/01/2005, issued by the Special Deputy Commissioner, Bengaluru District |
| 129. | Mutation Register Extract No.321/2004-05                                                                                                                    |
| 130. | Official Memorandum / Conversion Certificate No. ALN(SU)SR (K) 76/2015-16 dated 13/05/2016 issued by the Deputy Commissioner, Bengaluru District            |
| 131. | Mutation Register Extract No. T4/2022-23.                                                                                                                   |
| 132. | Hanumaiah's Family tree certificate dated 30/06/2022                                                                                                        |
| 133. | Sale agreement dated 27/09/2023, registered as Document No.BSG-1-06462/2023-24, in the office of Sub-registrar, Basavanagudi.                               |
| 134. | Mutation Register Extract No. T63/2024-25.                                                                                                                  |
| 135. | Sale deed dated 06/01/2025, registered as Document No.BSG-1-06649/2024-25, in the office of Sub-registrar, Basavanagudi.                                    |
| 136. | Sale deed dated 30/01/2025, registered as Document No.BSG-1-07222/2024-25, in the office of Sub-registrar, Basavanagudi.                                    |
| 137. | Form-11B dated 19/08/2025 and assigned Katha No.105/240 RDPR No.150200300100325965                                                                          |
| 138. | Joint Development Agreement dated 25/08/2025, registered as Document No.BSG-1-03445/2025-26, in the office of Sub-registrar, Basavanagudi.                  |

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| 139. | Power of Attorney dated 25/08/2025 registered as Document No.BSG-4-00227/2025-26, in the office of Sub-registrar, Basavanagudi.                                        |
| 140. | RTC extracts of Sy.No.240                                                                                                                                              |
| 141. | RTC extracts of Sy.No.240/1                                                                                                                                            |
| 142. | RTC extracts of Sy.No.240/4                                                                                                                                            |
| 143. | Endorsement dated 27/05/2026, issued by Tahsildar, Bangalore South Taluk, Bengaluru                                                                                    |
| 144. | Encumbrance Certificate for the period 15/02/1957 to 31/05/1989                                                                                                        |
| 145. | Encumbrance Certificate for the period 01/06/1989 to 31/03/2004                                                                                                        |
| 146. | Encumbrance Certificate for the period 01/04/2004 to 23/07/2008                                                                                                        |
| 147. | Encumbrance Certificate for the period 01/04/2012 to 06/10/2017                                                                                                        |
| 148. | Encumbrance Certificate for the period 01/04/2004 to 10/12/2025                                                                                                        |
| 149. | Encumbrance Certificate for the period 11/12/2025 to 12/06/2026                                                                                                        |
| 150. | Akarbhand of Sy.No.240/1                                                                                                                                               |
| 151. | Mula tippany, podi sketch, hissa mojini and atlas issued by the Village Accountant with respect to land bearing Sy.No.240                                              |
| 152. | Consent To Establishment to constructed residential apartment vide Consent Order No.CTE-352227 dated 09/01/2026 issued by the Karnataka State Pollution Control Board. |
| 153. | No Objection Certificate dated 07/02/2026 issued by the Executive Engineer, El. (C, O&M), BESCOM, Kengeri Division.                                                    |
| 154. | No Objection Certificate bearing No. KSFES/GBC(1)/571 dated 16/02/2026 issued by the Director General of Police and Director, Karnataka Fire & Emergency Services.     |
| 155. | Environment Clearance dated 14/01/2026 in No.SEIAA 274 CON 2025, issued by the State Level Environment Impact Assessment authority, Karnataka.                         |
| 156. | No Objection Certificate No.HOSU/SOUTH/B/083025/1971170 dated 23/10/2025 issued by the Airports Authority of India.                                                    |
| 157. | No Objection Certificate for High rise building in BGTD No.DGM (CM) BGTD/NOC for High Rise/2025-26/197 DATED 07/03/2026 issued by the Bharat Sanchar Nigam Limited.    |
| 158. | Relinquishment Deed dated 29/05/2025, registered as Document No.BSG-1-01437-2025-26, in the office of Sub-registrar, Basavanagudi                                      |
| 159. | Relinquishment Deed dated 29/05/2025, registered as Document No.BSG-1-01442-2025-26, in the office of Sub-registrar, Basavanagudi                                      |

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| 160. | Development Plan / Single Layout Plan bearing KPA/LAO/188/2024-25/745 dated 05/06/2025 along with plan               |
| 161. | Form No.9 dated 06/09/2025 bearing RDPR No.150200300100326714                                                        |
| 162. | Form-11 A dated 06/09/2025 bearing RDPR No.150200300100326714                                                        |
| 163. | Commencement Certificate bearing L.P.No. KPA/CC/114/2025-26 dated 23/03/2026 with sanction plan and fee paid challan |

**FLOW OF TITLE OF SY.NO.185/1 AND 2 (Old SY.NO.185)**

1. On perusal of Order passed in Case No.153 dated 06/08/1958 by the Special Deputy Commissioner for Inams Abolition, Bengaluru and Kolar Districts, it is observed that Sri.Bhadraiah S/o. Muneeraiah filed an application for grant of occupancy right with respect to the Land bearing Sy.No.185 measuring 3 Acres 07 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District and pursuant to that Special Deputy Commissioner for Inams Abolition, Bangalore, confirmed the occupancy right of the said land in favour of Sri.Bhadraiah S/o. Muneeraiah. Subsequently an Endorsement dated 23/08/1959 also issued by the Special Deputy Commissioner for Abolition of Inams, Bengaluru, confirming the grant of occupancy rights in favour of Sri.Bhadraiah S/o. Muneeraiah. The copies of the Order passed in Case No.153 dated 06/08/1958 and Endorsement dated 23/08/1959 could be evidenced from **Document Nos.1 and 2.**
2. By virtue of the Sale deed dated 07/08/1990, Sri.Bhadraiah S/o. late.Muneeraiah along with his children Sri.Rudrappa, Smt.Kabalmma, Sri.Venkatesh, Kumari.Kavitha, Master.Aswatha, Kumari.Rajamma, Kumari.Kamala, conveyed the Land bearing Sy.No.185 measuring 3 Acres 07 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Smt.Sunanda W/o. T.C.Jaiprakash. The said Sale deed is registered as Document No.3102/1990-91, Book-I, Volume 179, pages 58 to 63, in the office of Sub-registrar, Kengeri. The copy of the Sale deed dated 07/08/1990 could be evidenced from **Document No.3.**



3. By virtue of the Sale deed dated 08/03/1995, Smt.Sunanda W/o. T.C.Jayaprakash conveyed the portion of the Land bearing Sy.No.185 measuring 31 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Kumari.K.Nikeeta D/o. M.Krishnappa (being minor represented by her father and natural guardian Sri.M.Krishnappa). The said Sale deed is registered as Document No.14641/1994-95, Book-I, Volume 1217, Pages 74 to 78, in the office of Sub-registrar, Kengeri. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Kumari.K.Nikeeta vide. Mutation Register Extract No.39/1995-96. The copies of the Sale deed dated 08/03/1995 and Mutation Register Extract No.39/1995-96 could be evidenced from **Document Nos.4 and 5.**
4. By virtue of the Sale deed dated 08/03/1995, Smt.Sunanda W/o. T.C.Jayaprakash conveyed the portion of the Land bearing Sy.No.185 measuring 32 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Kumari.K.Reshma D/o. M.Krishnappa (being minor represented by her father and natural guardian Sri.M.Krishnappa). The said Sale deed is registered as Document No.14643/1994-95, Book-I, Volume 1213, Pages 133 to 137 in the office of Sub-registrar, Kengeri. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Kumari.K.Reshma vide. Mutation Register Extract No.117/1994-95. The copies of the Sale deed dated 08/03/1995 and Mutation Register Extract No.117/1994-95 could be evidenced from **Document Nos.6 and 7.**
5. By virtue of the Sale deed dated 08/03/1995, Smt.Sunanda W/o. T.C.Jayaprakash conveyed the portion of the Land bearing Sy.No.185 measuring 32 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Smt.H.Gayathri w/o. M.Krishnappa. The said Sale deed is registered as Document No.14645/1994-95, Book-I, Volume 1213, Pages 141 to 145 in the office of Sub-registrar, Kengeri. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Smt.H.Gayathri vide. Mutation Register Extract No.115/1994-95. The copies of the Sale deed dated 08/03/1995 and Mutation Register Extract No.115/1994-95 could be evidenced from **Document Nos.8 and 9.**

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6. By virtue of the Sale deed dated 08/03/1995, Smt.Sunanda W/o. T.C.Jayaprakash conveyed the portion of the Land bearing Sy.No.185 measuring 32 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri.M.Krishnappa S/o. late.Muniswamappa. The said Sale deed is registered as Document No.14647/1994-95, Book-I, Volume 1208, Pages 156 to 159 in the office of Sub-registrar, Kengeri. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Smt.H.Gayathri vide. Mutation Register Extract No.116/1994-95. The copies of the Sale deed dated 08/03/1995 and Mutation Register Extract No.116/1994-95 could be evidenced from **Document Nos.10 and 11.**
7. On perusal of Mutation Register Extract No.184/2002-03 it is observed that, as per the order passed in RRT/CR/546/01-02 dated 12/02/2001, the khatha of the land bearing Sy.No.185 measuring 3 Acres 7 Guntas situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District was mutated in the names Smt.Gayathri, Kumar.K.Nikhitha and to their share of land. However the copy of order passed in RRT/CR/546/01-02 dated 12/02/2001 is not available for my perusal. The copy of Mutation Register Extract No.184/2002-03 could be evidenced from **Document No.12.**
8. By virtue of the Sale deed dated 12/12/2001, Smt.H.Gayathri W/o. M.Krishnappa conveyed the portion of the Land bearing Sy.No.185 measuring 32 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri.T.Ramachandra Naidu S/o. late.T.Krishnama Naidu. The said Sale deed is registered as Document No.11950/01-02, Stored in CD No.76, in the office of Sub-registrar, Kengeri. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Sri.T.Ramachandra Naidu vide. Mutation Register Extract No.263/2002-03. The copies of the Sale deed dated 12/12/2001 and Mutation Register Extract No. 263/2002-03 could be evidenced from **Document Nos.13 and 14.**
9. By virtue of the Sale deed dated 12/12/2001, M.Krishnappa S/o. late.Muniswamappa, conveyed the portion of the Land bearing Sy.No.185 measuring 32 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri.T.Ramachandra Naidu S/o. late.T.Krishnama Naidu. The

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said Sale deed is registered as Document No.11952/01-02, Stored in CD No.76, in the office of Sub-registrar, Kengeri. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Sri.T.Ramachandra Naidu vide. Mutation Register Extract No.34/2002-03. The copies of the Sale deed dated 12/12/2001 and Mutation Register Extract No. 34/2002-03 could be evidenced from **Document Nos.15 and 16.**

10. By virtue of the Sale deed dated 07/07/2004, Kumari. Nikeeta D/o. M.Krishnappa (being minor represented by her father Sri.M.Krishnappa as natural guardian) conveyed the portion of the Land bearing Sy.No.185 measuring 31 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri.T.Ramachandra Naidu S/o. late.T.Krishnama Naidu. The said Sale deed is registered as Document No.KEN-1-14093/2004-05, Stored in CD No.KEND113, in the office of Sub-registrar, Kengeri. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Sri.T.Ramachandra Naidu vide. Mutation Register Extract No.142/2004-05. The copies of the Sale deed dated 07/07/2004 and Mutation Register Extract No.142/2004-05 could be evidenced from **Document Nos.17 and 18.**
11. By virtue of the Sale deed dated 07/07/2004, Kumari. K.Reshma D/o. M.Krishnappa conveyed the portion of the Land bearing Sy.No.185 measuring 32 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri.T.Ramachandra Naidu S/o. late.T.Krishnama Naidu. The said Sale deed is registered as Document No.KEN-1-14099/2004-05, Stored in CD No.KEND113, in the office of Sub-registrar, Kengeri. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Sri.T.Ramachandra Naidu vide. Mutation Register Extract No.141/2004-05. The copies of the Sale deed dated 07/07/2004 and Mutation Register Extract No.141/2004-05 could be evidenced from **Document Nos.19 and 20.**
12. The Land bearing Sy.No.185 measuring 1 Acre 24 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, converted from agricultural to non-agricultural residential purposes vide. Official Memorandum / Conversion Certificate No. BDis/ALN/SR (S) 464/2004-05 dated 06/12/2004 issued by the Special Deputy Commissioner, Bengaluru District. Later

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it was ordered to enter the conversion details in the revenue records of Sy.No.185 of Kaggalipura village vide. Mutation Register Extract No.49/2004-05. The copies of Official Memorandum / Conversion Certificate and Mutation Register Extract No.49/2004-05 could be evidenced from **Document Nos.21 and 22.**

13. The Land bearing Sy.No.185 measuring 1 Acre 23 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, converted from agricultural to non-agricultural residential purposes vide. Official Memorandum / Conversion Certificate No. ALN/(SU)SR/28/2008-09 dated 29/12/2008 issued by the Special Deputy Commissioner, Bengaluru District. The copy of Official Memorandum / Conversion Certificate could be evidenced from **Document No.23.**
14. By virtue of Partition Deed dated 22/02/2013, Sri.T.Ramachandra Naidu along with his wife Smt.Kanakamma and children Dr.T.R.Hariprasad, Dr.T.R.Chandrasekhar and Dr.T.R.Malathi had partitioned the Converted land bearing Sy.No.185 measuring 3 Acre 7 Guntas situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The said Partition Deed is registered as Document No.BSG-1-06600/2012-13, Stored in CD No.BSGD198, in the office of Sub-registrar, Basavanagudi. In the said Partition Deed, the portion of land measuring 1 Acre 24 Guntas in Sy.No.185 allotted to the share of Dr.T.R.Hariprasad and remaining portion of land measuring 1 Acre 24 Guntas in Sy.No.185 allotted to the share of Dr.T.R.Chandrasekhar. The copy of Partition Deed dated 22/02/2013 could be evidenced from **Document No.24.**
15. On perusal of Mutation Register Extract No.T61/2022-23 it is observed that the land bearing Sy.No.185 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, has been phodied into two division i.e. Sy.No.185/1 measuring 2 Acres 15 Guntas and Sy.No.185/2 measuring 32 Guntas. The copy of Mutation Register Extract No.T61/2022-23 could be evidenced from **Document No.25.**
16. The converted land bearing Sy.No.185 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District came within the jurisdiction of Kaggalipura village panchayath and the said authority issued Form-11B dated 04/06/2022 and assigned Katha

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No.136/A2, RDPR No.150200300100820056 measuring 1 Acre 24 Guntas and registered the name of Dr.T.R.Hariprasad as the khatedar. The copy of Form-11B dated 04/06/2022 for Katha No.136/A2, RDPR No.150200300100820056 could be evidenced from **Document No.26.**

17. The converted land bearing Sy.No.185 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District came within the jurisdiction of Kaggalipura village panchayath and the said authority issued Form-11B dated 04/06/2022 and assigned Katha No.136/A1, RDPR No.150200300100820055 measuring 1 Acre 23 Guntas and registered the name of Dr.T.R.Chandrasekhar as the khatedar. The copy of Form-11B dated 04/06/2022 for Katha No.136/A1, RDPR No.150200300100820055 could be evidenced from **Document No.27.**
18. By virtue of the Joint Development Agreement dated 18/07/2025, Dr.T.R.Hariprasad and Dr.T.R.Chandrashekar both are sons of T.Ramachandra Naidu along with their respective family members entered into development agreement with M/s.Aarohana Projects, A Partnership Firm, for development of Land bearing Sy.No.185/1 and 185/2, Old Sy.no.185, measuring 3 Acres 07 Guntas,, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, into residential apartment building. The said Joint Development Agreement is registered as Document No.BSG-1-02618/2025-26 in the office of Sub-registrar, Basavanagudi. The copy of the Joint Development Agreement dated 18/07/2025 could be evidenced from **Document No.28**
19. Pursuant to the said Joint Development Agreement, Dr.T.R.Hariprasad and Dr.T.R.Chandrashekar both are sons of T.Ramachandra Naidu along with their respective family members have executed a Power of Attorney dated 18/07/2025, in favour of M/s.Aarohana Projects, A Partnership Firm. The said Power of Attorney is registered as Document No.BSG-4-00175/2025-26, in the office of Sub-registrar, Basavanagudi. The copy of the said General Power of Attorney dated 18/07/2025 could be evidenced from **Document No.29**

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20. On perusal of Power of Attorney dated 05/06/2025 registered as Document No.BSG-4-00108/2025-26, in the office of Sub-registrar, Basavanagudi, it is observed that Sri.Harshavardhan Hariprasad Taluru has empowered his mother Dr.Shermila Balarama Naidu to act on his behalf. The copy of Power of Attorney dated 05/06/2025 could be evidenced from **Document No.30.**
21. On perusal of the RTC extracts with respect to the land bearing Sy.No.185 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, it is observed that said land is totally measuring 3 Acres 07 Guntas. For the period 1970-71 to 1982-83 bears out that Sri.Bhadraiah is the owner in column no.9. For the period 1983-84 to 1991-92 bears out the names of Sunanda as the owners in column No.9. For the period 2001-02 bears out the names of Sunanda, K.Nikhitha as the owners in column No.9. For the period 2002-03 to 2003-04 bears out the names of Sunanda, K.Nikhitha, T.Ramachandra Naidu as the owners in column No.9. For the period 2004-05 to 2022-23 bears out the name of T.Ramachandra Naidu as the owner in column no.9. The copy of the RTC extracts of Sy.No.185 could be evidenced from **Document No.31.**
22. On perusal of RTC extracts for the period 2023-24 and 2024-25 with respect to the land bearing Sy.No.185/1 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, it is observed that said land is totally measuring 2 Acres 15 Guntas and bears out the name of Sri.T.Ramachandra Naidu as the owner in column no.9. The copy of the RTC extracts of Sy.No.185/1 could be evidenced from **Document No.32.**
23. On perusal of RTC extracts for the period 2023-24 and 2024-25 with respect to the land bearing Sy.No.185/2 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, it is observed that said land is totally measuring 32 Guntas and bears out the name of Sri.T.Ramachandra Naidu as the owner in column no.9. The copy of the RTC extracts of Sy.No.185/2 could be evidenced from **Document No.33.**
24. On perusal of Endorsement dated 27/05/2026, issued by Tahsildar, Bangalore South Taluk, Bengaluru bears out Non-availability of RTC extracts for the period 1992-93 to 2000-01 and Index of lands and Record of rights, with respect to the land bearing Sy.No.185 situated

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at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Endorsement dated 27/05/2026, issued by Tahsildar, Bangalore South Taluk, Bengaluru could be evidenced from **Document No.34.**

25. The Encumbrance Certificate for the period 15/02/1957 to 31/05/1989 bears out 'Nil' encumbrances with respect to land bearing Sy.No.185, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the Encumbrance certificate could be evidenced from **Document No.35.**
26. The Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 bears out the following transactions with respect to land bearing Sy.No.185, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District:-
- a. Sale deed dated 07/08/1990 document no.3102
  - b. Sale deed dated 08/03/1995 document no.14387
  - c. Sale deed dated 08/03/1995 document no.14643
  - d. Sale deed dated 08/03/1995 document no.14645
  - e. Sale deed dated 08/03/1995 document no.14647
  - f. Sale deed dated 12/12/2001 document no.11949
  - g. Sale deed dated 12/12/2001 document no.11952

The copy of the Encumbrance certificate could be evidenced from **Document No.36.**

27. The Encumbrance Certificate for the period 01/04/2004 to 12/05/2022 bears out the registration of Partition Deed dated 22/02/2013 document No.6600 and Sale deed dated 08/07/2004, document No.14093 and otherwise 'Nil' encumbrances with respect to land bearing Sy.No.185 measuring 31 guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the Encumbrance certificate could be evidenced from **Document No.37.**
28. The Encumbrance Certificate for the period 01/04/2004 to 12/05/2022 bears out the registration of Sale deed dated 08/07/2004, document No.14099 and otherwise 'Nil' encumbrances with respect to land bearing Sy.No.185 measuring 32 guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk,

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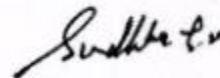
Bengaluru District. The copy of the Encumbrance certificate could be evidenced from **Document No.38.**

29. The Encumbrance Certificate for the period 13/05/2022 to 12/06/2026 bears out the registration of Joint Development Agreement dated 27/05/2025 Document No.1434/2025-26 with respect to land bearing Sy.No.185 measuring 32 guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the Encumbrance certificate could be evidenced from **Document No.39.**
30. The Endorsement dated 29/02/2009 issued by the Special Tahsildar, Bengaluru South Division, bears out that there are no cases registered under Section 48(A) and 7-A of the Karnataka Land Reforms Act with respect to the land bearing Sy.No.185 measuring 32 guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Endorsement dated 29/02/2009 issued by the Special Tahsildar, Bengaluru South Division could be evidenced from **Document No.40.**
31. The Akarbhand in respect of Sy.No.185 situated at situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District bears out that said land totally measures to an extent of 3 Acres 07 guntas. The copy of the Akarbhand of Sy.No.185 could be evidenced from **Document No.41**
32. The Akarbhand in respect of Sy.No.185/1 and 185/2 situated at situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District bears out that said land totally measures to an extent of 2 Acres 15 Guntas and 32 Guntas respectively. The copy of the Akarbhand of Sy.No.185/1 and 185/2 could be evidenced from **Document No.42.**
33. On perusal of the Mula tippany issued by the Village Accountant, it is observed that land bearing Sy.No.185 situated at situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District bifurcated into 2 potions as Sy.No.185/1 and 185/2. The copy of Mula tippany, Atlas, Hissa Mojini could be evidenced from **Document No.43.**

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**FLOW OF TITLE OF SY.NO.241**

34. On perusal of Order passed in Case No.101 dated 06/08/1958 by the Special Deputy Commissioner for Inams Abolition, Bengaluru and Kolar Districts, it is observed that Sri.Venkatappa S/o. Venkataramana Setty filed an application for grant of occupancy right with respect to the Land bearing Sy.No.241 measuring 3 Acres 03 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District and pursuant to that Special Deputy Commissioner for Inams Abolition, Bangalore, confirmed the occupancy right of the said land in favour of Sri.Venkatappa S/o. Venkataramana Setty. Subsequently an Endorsement dated 11/08/1959 also issued by the Special Deputy Commissioner for Abolition of Inams, Bengaluru, confirming the grant of occupancy rights in favour of Sri.Venkatappa S/o. Venkataramana Setty. The copies of the Order passed in Case No.101 dated 06/08/1958 and Endorsement dated 11/08/1959 could be evidenced from **Document Nos.44 and 45.**
35. After the demise of Sri.Venkatappa, by virtue of the Sale deed dated 21/02/1977, (a) Sri.Venkataramaiah S/o. late.Venkatappa, along with his son V.Srinivasaiah and (b) Sri.L.Gopalappa and Sri.Venkatappa sons of late.Lingappa (second son of late.Venkatappa) and (c) Sri.S.Seenappa S/o. late.Venkatappa and (d) Sri.V.Govindappa S/o. late.Venkatappa, Sri.Bhadraiah S/o. late.Munceraiah along with his children Sri.Rudrappa, Smt.Kabalmma, Sri.Venkatesh, Kumari.Kavitha, Master.Aswatha, Kumari.Rajamma, Kumari.Kamala, conveyed the Land bearing Sy.No.241 measuring 3 Acres 03 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Smt.Jyothamma W/o. Siddappa and Sri.Hanumaiah S/o. Doddakempaiah. The said Sale deed is registered as Document No.3145/1876-77, Book-I, Volume 1213, pages 185 to 187, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 07/08/1990 could be evidenced from **Document No.46.**
36. By virtue of the Partition deed dated 10/07/1980, Smt.Jyothamma W/o. Siddappa and Sri.Hanumaiah S/o. Doddakempaiah entered into partition of Land bearing Sy.No.241 measuring 3 Acres 03 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru



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South Taluk, Bengaluru District. In the said partition deed, the land measuring 2 Acres 02 Guntas in Sy.No.241 was allotted to the share of Smt.Jyothamma and remaining land measuring 1 Acre 01 Gunta allotted to the share of Sri.Hanumaiah. The said Partition deed is registered as Document No.3254/1980-81, Book-I, Volume 1539, Pages 104 to 107, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Partition deed dated 10/07/1980 could be evidenced from **Document No.47.**

37. By virtue of the Sale deed dated 21/05/1984 Sri.Hanumaiah S/o. late.Doddakempaiah conveyed the portion of the Land bearing Sy.No.241 measuring 1 Acre 01 Gunta, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Smt.Sipra Mukhopadhyay W/o. Mantosh Mukhopadhyay. The said Sale deed is registered as Document No.1118/1984-85, Book-I, Volume 2128, Pages 12 to 20 in the office of Sub-registrar, Bangalore South Taluk. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Smt.Sipra Mukhopadhyay vide. Mutation Register Extract No.3/1984-85. The copies of the Sale deed dated 21/05/1984 and Mutation Register Extract No.3/1984-85 could be evidenced from **Document Nos.48 and 49.**
38. By virtue of the Sale deed dated 21/05/1984 Smt.Jyothamma W/o. B.Siddappa, conveyed the portion of the Land bearing Sy.No.241 measuring 2 Acres 02 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Smt.Sipra Mukhopadhyay W/o. Mantosh Mukhopadhyay. The said Sale deed is registered as Document No.1119/1984-85, Book-I, Volume 2122, Pages 135 to 141 in the office of Sub-registrar, Bangalore South Taluk. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Smt.Sipra Mukhopadhyay vide. Mutation Register Extract No.2/1984-85. The copies of the Sale deed dated 21/05/1984 and Mutation Register Extract No.2/1984-85 could be evidenced from **Document Nos.50 and 51.**
39. By virtue of the Sale deed dated 14/05/1988 Smt.Sipra Mukhopadhyay W/o. Mantosh Mukhopadhyay conveyed the Land bearing Sy.No.241 measuring 3 Acres 03 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri.K.N.Sreenivasa Reddy S/o. K.N.Veerabhadra Reddy. The said Sale deed is registered as Document

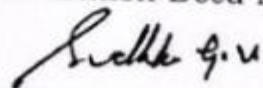
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No.4614/1988-89, Book-I, Volume 2899, Pages 161 to 168 in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 14/05/1988 could be evidenced from **Document No.52.**

40. By virtue of the Sale deed dated 12/12/2001, Sri.K.N.Sreenivasa Reddy S/o. K.N.Veerabhadra Reddy conveyed the Land bearing Sy.No.241 measuring 3 Acres 03 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri.T.Ramachandra Naidu S/o. late.T.Krishnama Naidu. The said Sale deed is registered as Document No.11949/2001-02, Book-I, CD No.76, in the office of Sub-registrar, Kengeri. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Sri.T.Ramachandra Naidu vide. Mutation Register Extract No.2/2002-03. The copies of the Sale deed dated 12/12/2001 and Mutation Register Extract No.2/2002-03 could be evidenced from **Document Nos.53 and 54.**
41. The Land bearing Sy.No.241 measuring 3 Acres 03 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, converted from agricultural to non-agricultural Commercial Purposes (1 Acre of land) and residential purposes (2 Acres 03 guntas) vide. Official Memorandum / Conversion Certificate No. BDis/ALN/SR (S) 464/2004-05 dated 06/12/2004 issued by the Special Deputy Commissioner, Bengaluru District. Later it was ordered to enter the conversion details in the revenue records of Sy.No.241 of Kaggalipura village vide. Mutation Register Extract Nos.49/2004-05 and 261/2004-05. Later by virtue of Official Memorandum No.34718 dated 31/01/2025, issued by the Deputy Commissioner, Bengaluru District, the land measuring 1 Acre of Commercial land has been converted into Residential purposes. The copies of Official Memorandum / Conversion Certificate dated 06/12/2004, Mutation Register Extract Nos.49/2004-05 and 261/2004-05 and Official Memorandum dated 31/01/2015 could be evidenced from **Document Nos.55, 56, 57 and 58.**
42. By virtue of Partition Deed dated 22/02/2013, Sri.T.Ramachandra Naidu along with his wife Smt.Kanakamma and children Dr.T.R.Hariprasad, Dr.T.R.Chandrasekhar and Dr.T.R.Malathi had partitioned the Converted land bearing Sy.No.241 measuring 3 Acre 3 Guntas situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The said Partition Deed is registered



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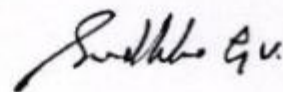
as Document No.BSG-1-06600/2012-13, Stored in CD No.BSGD198, in the office of Sub-registrar, Basavanagudi. In the said Partition Deed, the portion of land measuring 3 Acres 03 Guntas in Sy.No.241 allotted to the share of Dr.T.R.Chandrasekhar. The copy of Partition Deed dated 22/02/2013 could be evidenced from **Document No.59**.

43. The converted land bearing Sy.No.241 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District came within the jurisdiction of Kaggalipura village panchayath and the said authority issued Form-11B dated 04/06/2022 and assigned Katha No.136, RDPR No.150200300100800259 measuring 3 Acres 03 Guntas and registered the name of Dr.T.R.Chandrasekhar as the khatedar. The copy of Form-11B dated 04/06/2022 for Katha No.136, RDPR No.150200300100800259 could be evidenced from **Document No.60**.
44. By virtue of the Joint Development Agreement dated 18/07/2005, Dr.T.R.Chandrashekar S/o. T.Ramachandra Naidu along with his family members entered into development agreement with M/s.Aarohana Projects, A Partnership Firm, for development of Land bearing Sy.No.241 measuring 3 Acres 03 Guntas,, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, into residential apartment building. The said Joint Development Agreement is registered as Document No.BSG-1-02618/2025-26 in the office of Sub-registrar, Basavanagudi. The copy of the Joint Development Agreement dated 18/07/2025 could be evidenced from **Document No.61**
45. Pursuant to the said Joint Development Agreement, Dr.T.R.Chandrashekar along with his family members have executed a Power of Attorney dated 18/07/2025, in favour of M/s.Aarohana Projects, A Partnership Firm. The said Power of Attorney is registered as Document No.BSG-4-00175/2025-26, in the office of Sub-registrar, Basavanagudi. The copy of the said General Power of Attorney dated 18/07/2025 could be evidenced from **Document No.62**
46. On perusal of Power of Attorney dated 05/06/2025 registered as Document No.BSG-4-00108/2025-26, in the office of Sub-registrar, Basavanagudi, it is observed that Sri.Harshavardhan Hariprasad Taluru has empowered his mother Dr.Shermila Balarama Naidu to act

on his behalf. The copy of Power of Attorney dated 05/06/2025 could be evidenced from **Document No.63.**

47. On perusal of the RTC extracts with respect to the land bearing Sy.No.241 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, it is observed that said land is totally measuring 3 Acres 03 Guntas. For the period 1970-71 to 1974-75 bears out that Sampangiramaiah is the owner in column no.9. For the period 1975-76 to 1979-80 bears out the names of Jyothamma, Hanumaiah as the owners in column No.9. For the period 1992-93 to 2001-02 bears out the names of K.N.Srinivasareddy as the owner in column No.9. For the period 2002-03 to 2025-26 bears out the name of T.Ramachandra Naidu as the owner in column no.9. The copy of the RTC extracts of Sy.No.241 could be evidenced from **Document No.64.**
48. On perusal of Endorsement dated 27/05/2026, issued by Tahsildar, Bangalore South Taluk, Bengaluru bears out Non-availability of RTC extracts for the period 1992-93 to 2000-01 and Index of lands and Record of rights, with respect to the land bearing Sy.No.241 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Endorsement dated 27/05/2026, issued by Tahsildar, Bangalore South Taluk, Bengaluru could be evidenced from **Document No.65.**
49. The Encumbrance Certificate for the period 15/02/1957 to 31/05/1989 bears out following transactions with respect to land bearing Sy.No.241, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District:-
- a. Sale deed dated 21/02/1977 Document No.3145/76-77
  - b. Partition deed dated 10/07/1980 Document No.3254/80-81
  - c. Sale deed dated 21/05/1984 Document No.1118/1984-85
  - d. Sale deed dated 21/05/1984 Document No.1119/1984-85
  - e. Sale deed dated 06/07/1988 Document No.46141/988-89

The copy of the Encumbrance certificate could be evidenced from **Document No.66.**





50. The Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 bears out the registration of the Sale deed dated 12/12/2001 Document No.11949/01-02 with respect to land bearing Sy.No.241, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the Encumbrance certificate could be evidenced from **Document No.67**
51. The Encumbrance Certificate for the period 01/04/2004 to 12/06/2026 bears out the registration (a) Partition Deed dated 22/02/2013 Document No.6600/2012-13 and (b) Joint Development agreement dated 14/07/2025 Document No.2618/2025-26 with respect to land bearing Sy.No.241 measuring 3 Acres 03 guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the Encumbrance certificate could be evidenced from **Document No.68.**
52. The Akarbhand in respect of Sy.No.241 situated at situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District bears out that said land totally measures to an extent of 3 Acres 03 Guntas. The copy of the Akarbhand of Sy.No.241 could be evidenced from **Document No.69.**
53. On perusal of the Mula tippany issued by the Village Accountant, it is observed that land bearing Sy.No.185 situated at situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District is not bifurcated. The copy of Mula tippany, could be evidenced from **Document No.70.**

**FLOW OF TITLE OF SY.NO.186 AND 187**

54. On perusal of Order passed in Case No.51 dated 06/08/1958 by the Special Deputy Commissioner for Inams Abolition, Bengaluru and Kolar Districts, it is observed that Master.B.K.Govinda Raj S/o. late.B.V.Krishna Inyengar (being minor represented by his mother and Natural Guardian Smt.B.V.Kamala Krishna Iyengar), filed an application for grant of occupancy right with respect to the Land bearing Sy.No.186 measuring 1 Acre 14 Guntas, Sy.No.187 measuring 1 Acre 30 Guntas, Sy.No.189 measuring 1 Acre 18 Guntas, and Sy.No.190 measuring 1 Acre 32 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District and pursuant to that Special Deputy Commissioner for Inams

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Abolition, Bangalore, confirmed the occupancy right of the said lands in favour of Master.B.K.Govinda Raj S/o. late.B.V.Krishna Inyengar (being minor represented by his mother and Natural Guardian Smt.B.V.Kamala Krishna Iyengar). Subsequently an Endorsement dated 10/08/1959 also issued by the Special Deputy Commissioner for Abolition of Inams, Bengaluru, confirming the grant of occupancy rights in favour of Master.B.K.Govinda Raj S/o. late.B.V.Krishna Inyengar (being minor represented by his mother and Natural Guardian Smt.B.V.Kamala Krishna Iyengar). The copies of the Order passed in Case No.51 dated 06/08/1958 and Endorsement dated 10/08/1959 could be evidenced from **Document Nos.71 and 72.**

55. Later one Sri.Muniyappa filed an application in Form No.7 under Section 48A(1) of the Karnataka Land Reforms Act 1971, vide. LRF No.1345/1974-75 before the Land Tribunal, Bengaluru South Taluk, for registration of occupancy rights with respect to Land bearing Sy.No.186 measuring 1 Acre 14 Guntas and Sy.No.187 measuring 1 Acre 30 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The said Land Tribunal, Bengaluru South Taluk, confirmed the occupancy rights for the aforesaid lands in the name of Sri.Muniyappa vide. Order dated 12/06/1979. Pursuant to that order, the Form-10/Saguvali Chit dated 12/06/1981 has been issued by the Tahsildar, Bangalore South Taluk, in favour of Sri.Muniyappa S/o. Jadyappa. The copies of the Order passed in LRF No.1345/1974-75 and Form-10/Saguvali Chit dated 12/06/1981 could be evidenced from **Document No.73 and 74.**
56. The said Sri.Muniyappa died intestate leaving behind his son Sri.Venkata Muniyappa and daughters namely Smt.Munivenkatamma, Smt.Rangamma and Smt.Nagamma as legal heir to succeed his estate. However, we have not been furnished with Death certificate and Genealogical tree of Sri.Muniyappa.
57. On perusal of Sale deed dated 21/09/2000, it is observed that the Principal Civil Judge (Senior Division), Bangalore Rural District executed a Sale deed as per Order passed in Ex.No.236/1999, in favour of Smt.Mohanamba D/o. late.Krishnoji Naik and delivered the possession of the Land bearing Sy.No.186 measuring 1 Acre 14 Guntas and Sy.No.187 measuring 1 Acre 30 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk,

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Bengaluru District to her. It is observed that Venkata Muniyappa late.Muniyappa had agreed to sell the said land to the plaintiff Smt.Mohanamba vide. Sale agreement dated 14/09/1995 and continuation agreement dated 27/12/1997. But later Sri.Venkata Muniyappa failed to execute the sale deed in favour of Smt.Mohanamba. Pursuant to that, Smt.Mohanamba filed a specific performance suit in O.S. No.184/1998, on the file of Court of Civil Judge (Sr.Division), Bengaluru Rural District and said case was decreed in favour of Smt.Mohanamba. Since Sri.Venkata Muniyappa failed to execute the sale deed as per decree passed in O.S.184/1998, Smt.Mohanamba preferred Ex.Pet.No.236/1999. The said court executed a Sale deed dated 21/09/2000, registered as Document No.6266/2000-02, Book-I, Volume 2060, Pages 122 to 134, in the office of Sub-registrar, Kengeri. The copies of Sale agreement dated 14/09/1995 and continuation agreement dated 27/12/1997, Plaint and judgement passed in O.S.184/1998 and Ex.Petition No.236/1999 are not available for my perusal. The copy of the Sale deed dated 21/09/2000 could be evidenced from **Document No.75**.

58. By virtue of the Sale deed dated 09/06/2004, Smt.Mohanamba.K D/o. Krishnoji Naik, conveyed the Land bearing Sy.No.186 measuring 1 Acre 14 Guntas and Sy.No.187 measuring 1 Acre 30 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri.N.P.Mallesha S/o. late.N.M.Puttasiddappa and Smt.Vani.S.Murthy W/o. Shivananda Murthy. The said Sale deed is registered as Document No.KEN-1-08509/2004-05, CD No.KEND88, in the office of Sub-registrar, Kengeri. The copy of the Sale deed dated 09/06/2004 could be evidenced from **Document No.76**.

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**FLOW OF TITLE OF SY.NO.189 AND 190**

59. Sri.Venkatarajappa S/o. Munivenkatappa, filed an application in Form No.7 under Section 48A(1) of the Karnataka Land Reforms Act 1971, vide. LRF No.3213/1975-76 before the Land Tribunal, Bengaluru South Taluk, for registration of occupancy rights with respect to Land bearing Sy.No.189 measuring 09 Guntas and Sy.No.190 measuring 12 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The said Land Tribunal, Bengaluru South Taluk, confirmed the occupancy rights for the aforesaid lands in the name of Sri.Venkatarajappa S/o. Munivenkatappa vide. Order dated 12/06/1979. Pursuant to that order, the Form-10/Saguvali Chit dated 19/11/1986 has been issued by the Tahsildar, Bangalore South Taluk, in favour of Sri.Venkatarajappa S/o. Munivenkatappa. The copies of the Order passed in LRF No.3213/1975-76 and Form-10/Saguvali Chit dated 19/11/1986 could be evidenced from **Document No.77 and 78.**
60. By virtue of the Sale deed dated 09/06/2004 Sri.Venkatarajappa S/o. Munivenkatappa along with his family members conveyed the the portion of Land bearing Sy.No.189 measuring 09 Guntas and Sy.No.190 measuring 12 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri.N.P.Mallesha S/o. late.N.M.Puttasiddappa and Smt.Vani.S.Murthy W/o. Sri.Sivananda Murthy. The said Sale deed is registered as Document No.KEN-1-08505/2004-05 stored in CD No.KEND88, in the office of Sub-registrar, Kengeri. The copy of the Sale deed dated 09/06/2004 could be evidenced from **Document No.79.**
61. Later the land bearing Sy.No.189 and 190 of Kaggalipura village is the subject matter of phodi and the land in possession of Sri.N.P.Mallesha S/o. late.N.M.Puttasiddappa and Smt.Vani.S.Murthy W/o. Sri.Sivananda Murthy assigned with New Sy.No.189/1 measuring 09 Guntas and Sy.No.190/1 measuring 12 Guntas respectively.

**COMMON FLOW OF TITLE OF SY.NO.186, 187, 189/1 AND 190/1**

62. The Lands bearing Sy.No.186 measuring 1 Acre 14 Guntas, Sy.No.187 measuring 1 Acre 30 Guntas, Sy.No.189/1 measuring 09 Guntas and Sy.No.190/1 measuring 12 Guntas situated at

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GVS LAW CHAMBERS

Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, converted from agricultural to non-agricultural residential purposes vide. Official Memorandum / Conversion Certificate No.BDis/ALN/SR(S)/530/2004-05 dated 22/12/2004, issued by the Special Deputy Commissioner, Bengaluru District. Later the said Conversion has been renewed vide. Official Memorandum bearing No. ALN (SUR) SR/19/2007-08 dated 15/02/2007, issued by the Special Tahsildar, Bengaluru District. The copies of Official Memorandum / Conversion Certificate dated 22/12/2004 and Renewal Official Memorandum dated 15/02/2007 could be evidenced from **Document Nos.80 and 81.**

63. By virtue of Confirmation Deed dated 07/03/2013, Smt.Munivenkatamma, Smt.Rangamma and Smt.Nagamma all are daughters of Sri.Muniyappa have confirmed the Sale Deed dated 09/06/2004 with respect to the Land bearing Sy.No.186 measuring 1 Acre 14 Guntas and Sy.No.187 measuring 1 Acre 30 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri.N.P.Malles S/o. late.N.M.Puttasiddappa and Smt.Vani.S.Murthy W/o. Shivananda Murthy. The copy of the Confirmation Deed is registered as Document No.BSG-1-06905/2012-13, stored in CD No.BSGD200 in the office of Sub-registrar, Basavanagudi. The copy of the Confirmation Deed dated 07/03/2013 could be evidenced from **Document No.82.**
64. By virtue of Release Deed dated 07/03/2013, Sri.N.P.Malles S/o. late.N.M.Puttasiddappa, have relinquished his right, title and interest in the Converted Lands bearing Sy.No.186 measuring 1 Acre 14 Guntas, Sy.No.187 measuring 1 Acre 30 Guntas, Sy.No.189/1 measuring 09 Guntas and Sy.No.190/1 measuring 12 Guntas situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Smt.Vani.S.Murthy W/o. Shivananda Murthy. The said Release Deed is registered as Document No.BSG-1-06911/2012-13, in the office of Sub-registrar, BSGD200, in the office of Sub-registrar, Basavanagudi. The copy of the Release Deed dated 07/03/2013 could be evidenced from **Document No.83.**
65. By virtue of the Gift Deed dated 07/03/2023, Smt.Vani.S.Murthy W/o. Shivananda Murthy gifted the Converted Land bearing Sy.No.187 measuring 1 Acre 30 Guntas, Sy.No.189/1 measuring 09 Guntas and Sy.No.190/1 measuring 12 Guntas, situated at

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Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of her husband Sri.Sivananda Murthy. The said Sale deed is registered as Document No.BSK-1-15651/2022-23, Stored in CD No.BSKD1531, in the office of Sub-registrar, Basavanagudi (Banashankari). The copy of the Gift Deed dated 07/03/2023 could be evidenced from **Document No.84.**

66. The Converted Land bearing Sy.No.187 measuring 1 Acre 30 Guntas, Sy.No.189/1 measuring 09 Guntas and Sy.No.190/1 measuring 12 Guntas situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District came within the jurisdiction of Kaggalipura Village Panchayath and said authority assigned RDPR No.150200300100325850 and registered the name of Sri.Sivananda Murthy as the khatedar of said lands a vide. Form-9 and Form-11A both dated 27/03/2023. The copies of the Form-9 and Form-11A both dated 27/03/2023 could be evidenced from **Document Nos.85 and 86.**
67. The Converted Land bearing Sy.No.186 measuring 1 Acre 14 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District came within the jurisdiction of Kaggalipura Village Panchayath and said authority assigned RDPR No.150200300100320595 and registered the name of Smt.Vani.S.Murthy as the khatedar of said land vide. Form-9 and Form-11A both dated 27/03/2023. The copies of the Form-9 and Form-11A both dated 27/03/2023 could be evidenced from **Document Nos.87 and 88.**
68. By virtue of the Sale deed dated 04/05/2023, Smt.Vani.S.Murthy W/o. Shivananda Murthy conveyed the Converted Land bearing Sy.No.186 measuring 1 Acre 14 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Dr.Shermila Balarama Naidu, W/o. Dr.Hariprasad.T.R. The said Sale deed is registered as Document No.CMP-1-00960/2023-24, stored in CMPD1310, in the office of Sub-registrar, Basavanagudi (Chamarajapete). The copy of Sale deed dated 04/05/2023 could be evidenced from **Document No.89.**
69. The Converted Land bearing Sy.No.186 measuring 1 Acre 14 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, bearing RDPR No.150200300100320595

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bears out the name of Dr.Shermila Balarama Naidu as the khatedar of said land vide. Form-9 and Form-11A both dated 14/06/2023. The copies of the Form-9 and Form-11A both dated 14/06/2023 could be evidenced from **Document Nos.90 and 91.**

70. On perusal of Mutation Register Extract No.T19/2016-17, it observed that 4 guntas in Sy.No.186 and 6 guntas in Sy.No.187 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, was acquired for extension of National Highway road. The copy of Mutation Register Extract No. T19/2016-17 could be evidenced from **Document No.92.**
71. On perusal of Mutation Register Extract No.T115/2023-24, it observed that 1 gunta in Sy.No.186, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, was acquired for extension of National Highway road. The copy of Mutation Register Extract No.T115/2023-24 could be evidenced from **Document No.93**
72. On perusal of Mutation Register Extract No.T116/2023-24, it observed that 1 gunta in Sy.No.187, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, was acquired for extension of National Highway road. The copy of Mutation Register Extract No.T116/2023-24 could be evidenced from **Document No.94.**
73. On perusal of Mutation Register Extract No.T7/2019-20, it observed that Sy.No.190/1, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, phodied into Sy.No.190/1, 190/3 to 190/7 and further the name of N.P.Mallesha and Vani S.Murthy are registered as Khathedar for Sy.No.190/1. The copy of Mutation Register Extract No.T7/2019-20 could be evidenced from **Document No.95**
74. On perusal of Mutation Register Extract No.T164/2023-24, it observed that Sy.No.189/1, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, phodied into Sy.No.189/1, 189/3 to 189/6 and further the name of N.P.Mallesha and Vani S.Murthy are registered as Khathedar for Sy.No.189/1. The copy of Mutation Register Extract No.T164/2023-24 could be evidenced from **Document No.96**

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75. By virtue of the Joint Development Agreement dated 29/05/2025 Sri.Sivananda Murthy along with his wife Smt.Vani.S.Murthy and children namely Sri.Ajay Anand, Sri.Deepak Anand.S and Sri.Anand Amrith Sivananda Murthy (represented by POA holder Smt.Vani.S.Murthy) entered into development agreement with M/s.Aarohana Projects, A Partnership Firm, for development of a) converted land bearing Sy.No.187, measuring 1 Acre 15½ Guntas out of 1 acre 30 Guntas, (b) converted land bearing New Sy.No.189/1, measuring 0-09 guntas, and (c) converted land bearing Sy.No. 190/1, measuring 0-12 guntas, totally measuring 1 Acre 36½ Guntas, bearing amalgamated RDPR No.150200300100325850 and Khatha No.1592/1, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, into residential apartment building. The said Joint Development Agreement is registered as Document No.BSG-1-01434/2025-26, in the office of Sub-registrar, Basavanagudi. The copy of the Joint Development Agreement dated 29/05/2025 could be evidenced from **Document No.97.**
76. Pursuant to the said Joint Development Agreement, Sri.Sivananda Murthy along with his wife Smt.Vani.S.Murthy and children namely Sri.Ajay Anand, Sri.Deepak Anand.S and Sri.Anand Amrith Sivananda Murthy (represented by POA holder Smt.Vani.S.Murthy) have executed a Power of Attorney dated 29/05/2025, in favour of M/s.Aarohana Projects, A Partnership Firm. The said Power of Attorney is registered as Document No.BSG-4-00093/2025-26, in the office of Sub-registrar, Basavanagudi. The copy of the said General Power of Attorney dated 29/05/2025 could be evidenced from **Document No.98.**
77. On perusal of Power of Attorney dated 16/05/2025, it is observed that Sri.Anand Amrith Sivananda Murthy has empowered his mother Smt.Vani S.Murthy to act on his behalf. The copy of Power of Attorney dated 16/05/2025 could be evidenced from **Document No.99.**
78. By virtue of the Joint Development Agreement dated 18/07/2025 Dr.Shermila Balrama Naidu along with her husband Dr.T.R.Hariprasad and her children Smt.Sneha Prasad Taluru and Sri.Harshavardhan Hariprasad (represented by POA holder Dr.Shermila Balarama Naidu) entered into development agreement

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with M/s.Aarohana Projects, A Partnership Firm, for development of Converted land bearing Sy.No.186, RDPR No.150200300100320595, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, measuring 4478.43 sq.mtrs, into residential apartment building. The said Joint Development Agreement is registered as Document No.BSG-1-02620/2025-26, in the office of Sub-registrar, Basavanagudi. The copy of the Joint Development Agreement dated 18/07/2025 could be evidenced from **Document No.100**

79. Pursuant to the said Joint Development Agreement, Dr.Shermila Balrama Naidu along with her husband Dr.T.R.Hariprasad and her children Smt.Sneha Prasad Taluru and Sri.Harshavardhan Hariprasad (represented by POA holder Dr.Shermila Balarama Naidu) have executed a Power of Attorney dated 18/07/2025, in favour of M/s.Aarohana Projects, A Partnership Firm. The said Power of Attorney is registered as Document No.BSG-4-00176/2025-26, in the office of Sub-registrar, Basavanagudi. The copy of the said General Power of Attorney dated 18/07/2025 could be evidenced from **Document No.101.**
80. On perusal of Power of Attorney dated 05/06/2025 registered as Document No.BSG-4-00108/2025-26, in the office of Sub-registrar, Basavanagudi, it is observed that Sri.Harshavardhan Hariprasad Taluru has empowered his mother Dr.Shermila Balarama Naidu to act on his behalf. The copy of Power of Attorney dated 05/06/2025 could be evidenced from **Document No.102.**
81. On perusal of the RTC extracts with respect to the land bearing Sy.No.186 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, it is observed that said land is totally measuring 1 Acre 14 Guntas. For the period 1970-71 to 1982-83 bears out that Sri.B.K.Govindaraju is the owner in column no.9. For the period 1983-84 to 1985-86, 1988-89 to 1991-92 bears out the name of Muniyappa as the owners in column No.9. For the period 2001-02 to 2003-04 bears out the name of Mohanamba as the owners in column No.9. For the period 2004-05 to 2015-16 bears out the names of N.P.Mallesha and Vani.S.Murthy as the owners in Column No.9. For the period 2016-17 to 2025-26 bears out the names of N.M.Mallesha and Vani S.Murthy are the owners to an extent of 1 Acre 09 Guntas and remaining 5 guntas has been acquired for

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National Highway authority. The copy of the RTC extracts of Sy.No.186 could be evidenced from **Document No.103.**

82. On perusal of the RTC extracts with respect to the land bearing Sy.No.187 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, it is observed that said land is totally measuring 1 Acre 31 Guntas including 1 gunta of Kharab. For the period 1970-71 to 1982-83 bears out that Sri.B.K.Govindaraju is the owner in column no.9. For the period 1983-84 to 1985-86, 1988-89 to 1991-92 bears out the name of Muniyappa as the owners in column No.9. For the period 2001-02 to 2003-04 bears out the name of Mohanamba as the owners in column No.9. For the period 2004-05 to 2015-16 bears out the names of N.P.Mallesha and Vani.S.Murthy as the owners in Column No.9. For the period 2016-17 to 2025-26 bears out the names of N.M.Mallesha and Vani S.Murthy are the owners to an extent of 1 Acre 23 Guntas and remaining 7 guntas has been acquired for National Highway authority. The copy of the RTC extracts of Sy.No.187 could be evidenced from **Document No.104**
83. On perusal of the RTC extracts with respect to the land bearing Sy.No.189 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, it is observed that said land is totally measuring 1 Acre 18 Guntas. For the period 1970-71 to 1995-96 bears out that Sri.B.K.Govindaraju is the owner in column no.9. For the period 1996-97 to 2001-02 bears out the name of Venkatarajappa as the owners in column No.9 to an extent of 9 Guntas. For the period 16/11/2002 to 04/07/2003 bears out the name of Venkatarajappa as the owners in column No.9 to an extent of 9 Guntas. The copy of the RTC extracts of Sy.No.189 could be evidenced from **Document No.105**
84. On perusal of RTC extracts for the period 2025-26 with respect to the land bearing Sy.No.189/1 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, it is observed that said land is totally measuring 9 Guntas and the names of N.P.Mallesha and VaniS.Murthy as the owners in column no.9. The copy of the RTC extracts of Sy.No.189/1 could be evidenced from **Document No.106.**
85. On perusal of the RTC extracts with respect to the land bearing Sy.No.190 situated at Kaggalipura Village, Uttarahalli Hobli,

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Bengaluru South Taluk, Bengaluru District, it is observed that said land is totally measuring 1 Acre 32 Guntas. For the period 1970-71 to 1992-93 bears out that Sri.B.K.Govindaraju is the owner in column no.9. For the period 1997-98 to 2001-02 bears out the name of Venkatarajappa as the owners in column No.9 to an extent of 12 Guntas. The copy of the RTC extracts of Sy.No.190 could be evidenced from **Document No.107**

86. On perusal of RTC extracts for the period 2002-03 to 2025-26 with respect to the land bearing Sy.No.190/1 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, it is observed that said land is totally measuring 1 Acre 23 Guntas and later in the year 2020-21 onwards said land was phodied and it totally measures 12 guntas. For the period 2002-03 to 2025-26 bears out the names of N.P.Mallesh and VaniS.Murthy as the owners in column no.9 to an extent of 12 Guntas. The copy of the RTC extracts of Sy.No.190/1 could be evidenced from **Document No.108.**

87. On perusal of Endorsement dated 27/05/2026, issued by Tahsildar, Bangalore South Taluk, Bengaluru bears out Non-availability of RTC extracts for the period 1992-93 to 2000-01 and Index of lands and record of rights, with respect to the land bearing Sy.Nos.185, 186, 189 and 190 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Endorsement dated 27/05/2026, issued by Tahsildar, Bangalore South Taluk, Bengaluru could be evidenced from **Document No.109**

88. The Encumbrance Certificate for the period 15/02/1957 to 31/05/1989 bears out 'Nil' encumbrances with respect to land bearing Sy.Nos.186 and 187, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the Encumbrance certificate could be evidenced from **Document No.110**

89. The Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 bears out the registration of Sale deed dated 21/09/2000 document no.6266 and otherwise bears out 'Nil' encumbrances with respect to land bearing Sy.Nos.189 and 190, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the Encumbrance certificate could be evidenced from **Document No.111.**

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90. The Encumbrance Certificate for the period 14/02/31/05/1989 bears out 'Nil' encumbrances with respect bearing Sy.Nos.189 and 190, situated at Kaggalipura Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the Encumbrance certificate could be evidenced from **Document No.112.**
91. The Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 bears out the registration of (a) Sale deed dated 17/11/1997 document no.9940 (b) Sale deed dated 19/04/2001 document no.683 (c) Sale deed dated 16/07/2001 document no.4429, (d) Sale deed dated 16/07/2001 document no.4432, (e) sale deed dated 21/01/2002 document no.13594 and otherwise bears out 'Nil' encumbrances with respect to land bearing Sy.No.189, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The aforesaid transactions are not subject matter of Schedule Property herein. The copy of the Encumbrance certificate could be evidenced from **Document No.113.**
92. The Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 bears out the registration of (a) Sale deed dated 17/11/1997 document no.9940 (b) Sale deed dated 19/04/2001 document no.683 (c) Sale deed dated 16/07/2001 document no.4429, (d) Sale deed dated 16/07/2001 document no.4432, (e) sale deed dated 21/01/2002 document no.13594 and otherwise bears out 'Nil' encumbrances with respect to land bearing Sy.No.190, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The aforesaid transactions are not subject matter of Schedule Property herein. The copy of the Encumbrance certificate could be evidenced from **Document No.114.**
93. The Encumbrance Certificate for the period 01/04/2004 to 12/06/2026 bears out the registration of Joint Development Agreement dated 27/05/2025 Document No.1434/2025-26 with respect to land bearing Sy.Nos.186, 187, 189/1 and 190/1 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the Encumbrance certificate could be evidenced from **Document No.115**

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94. The Akarbhand in respect of Sy.No.185 and 186 situated at situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District bears out that said land totally measures to an extent of 3 Acres 07 guntas and 1 Acre 14 guntas respectively . The copy of the Akarbhand of Sy.No.185 and 186 could be evidenced from **Document No.116.**
95. The Akarbhand in respect of Sy.No.189/1 situated at situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District bears out that said land totally measures to an extent of 1 Acre 10 guntas. The Akharbandh in respect of Sy.No.190/1 situated at situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District bears out that said land totally measures to an extent of 1 Acre 23 guntas. The copy of the Akarbhand of Sy.No.189/1 could be evidenced from **Document No.117**
96. On perusal of the Mula tippany issued by the Village Accountant, it is observed that land bearing Sy.No.186 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District is not phodied. The copy of Mula tippany of Sy.No.186 could be evidenced from **Document No.118.**
97. On perusal of the Mula tippany issued by the Village Accountant, it is observed that land bearing Sy.No.187 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District is not phodied. The copy of Mula tippany of Sy.No.187 could be evidenced from **Document No.119.**
98. On perusal of the Mula tippany and Hissa survey tippany issued by the Village Accountant, it is observed that land bearing Sy.No.189 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District is bifurcated into 189/1 to 189/2. The copy of Mula tippany and Hissa survey tippany of Sy.No.189 could be evidenced from **Document No.120.**
99. On perusal of the Mula tippany and Hissa survey tippany issued by the Village Accountant, it is observed that land bearing Sy.No.190 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District is bifurcated into 190/1 to 190/7. The copy

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of Mula tippany and Hissa survey tippany of Sy.No.190 could be evidenced from **Document No.121.**

**FLOW OF TITLE OF SY.NO.2401 AND 240/4**

100. On perusal of Order passed in Case No.167 dated 06/08/1958 by the Special Deputy Commissioner for Inams Abolition, Bengaluru and Kolar Districts, it is observed that Master.Sampangi alias Sampangi Ramaiah S/o. Late.Dodda Kempaiah (being minor represented by his mother and Natural Guardian Smt. Narasamma), filed an application for grant of occupancy right with respect to the Land bearing Sy.No.240 measuring 5 Acre 05 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District and pursuant to that Special Deputy Commissioner for Inams Abolition, Bangalore, confirmed the occupancy right of the said land in favour of Sampangi S/o. late.Doddakempaiah (being represented by his mother Smt.Narasamma). Subsequently an Endorsement dated 23/08/1959 also issued by the Special Deputy Commissioner for Abolition of Inams, Bengaluru, confirming the grant of occupancy rights in favour of Sampangi S/o. late.Doddakempaiah (being represented by his mother Smt.Narasamma). Form VIII confirms the grant of aforesaid land in favour of Sampangi S/o. late.Doddakempaiah (being represented by his mother Smt.Narasamma). The copies of the Order passed in Case No.167 dated 06/08/1958, Endorsement dated 23/08/1959 and Form-VIII could be evidenced from **Document Nos.122, 123 and 124.**
101. Pursuant to said grant, the khatha of Land bearing Sy.No.240 measuring 5 Acre 05 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, was mutated in the name of Sri.Sampangi (minor guardian Smt.Narasamma) vide. Mutation Register Extract No.196/1982-83. The copy of Mutation Register Extract No.196/1982-83 could be evidenced from **Document No.125.**
102. The said Sri.Sampangi alias Sampangi Ramaiah along with his brother namely Sri.Hanumaiah partitioned the aforesaid land bearing Sy.No.240 measuring 5 Acres 05 Guntas situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District along with other joint family properties vide. Panchayat Parikath/Partition Deed dated 13/03/1982. In the said Partition

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Deed, the portion of land measuring 03 Acres in Sy.No.240 was allotted to the share of Sri. Sampangi alias Sampangi Ramaiah and the remaining portion of land measuring 02 Acres 05 Guntas was allotted to the share of Sri.Hanumaiah. The copy of the Panchayat Parikath/Partition Deed dated 13/03/1982 could be evidenced from **Document No.126.**

103. Pursuant to said Partition Deed, the katha of the land measuring 02 Acres 05 Guntas, in Sy.No.240 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, was mutated in the name of Sri.Hanumaiah vide. Mutation Register Extract No.50/1998-99. The copy of Mutation Register Extract No.50/1998-99 could be evidenced from **Document No.127.**
104. The Land bearing Sy.No.240 measuring 1 Acre 05 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, converted from agricultural to non-agricultural residential purposes vide. Official Memorandum / Conversion Certificate No.BDis/ALN/SR(S)/555/2004-05 dated 20/01/2005, issued by the Special Deputy Commissioner, Bengaluru District. The said conversion details have been ordered to enter in the revenue records of the Land bearing Sy.No.240 measuring 1 Acre 05 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District vide. Mutation Register Extract No.321/2004-05. The copies of Official Memorandum / Conversion Certificate along with fee paid challan and Mutation Register Extract No.321/2004-05 could be evidenced from **Document Nos.128 and 129.**
105. The Land bearing Sy.No.240 measuring 1 Acre, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, converted from agricultural to non-agricultural residential purposes vide. Official Memorandum / Conversion Certificate No. ALN(SU)SR (K) 76/2015-16 dated 13/05/2016 issued by the Deputy Commissioner, Bengaluru District. The copies of Official Memorandum / Conversion Certificate along with fee paid challan could be evidenced from **Document No.130**
106. The land bearing Sy.No.240 was subject to phody and the portion of the land measuring 1 Acre 05 Guntas and another portion of land measuring 1 Acre, totally measuring 2 Acres 05 Guntas in possession

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of Sri.Hanumaiah was assigned with New Sy.No.240/1 vide. Mutation Register Extract No. T4/2022-23. The copy of Mutation Register Extract No. T4/2022-23 could be evidenced from **Document No.131.**

107. Family tree certificate dated 30/06/2022 bearing No.RD0038211437988, duly issued by the Deputy Tahsildar, Bengaluru South Taluk, Bengaluru District, bears out that, Sri.Hanumaiah's wife name is Smt.Munilakshamma and his children are Sri.Arun Kumar.H, Smt.Bharathi.H, Sri.Dhananjaya.H and their respective family members. The copy of Family tree certificate of Sri.Hanumaiah is evidenced from **Document No.132.**
108. By virtue of the Sale agreement dated 27/09/2023, Sri.Hanumaiah and his family members have offered to sell the Converted Land bearing Sy.No.240/1 measuring 2 Acres 05 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, to Sri.Devarajulu.B and Sri.Ashok Naidu B. both are sons of Sri.Anand Naidu. The said Sale agreement is registered as Document No.BSG-1-06462/2023-24, in the office of Sub-registrar, Basavanagudi. The copy of the Sale agreement dated 27/09/2023 is evidenced from **Document No.133.**
109. Subsequently the land bearing Sy.No.240/1 has been further phodied and the portion of land measuring 1 Acre and Kharab 02.08 Guntas has been assigned with New Sy.No.240/4 and accordingly the name of Sri.Hanumaiah was mutated to the said land vide. Mutation Register Extract No. T63/2024-25. The copy of Mutation Register Extract No. T63/2024-25 could be evidenced from **Document No.134.**
110. By virtue of the Sale deed dated 06/01/2025, Sri.Hanumaiah S/o. late.Dodda Kemapaiah along with his family conveyed the portion of land measuring 1 Acre 05 Guntas, in Sy.No.240/1, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri.Devarajulu.B. and Sri.Ashok Naidu.B, both are sons of Sri.Anand Naidu. The said Sale Deed is registered as Document No.BSG-1-06649/2024-25, in the office of Sub-registrar, Basavanagudi. The copy of the Sale deed dated 06/01/2025 could be evidenced from **Document No.135.**
111. By virtue of the Sale deed dated 30/01/2025, Sri.Hanumaiah S/o. late.Dodda Kemapaiah along with his family conveyed the land

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measuring 1 Acre, in Sy.No.240/4, old Sy.No.240/1, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri.Devarajulu.B. and Sri.Ashok Naidu.B, both are sons of Sri.Anand Naidu. The said Sale Deed is registered as Document No.BSG-1-07222/2024-25, in the office of Sub-registrar, Basavanagudi. The copy of the Sale deed dated 30/01/2025 could be evidenced from **Document No.136.**

112. The converted land bearing Sy.No.240/1 and 240/2 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District came within the jurisdiction of Kaggalipura village panchayath and the said authority issued Form-11B dated 19/08/2025 and assigned Katha No.105/240 RDPR No.150200300100325965 measuring 2 Acres 05 Guntas and registered the name of Sri.Devarajulu.B and Sri.Ashok Naidu B. as the khatedars. The copy of Form-11B dated 19/08/2025 for Katha No.136/A2, RDPR No.150200300100820056 could be evidenced from **Document No.137.**
113. By virtue of the Joint Development Agreement dated 25/08/2025, Sri.Devarajulu.B and Sri.Ashok Naidu.B. entered into development agreement with M/s.Aarohana Projects, A Partnership Firm, for development of Immovable Property bearing Sy.No.240/1 measuring 1 Acre 05 Guntas and Sy.No.240/4, (old Sy.No.240/1) measuring 1 Acre, having amalgamated Kaggalipura Village Panchayath RDPR No.150200300100325965, Village Panchayath Property No.105/240 measuring 8599.50 sq.mtrs, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, into residential apartment building. The said Joint Development Agreement is registered as Document No.BSG-1-03445/2025-26, in the office of Sub-registrar, Basavanagudi. The copy of the Joint Development Agreement dated 25/08/2025 could be evidenced from **Document No.138.**
114. Pursuant to the said Joint Development Agreement, Sri.Devarajulu.B and Sri.Ashok Naidu.B. have executed a Power of Attorney dated 25/08/2025, in favour of M/s.Aarohana Projects, A Partnership Firm. The said Power of Attorney is registered as Document No.BSG-4-00227/2025-26, in the office of Sub-registrar, Basavanagudi. The copy of the said General Power of Attorney dated 25/08/2025 could be evidenced from **Document No.139.**

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115. On perusal of the RTC extracts with respect to the land bearing Sy.No.240 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, it is observed that said land is totally measuring 5 Acres 17 Guntas including 12 Guntas of Kharab. For the period 1970-71 to 1979-80, 1992-93 to 1997-98 bears out that Sri.Sampangiramaiah is the owner in column no.9. For the period 1997-98 to 2005-06 bears out the names of Hanumaiah and Sampangiramaiah as the owners in column No.9. For the period 2006-07 to 2022-23 bears out the names of Hanumaiah, Sampangiramaiah and T.Ramachandra Naidu as the owners in column No.9. The copy of the RTC extracts of Sy.No.240 could be evidenced from **Document No.140**.
116. On perusal of RTC extracts for the period 2023-24 and 2024-25 with respect to the land bearing Sy.No.240/1 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, it is observed that said land is totally measuring 2 Acres 07.08 Guntas including 02.08 Guntas of Kharab and the name of Hanumaiah as the owner in column no.9. After bifurcation the said land is totally measures 1 Acre 05 Guntas and for the period 2025-26 bears out the name of Hanumaiah as the owner in column no.9. The copy of the RTC extracts of Sy.No.240/1 could be evidenced from **Document No.141**
117. On perusal of RTC extracts for the period 2024-25 and 2025-26 with respect to the land bearing Sy.No.240/4 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, it is observed that said land is totally measuring 1 Acre 02.08 Guntas including 02.08 Guntas of Kharab and the name of Hanumaiah as the owner in column no.9. The copy of the RTC extracts of Sy.No.240/4 could be evidenced from **Document No.142**.
118. On perusal of Endorsement dated 27/05/2026, issued by Tahsildar, Bangalore South Taluk, Bengaluru bears out Non-availability of RTC extracts for the period 1992-93 to 2000-01 and Index of lands and record of rights, with respect to the land bearing Sy.No.240 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Endorsement dated 27/05/2026, issued by Tahsildar, Bangalore South Taluk, Bengaluru could be evidenced from **Document No.143**

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119. The Encumbrance Certificate for the period 15/02/1957 to 31/05/1989 bears out 'Nil' encumbrances with respect to land bearing Sy.No.240, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the Encumbrance certificate could be evidenced from **Document No.144.**
120. The Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 bears out the registration of Mortgage deed dated 24/07/2000 and 12/08/2002 by Hanumaiah to PLDB Bank and otherwise 'Nil' encumbrances with respect to land bearing Sy.No.240, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the Encumbrance certificate could be evidenced from **Document No.145.**
121. The Encumbrance Certificate for the period 01/04/2004 to 23/07/2008 bears out the registration of Sale deed dated 08/03/2006 executed by Sampanigramaiah to T.Ramachandra Niadu and otherwise 'Nil' encumbrances with respect to land bearing Sy.No.240, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the Encumbrance certificate could be evidenced from **Document No.146.**
122. The Encumbrance Certificate for the period 01/04/2012 to 06/10/2017 bears out the registration of Partition deed dated 22/02/2013 between T.Ramachandra Niadu and children and otherwise 'Nil' encumbrances with respect to land bearing Sy.No.240, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the Encumbrance certificate could be evidenced from **Document No.147.**
123. The Encumbrance Certificate for the period 01/04/2004 to 10/12/2025 bears out the registrations of (a) Sale agreement dated 27/09/2023 between Hanumaiah and others and Sri.Devarajulu.B and another (b) Sale deed dated 03/01/2025 by Hanaumaiah and others to Sri.Devarajulu.B and (c) Joint Development Agreement dated 22/08/2005 between Sri.Devarajulu.B and another and M/s.Aarohana Projects and otherwise 'Nil' encumbrances with respect to land bearing Sy.No.240/1 and Sy.No.240/4 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District.

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The copy of the Encumbrance certificate could be evidenced from **Document No.148.**

124. The Encumbrance Certificate for the period 11/12/2025 to 12/06/2026 bears out 'Nil' encumbrances with respect to land bearing Sy.No.240/1 and Sy.No.240/4 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the Encumbrance certificate could be evidenced from **Document No.149.**
125. The Akarbhand in respect of Sy.No.240/1 situated at situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District bears out that said land totally measures to an extent of 2 Acres 07.08 guntas including 02.08 guntas of kharab. The copy of the Akarbhand of Sy.No.240/1 could be evidenced from **Document No.150.**
126. On perusal of the Mula tippany issued by the Village Accountant, it is observed that land bearing Sy.No.240 situated at situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District bifurcated into 4 potions as Sy.No.240/1 to 240/4. The copy of Mula tippany, Atlas, Hissa Mojini could be evidenced from **Document No.151.**
127. M/s.Aarohana Projects, have applied and procured all the required Statutory Permits/NOCs/Consent etc., from the relevant competent authorities by remitting the requisite statutory fee and other charges to develop the Schedule Property and the particulars Permits/NOCs/Consent etc., are as follows:
  - a) Consent To Establishment to constructed residential apartment vide Consent Order No.CTE-352227 dated 09/01/2026 issued by the Karnataka State Pollution Control Board.
  - b) No Objection Certificate dated 07/02/2026 issued by the Executive Engineer, El. (C, O&M), BESCOM, Kengeri Division.
  - c) No Objection Certificate bearing No. KSFES/GBC(1)/571 dated 16/02/2026 issued by the Director General of Police and Director, Karnataka Fire & Emergency Services.
  - d) Environment Clearance dated 14/01/2026 in No.SEIAA 274 CON 2025, issued by the State Level Environment Impact Assessment authority, Karnataka.

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- e) No Objection Certificate No.HOSU/SOUTH/B/083025/1971170 dated 23/10/2025 issued by the Airports Authority of India.
- f) No Objection Certificate for High rise building in BGTD No.DGM (CM) BGTD/NOC for High Rise/2025-26/197 DATED 07/03/2026 issued by the Bharat Sanchar Nigam Limited.

The copies of the aforesaid NOCs/Permits/Clearances could be evidenced from **Document Nos.152 to 157.**

128. By virtue of Relinquishment Deed dated 29/05/2025, Smt.Shermila Balarama Naidu, Sri.T.R.Hariprasad, Sri.T.R.Chandrashekar, Sri.Sivanandamurthy, Sri.B.Devarajulu and Sri.B.Ashok Naidu, represented by their GPA Holder M/s.Arohana Projects, has relinquished portion of land measuring 2310.63 Sq.meters as CA site formed in the Land bearing Sy.No.185/1, Sy.No.185/2, Sy.No.186, Sy.No.187, Sy.No.189/1, Sy.No.190/1, Sy.No.240/1 and Sy.No.241, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Kanakapura Town Planning Authority. The said Relinquishment Deed registered as Document No.BSG-1-01437-2025-26, in the office of Sub-registrar, Basavanaguid. The said Relinquishment deed dated 29/05/2025 could be evidenced from **Document No.158.**
129. By virtue of Relinquishment Deed dated 29/05/2025, Smt.Shermila Balarama Naidu, Sri.T.R.Hariprasad, Sri.T.R.Chandrashekar, Sri.Sivanandamurthy, Sri.B.Devarajulu and Sri.B.Ashok Naidu, represented by their GPA Holder M/s.Arohana Projects, has relinquished portion of land measuring 6601.84 Sq.meters as Parks formed in the Land bearing Sy.No.185/1, Sy.No.185/2, Sy.No.186, Sy.No.187, Sy.No.189/1, Sy.No.190/1, Sy.No.240/1 and Sy.No.241, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Kagalipura Village Panchayath. The said Relinquishment Deed registered as Document No.BSG-1-01442-2025-26, in the office of Sub-registrar, Basavanaguid. The said Relinquishment deed dated 29/05/2025 could be evidenced from **Document No.159.**
130. Development Plan / Single Layout Plan bearing KPA/LAO/188/2024-25/745 dated 05/06/2025 has been approved by the Kanakapura Planning Authority, with respect to in the Land bearing Sy.No.185/1, Sy.No.185/2, Sy.No.186, Sy.No.187, Sy.No.189/1, Sy.No.190/1,

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Sy.No.240/1 and Sy.No.241, totally measuring 11 Acres 14.04 guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Work Order along with layout plan could be evidenced from **Document No.160.**

131. The Kaggalipura Village Panchayath, after approval of single layout plan and relinquishment of parks and CA sites, have issued Khatha bearing RDPR No.150200300100326714, Village Panchayath No.1855, to the Residentially Converted land Sy.No.185/1, Sy.No.185/2, Sy.No.186, Sy.No.187, Sy.No.189/1, Sy.No.190/1, Sy.No.240/1 and Sy.No.241, totally measuring 36930.31 Sq.mtrs, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District and registered the names of Smt.Shermila Balarama Naidu, Sri.T.R.Hariprasad, Sri.T.R.Chandrashekar, Sri.Sivanandamurthy, Sri.B.Devarajulu and Sri.B.Ashok Naidu as the khatedars vide. Form No.9 and Form-11 A both dated 06/09/2025. The copies of Form No.9 and Form-11 A both dated 06/09/2025 could be evidenced from **Document Nos.161 and 162**
132. M/s. Aarohana Projects', A Partnership firm, with an intent to construct residential apartments in phase wise manner, has secured sanction plan for Block-A consisting Tower 1, 2, 3 and 4, duly approved from the Kanakapura Planning Authority vide L.P.No. KPA/CC/114/2025-26 dated 23/03/2026 for construction of residential apartment in the portion of land in the Composite Schedule Property. The copy of Commencement certificate with sanction plan along with fee paid challan could be evidenced from **Document No.163.**

### SCHEDULE PROPERTY

#### Item No.1

All that piece and parcel of Converted land bearing RDPR No.150200300100820055, Khata No.136/A1 in the portion of new Sy.No.185/1 and Sy.No.185/2 (Old Sy.No.185), measuring 6,373.79 Sq.Mtrs (Duly converted for non-agricultural purposes vide. Official Memorandum bearing Nos. ALN:(S.U)S.R.28/08-09 Dated 29/12/2008 and B.Dis:ALN:SR(S).464/2004-05 dated 06/12/2004, both issued by Special Deputy Commissioner, Bengaluru District) situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District and bounded as follows: -

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East by : Government Halla;  
West by : Land belongs to Smt.Vani S Murthy;  
North by : Land belongs to Chinnappa;  
South by : Land belongs to Dr.T.R.Hariprasad.

**Item No.2**

All that piece and parcel of Converted land bearing RDPR No.150200300100820056, Khata No.136/A2 in the portion of new Sy.No.185/1 and Sy.No.185/2 (Old Sy.No.185), measuring 6,474.97 Sq.mtrs (Duly converted for non-agricultural purposes vide. Official Memorandum bearing Nos. ALN:(S.U)S.R:28/08-09 Dated 29/12/2008 and B.Dis:ALN:SR(S): 464/2004-05 dated 06/12/2004, both issued by Special Deputy Commissioner, Bengaluru District) situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District and bounded as follows: -

East by : Government Halla;  
West by : Land belongs to Smt.Vani S Murthy;  
North by : Land belongs to Dr.T.R.Chandrashekar;  
South by : Road

**Item No.3**

All that piece and parcel of Converted land bearing RDPR No.150200300100800259, Khatha No.136, in Sy.No.241, measuring 12,444.08 Sq.mtrs (Duly converted for non-agricultural purposes vide. Official Memorandum bearing No. B.Dis:ALN:SR(S): 464/2004-05 dated 06/12/2004, issued by Special Deputy Commissioner, Bengaluru District) situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District and bounded as follows: -

East by : Land bearing Sy.No.242/ Land belongs to Smt.Malathi Mahadevan;  
West by : Government Halla;  
North by : Land belongs to Smt.Jothamma and Sri.Velu;  
South by : Land belongs to Sri.Hanumaiah.

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**Item No.4**

All that piece and parcel of (a) converted land bearing **Sy.No.187**, measuring 1 Acre 15½ Guntas out of 1 acre 30 Guntas, converted from agricultural purposes to non-agricultural residential purposes No.BDS.ALN.SR(S) 530/2004-05 dt:22-12-2004 and renewed official memorandum bearing No:ALN(S.U)/SR: 19/2007-08, Dt:15-02-2007 (b) converted land bearing **New Sy.No.189/1**, measuring 0-09 guntas, converted from agricultural purposes to non-agricultural residential purposes No.BDS.ALN.SR(S) 530/2004-05 dt:22-12-2004 and renewed official memorandum bearing No: ALN (S.U)/SR: 19/2007-08, Dt: 15 02-2007 and (c) converted land bearing **Sy.No. 190/1**, measuring 0-12 guntas, converted from agricultural purposes to non-agricultural residential purposes No.BDS.ALN.SR(S) 530/2004-05 dt:22-12-2004 and renewed by an official memorandum bearing No:ALN(S.U)/SR: 19/2007-08, Dt:15-02-2007, totally measuring 1 Acre 36½ Guntas, bearing amalgamated RDPR No.150200300100325850 and Khatha No.1592/1, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, and bounded as follows:-

|          |   |                                 |
|----------|---|---------------------------------|
| East by  | : | Land bearing Sy.No.185/1        |
| West by  | : | Road                            |
| North by | : | Land bearing Sy.No.186          |
| South by | : | Land bearing Sy.No.189 and Road |

**Item No.5**

All that piece and parcel of Converted land bearing Sy.No.186, RDPR No.150200300100320595, Village Panchayath Property No.1592, (duly converted from agricultural purposes to non-agricultural residential purposes vide. Official Memorandum bearing No.BDS.ALN.SR(S) 530/2004-05 dated 22/12/2004 issued by Special Deputy Commissioner, Bengaluru District) situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, measuring 4478.43 sq.mtrs, and bounded as follows:-

|          |   |                                                  |
|----------|---|--------------------------------------------------|
| East by  | : | Land bearing Sy.No.185;                          |
| West by  | : | Road;                                            |
| North by | : | Private Property;                                |
| South by | : | Land belonging to Sivananda Murthy in Sy.No.187. |

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**Item No.6**

All that piece and parcel of Converted lands bearing Sy.No.240/1 measuring 1 Acre 05 Guntas and Sy.No.240/4, (old Sy.No.240/1) measuring 1 Acre, having amalgamated Kaggalipura Village Panchayath RDPR No.150200300100325965, Village Panchayath Property No.105/240 measuring 8599.50 sq.mtrs, (duly converted from agricultural purposes to non-agricultural residential purposes vide. Official Memorandum Nos. BDS: ALN:SR(S):555/2004-05, dated 20/01/2005 and ALN(SU)SR (K) 76/2015-16 dated 13/05/2016, issued by Special Deputy Commissioner, Bengaluru District) situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, and bounded as follows:-

|          |   |                                  |
|----------|---|----------------------------------|
| East by  | : | Land bearing Sy.Nos.242 and 244; |
| West by  | : | Halla;                           |
| North by | : | Land bearing Sy.Nos.241 and 242; |
| South by | : | Land bearing Sy.No.240/2.        |

**COMPOSITE SCHEDULE PROEPRTY**

All that piece and parcel of Converted lands bearing (a)Sy.No.185/1 (b)Sy.No.185/2 (c) Sy.No.186 (d) Sy.No.187 (e)Sy.No.189/1 (f) Sy.No.190/1 (g) Sy.No.240/1 and 240/4 and (h)Sy.No.241, Amalgamated Khatha bearing RDPR No.150200300100326714, Village Panchayath No.1855, totally measuring 36930.31 Sq.mtrs, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District and bounded as follows:-

|          |   |                                                         |
|----------|---|---------------------------------------------------------|
| East by  | : | Land bearing Sy.Nos.242 and 244;                        |
| West by  | : | Land bearing Sy.Nos. 191, portion of Sy.No.189 and 190; |
| North by | : | Land bearing Sy.Nos.192;                                |
| South by | : | Road and Land bearing Sy.No.240/2.                      |

*Sudhakar G.V.*

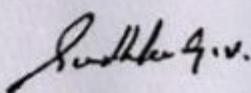


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### CERTIFICATE

*I hereby certify that on perusal of the photocopies of documents furnished to me and information furnished, it is observed :*

- (a) Dr.T.R.HARIPRASAD, S/o. Sri.T.Ramachandra Naidu and Dr.T.R.CHANDRASHEKAR, S/o. Sri.T.Ramachandra Naidu are the absolute owners of the Item No.1 and 2 of the Schedule Property*  
*(b) Dr.T.R.CHANDRASHEKAR S/o. Sri.T.Ramachandra Naidu is the absolute owner of the Item No.3 of the Schedule Property*  
*(c) Sri.SIVANANDA MURTHY S/o. Late.M.S.Marulaiah is the absolute owner of the Item No.4 of the Schedule Property*  
*(d) Dr.SHERMILA BALARAMA NAIDU W/o. Dr.T.R.Hariprasad is the absolute owner of the Item No.5 of the Schedule Property,*  
*(e) Sri.Devarajulu.B and Sri.Ashok Naidu.B. both are sons of Sri.Anand Naidu are the absolute owners of the Item No.6 of the Schedule Property, and M/s. AAROHANA PROJECTS, A Partnership Firm, is having development rights on the Composite Schedule Property.*

  
G.V.Sudhakar