

K.V. SHYAMA PRASADA & COMPANY
ADVOCATES

No. 100, 2nd Floor,
14th Cross, Killari Road,
Bangalore-560 053.

Off. : 2225 5566
Cell : 94486 69502

M/s Mahendra Homes Private Limited
Having registered office at No.51,
17th Cross, 12th Main Road,
6th Sector, HSR Layout,
Bengaluru-560102

Sub: Legal Opinion regarding the title of M/s Mahendra Homes Private Limited as Developer and Sri B.T. Nagaraj Reddy and Smt. Shanthamma as owners in respect of Converted land bearing Sy.No. 334/3 measuring 3 Acres, Sy.No. 334/4 measuring 04.4 guntas, Sy.No. 334/5 measuring 35.6 guntas, Sy.No. 335/4 measuring 2 Acres, land bearing Sy.No. 261/1, measuring 1 Acre 09 Guntas, land bearing Sy.No. 261/2, measuring 1 Acre 07 Guntas, composite Property E khatha bearing PID No. 150200102901023991, measuring 33993.59 Square meters, presently in the limits of Hulimangala Village Panchayath, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk,

I. DESCRIPTION OF THE PROPERTY:

Item No.1.

All that piece and parcel of Converted land bearing Sy.No. 334/3 measuring 3 Acres, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk and bounded on:

East by : Road
West by : Land in Sy.Nos. 260 and 261
North by : Land in Sy.No. 335
South by : Land in Sy.No. 334/1

Item No.2

All that piece and parcel of Converted land bearing Sy.No. 334/4 measuring 04.4 guntas, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk and bounded on:

East by : Land in Sy.No. 334/2



West by : Land in Sy.No. 334/5
North by : Land in Sy.No. 335
South by : Land in Sy.No. 334/3

Item No.3

All that piece and parcel of Converted land bearing Sy.No. 334/5 measuring 35.6 guntas, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk and bounded on:

East by : Land in Sy.No. 334/4
West by : Land in Sy.No. 334/3
North by : Land in Sy.No. 335
South by : Land in Sy.No. 334/3

Item No.4

All that piece and parcel of Converted land bearing Sy.No. 335/4 measuring 2 Acres, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk and bounded on:

East by : Road
West by : Land in Sy.No. 260
North by : Land in Sy.No. 335/1
South by : Land in Sy.No. 334.

Item No.5.

All that piece and parcel of converted land bearing Sy.No. 261/1 (old Sy.No. 261), measuring 1 Acre 09 Guntas, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk and bounded on:

East by : Land bearing Sy.No.334
West by : Land bearing Sy.No. 258
North by : Land bearing Sy.No. 260
South by : Land bearing Sy.No. 261/2



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Item No.6.

All that piece and parcel of converted land bearing Sy.No. 261/2 (Old Sy.No.261), measuring 1 Acre 07 Guntas, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk and bounded on:

East by : Land bearing Sy.No.334
West by : Land bearing Sy.No. 258
North by : Land bearing Sy.No. 261/1
South by : Land bearing Sy.No. 261/3

Composite Property

All that piece and parcel of converted land bearing Sy.No.261/1 measuring 1 Acre 09 Guntas, exclusive of 5 Guntas of Kharab, Sy.No. 261/2 measuring 1 Acre 07 Guntas, exclusive of 8 Guntas of Kharab, Sy.No. 334/3 measuring 3 Acres, Sy.No. 334/4 measuring 4.4 Guntas, Sy.No. 334/5 measuring 35.6 Guntas and Sy.No. 334/5 measuring 2 Acres exclusive of 6 guntas of Kharab, totally measuring 8 Acre 15.10 Guntas, Composite Property E khatha bearing PID No. 150200102901023991, measuring 33993.59 Square meters, in the limits of Hulimangala Village Panchayath, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk and bounded on:

East by : Road
West by : Government Property
North by : Remaining Property of Sy.No.335
South by : Remaining Property of Sy.No.334

II. LIST OF DOCUMENTS SCRUTINIZED (XEROX COPIES):

Sy.No. 334/3

1. Records of Rights in respect of Sy.Nos. 154/1, 154/2 and 154/3 standing in the name of Sri Thimmarayappa.
2. Records of Rights and Pahani in respect 154/2 standing in the name of Sri Thimmarayappa.
3. 10.04.1958 Will executed by Sri Thimmarayappa, the same was registered as Document No. 8/1958-59 of Book-III, Volume 15 at pages 178 to 183, in the office of Sub-Registrar, Anekal.
4. 13.09.2010 Death Certificate of B.V. Thimmarayappa (died on 04.03.1981)
5. Records of Rights and Pahani in respect 154/2 standing in the name of Smt. Padmakshamma.
6. Mutation Register Extract M.R. No. 18/1988-89 standing in the name of Sri Ramesh (Reflects partition)
7. 04.11.2004 Sale Deed executed by Sri M. Ramesh in favour of Sri B.N. Thimma Reddy, the same was registered as Document No ANK-1-15773/2004-05 of Book-I, stored in C.D. No.ANKD40, in the office of Sub-Registrar, Anekal, in respect of Sy.No. 334 measuring 3 Acres.
8. 24.12.2004 Mutation Register Extract M.R. No.67/2004-05 standing in the name of Sri B.N. Thimma Reddy.
9. 03.11.2006 Judgement passed in O.S. NO. 291/2005 by the Addl. Civil Judge (Jr.Dn) & JMFC at Anekal.
10. 02.06.2007 Judgement passed in R.A. No. 277/2006 by the Court of Civil Judge (Sr.Dn) and JMFC, Bangalore.
11. 14.07.2010 Gift Deed executed by Sri B.N. Thimma Reddy in favour Sri B.T. Nagaraj Reddy, the same was registered as Document No. JGN-1-01523/2010-11 of Book-I, stored in C.D. No. JGND96, in the office of Sub-Registrar, Jigani, Bangalore Urban District in respect of Sy.No. 334 measuring 3 Acres.
12. Mutation Register Extract M.R. No. 22/2010-11 standing in the name of Sri B.T. Nagaraj Reddy in respect of Sy.No. 334/3.
13. Records of Rights and Pahani in respect of Sy.No. 334/3 standing in the name of Sri B.T. Nagaraj Reddy.
14. Karnataka Revision Settlement Akarband in respect of Sy.No. 334/3
15. 02.06.2022 Conversion order bearing No. 338198 issued by Deputy Commissioner, Bangalore District in respect of Sy.No. 334/3 measuring 3 Acres.
16. M.R. No. T130/2021-22 standing in the name of Sri B.T. Nagaraj Reddy (After conversion of the property)
17. Encumbrance Certificate for the period from 01.04.1960 to 31.03.2004.

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18. 26.05.2026 Encumbrance Certificate for the period from 01.04.2004 to 31.12.2022.
19. 23.04.2026 Encumbrance Certificate for the period from 01.01.2023 to 23.04.2026.

Sy.No.334/4

20. Records of Rights in respect of Sy.Nos. 154/1, 154/2 and 154/3 standing in the name of Sri Thimmarayappa.
21. Records of Rights and Pahani in respect 154/2 standing in the name of Sri Thimmarayappa.
22. 10.04.1958 Will executed by Sri Thimmarayappa, the same was registered as Document No. 8/1958-59 of Book-III, Volume 15 at pages 178 to 183, in the office of Sub-Registrar, Anekal.
23. 13.09.2010 Death Certificate of B.V. Thimmarayappa (died on 04.03.1981)
24. Records of Rights and Pahani in respect 154/2 standing in the name of Smt. Padmakshamma.
25. Mutation Register Extract M.R. No. 18/1988-89 standing in the name of Sri Ramesh (Reflects partition)
26. 22.05.2001 Sale Deed executed by Sri M. Ramesh in favour of Sri A.K. Shaik Abdulla, the same was registered as Document No. BNG(U)ANKL/975/2001-02 of Book-I, in the office of Sub-Registrar, Anekal, in respect of Sy.No.334 measuring 04.4 Guntas.
27. 22.03.2004 Sale Deed executed by Sri A.K. Shaik Abdulla in favour of Sri B.T. Nagaraj Reddy, the same was registered as Document No.ANK-1-16292/2003-04 of Book-I, stored in C.D.No.ANKD4, in the office of Sub-Registrar, Anekal, in respect of Sy.No.334 measuring 04.4 Guntas.
28. 20.07.2004 Mutation Register Extract M.R. No. 59/2003-04 standing in the name of Sri B.T. Nagaraj Reddy
29. Mutation Register Extract M.R. No. T12/2022-23 Sri B.T. Nagaraj Reddy in respect of Sy.No. 334/4.
30. Records of Rights and Pahani in respect of Sy.No. 334/4 standing in the name of Sri B.T. Nagaraj Reddy.
31. Karnataka Revision Settlement Akaraband in respect of Sy.No. 334/4.
32. 08.09.2022 Conversion Order bearing No.ALN(AJ)SR/118/2022-23 (396439) issued by Deputy Commissioner, Bangalore District in respect of Sy.No. 334/4 measuring 04.4 guntas.
33. 25.10.2022 Mutation Register Extract M.R. No.T56/2022-23 standing in the name of Sri B.T. Nagaraj Reddy (After conversion of the property)
34. Encumbrance Certificate for the period from 01.04.1960 to 31.03.2004.



35. 17.03.2023 Encumbrance Certificate for the period from 01.04.2004 to 16.03.2023.
36. 23.04.2026 Encumbrance Certificate for the period from 01.01.2022 to 23.04.2026.

Sy.No. 334/5

37. Records of Rights in respect of Sy.Nos. 154/1, 154/2 and 154/3 standing in the name of Sri Thimmarayappa.
38. Records of Rights and Pahani in respect 154/2 standing in the name of Sri Thimmarayappa.
39. 10.04.1958 Will executed by Sri Thimmarayappa, the same was registered as Document No. 8/1958-59 of Book-III, Volume 15 at pages 178 to 183, in the office of Sub-Registrar, Anekal.
40. 13.09.2010 Death Certificate of B.V. Thimmarayappa (died on 04.03.1981)
41. Records of Rights and Pahani in respect 154/2 standing in the name of Smt. Padmakshamma.
42. Mutation Register Extract M.R. No. 18/1988-89 standing in the name of Sri Ramesh (Reflects partition)
43. 17.06.2002 Sale Deed executed by Sri M. Ramesh in favour of Smt. Haseena Begum, the same was registered as Document No. 1834/2002-03 of Book-I, stored in C.D. No. 6, in the office of Sub-Registrar, Anekal in respect of Sy.No. 334 measuring 35.06 guntas.
44. 16.09.2004 Sale Deed executed by Smt. Haseena Begum in favour of Sri B.T. Nagaraj Reddy, the same was registered as Document No. ANK-1-11841/2004-05 of Book-I, stored in C.D.No. ANKD37, in the office of Sub-Registrar, Anekal, in respect of Sy.No. 334 measuring 35.06 guntas.
45. 22.11.2004 Mutation Register Extract M.R. No. 48/2004-05 Standing in the name of Sri B.T. Nagaraj Reddy.
46. Records of Rights and Pahani in respect of Sy.No. 334/5 standing in the name of Sri B.T. Nagaraj Reddy.
47. Karnataka Revision Settlement Akaraband in respect of Sy.No. 334/5
48. 08.09.2022 Conversion order bearing No.ALN/AJ/SR/117/2022-23 issued by Deputy Commissioner, Bangalore District in respect of Sy.No.334/5 measuring 35.06 Guntas.
49. 25.10.2022 Mutation Register Extract M.R.No. T55/2022-23 standing in the name of Sri B.T. Nagaraj Reddy -After conversion of the property.
50. Encumbrance Certificate for the period from 01.04.1960 to 31.03.2004.
51. 26.05.2026 Encumbrance Certificate for the period from 01.04.2004 to 01.12.2023.



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52. 12.05.2026 Encumbrance Certificate for the period from 01.01.2022 to 11.05.2026.

Sy.No. 335/4

53. 13.03.1995 Sale Deed executed by Sri M. Ramesh in favour of Sri Jayaram, the same was registered as Document No. 5002/1994-95 of Book-I, Volume 1872 at pages 126 to 129, in the office of Sub-Registrar, Anekal, in respect of Sy.No. 335 measuring 2 Acres.
54. Records of Rights and Pahani in respect of Sy.No. 335 (Old No. 154/3) standing in the name of Sri Jayarama.
55. Karnataka Revision Settlement Akarband in respect of Sy.No. 335/4
56. 07.03.2017 Mutation Register Extract M.R. No.T15/2016-17 standing in the name of Sri Jayaram in respect of Sy.No. 335/4.
57. 03.03.2010 Sale Agreement executed by Sri Jayarama in favour of Smt. Shanthamma V.
58. Memo and Order-Sheet in respect of O.S. No. 521/2010
59. Complaint, Compromise Petition and Order sheet, Compromise Decree in respect of O.S.No. 652/2010.
60. 22.03.2017 Sale Deed executed by Sri Jayarama in favour of Smt. V. Shanthamma, the same was registered as Document No. ABL-1-06512/2016-17 of Book-I, stored in C.D.No. ABLD293, in the office of Sub-Registrar, Basavanagudi (Attibele) Anekal Taluk in respect of Sy.No. 335/4 measuring 2 Acres.
61. Copy of the complaint and order in respect of O.S. No.402/2017
62. 20.02.2018 Order passed by Special Tahasildar, Anekal in Case No. RRT(D)CR/03/2017-18.
63. Order of the Assistant Commissioner, Bangalore South Sub-Division in R.A. (A)473/2017-18 dated 14.09.2020.
64. Mutation Register Extract M.R.No.H61/2017-18 standing in the name of Smt. Shanthamma.
65. Records of Rights and Pahani in respect of Sy.No. 335/4 standing in the name of Smt.V. Shanthamma.
66. 02.06.2022 Conversion order bearing No.ALN/AJ/SR/25/2022-23 (338200) Issued by Deputy Commissioner, Bangalore District in respect of Sy.No. 335/4 measuring 2 Acres.
67. 09.06.2022 Mutation Register Extract M.R. No. T132 standing in the name of Smt.V. Shanthamma – After conversion of the property.
68. 18.03.2023 Encumbrance Certificate for the period from 01.04.1960 to 31.03.2004.



69. 26.05.2026 Encumbrance Certificate for the period from 01.04.2004 to 31.03.2023.
70. 23.04.2026 Encumbrance Certificate for the period from 01.03.2023 to 23.04.2026.

Sy.No. 261/1 and 261/2

71. Records of Rights in respect of Sy.No. 261 standing in the name of Sri Nanjappa S/o Venkatappa.
72. Records of Rights and Pahani in respect of Sy.No. 261 standing in the name of Sri Nanjappa S/o Venkatappa.
73. 21.02.1994 Decree of Partition was passed in O.S. No. 35/1990 passed by Additional Civil Judge, Bangalore District, the same was registered as Document No. 1928/1993-94 of Book-I, Volume 1750, in the office of Sub-Registrar, Anekal.
74. Mutation Register Extract M.R.No. 20/1993-94 standing in the name of Sri Krishna Reddy, Sri H.N. Srinivasa Reddy, Sri H.N. Venkatasami Reddy, Sri H.N. Gopal Reddy and Sri Krishna Reddy (as per Decree of Partition)
75. Records of Rights and Pahani in respect of Sy.No. 261 standing in the name of Sri Krishna Reddy, Sri H.N. Srinivasa Reddy, Sri H.N. Venkatasami Reddy, Sri H.N. Gopal Reddy
76. Mutation Register Extract IHC No. 2/2001-02 standing in the name of Smt. Nanjamma W/o Late Sri H.N. Venkatasami Reddy
77. 04.07.2007 Sale Deed executed by Smt. Nanjamma, Smt. Anasuyamma, Sri Rajashekhar, Sri Lokesha, Sri Harisha and others in favour of Smt. Shanthamma W/o Sri B. T. Nagaraj Reddy, the same was registered as Document No. JGN-1-01470/2007-08 of Book-I, stored in C.D.No.JGND5, in the office of Sub-Registrar, Jigani Bannerghatta, Anekal Taluk, Bangalore Urban District in respect of Sy. No. 261 measuring 1 Acre 09 guntas.
78. Mutation Register Extract M.R. No. 52/2008-09 standing in the name of Smt. Shanthamma.
79. Records of Rights and Pahani in respect of Sy.No.261/1 standing in the name of Smt. Shanthamma.
80. Hissa Survey Tippani in respect of Sy.No. 261
81. Karnataka Revision Settlement Akarband in respect of Sy.No. 261/1



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82. 13.10.2022 Conversion order bearing No.405482 issued by Deputy Commissioner, Bangalore District in respect of Sy.No. 261/1 measuring 1 Acre 09 guntas.
83. Mutation Register Extract M.R. No. T57/2022-23 standing in the name of Smt. Shanthamma – After conversion of the property.
84. Records of Rights and Pahani in respect of Sy.No.261/2 standing in the name of Sri H.N. Gopala Reddy
85. 07.02.2011 Sale Deed executed by Sri H.N. Gopala Reddy and others in favour of Sri B.T. Nagaraj Reddy, the same was registered as Document No. JGN-1-04555/2010-11 of Book-I, stored in C.D. No. JGND131, in the office of Sub-Registrar, Jigani, Banneraghatta, Anekal Taluk, Bangalore in respect of Sy.No. 261/2 measuring 1 Acre 07 Guntas.
86. 24.06.2012 Mutation Register Extract M.R. No. H183/2011-12 standing in the name of Sri B.T. Nagaraj Reddy
87. Records of Rights and Pahani in respect of Sy.No.261/2 standing in the name of Sri B.T. Nagaraj Reddy.
88. 02.06.2022 Conversion order bearing No. ALN/AJ/SR/26/22-23 (338199) issued by Deputy Commissioner, Bangalore District in respect of Sy.No. 261/2 measuring 1 Acre 07 Guntas.
89. Mutation Register Extract M.R.No. T131/2021-22 standing in the name of Sri B.T. Nagaraj Reddy (after conversion order)
90. Karnataka Revision Settlement Akarband in respect of Sy. No. 261/2
91. 05.12.2020 Endorsement issued by Assistant Commissioner, Bangalore South Sub-Division, in regard to PTCL Act in respect of Sy.No. 261/1, 335/4
92. 05.12.2020 Endorsement issued by Assistant Commissioner, Bangalore South Sub-Division, in regard to PTCL Act in respect of Sy.No. 261/2, 334/2
93. 31.05.2023 Endorsement issued by Tahasildar, Anekal Taluk in regard to Tenancy Claim in respect of Sy.No. 261/1, 335/4
94. 31.05.2023 Endorsement issued by Tahasildar, Anekal Taluk in regard to Tenancy Claim in respect of Sy.No. 261/2, 334/5, 334/4, 334/3
95. 18.03.2023 Encumbrance Certificate for the period from 01.04.1960 to 31.03.2004.
96. 17.03.2023 Encumbrance Certificate for the period from 01.04.2004 to 31.03.2008.
97. 26.05.2026 Encumbrance Certificate for the period from 01.04.2008 to 31.03.2023.
98. 23.04.2026 Encumbrance Certificate for the period from 01.03.2023 to 23.04.2026.

99. 01.06.2026 Encumbrance Certificate for the period from 01.04.2004 to 01.06.2026.

COMMON DOCUMENT

100. 01.07.2024 E-Khata issued by Hulimangala Village Panchayath to Mr. B.T. Nagaraj Reddy and Smt. Shanthamma-EPID No. 150200102901023991
101. 27.04.2026 Tax paid receipt 2026-27 issued by Hulimangala Village Panchayath to Mr. B.T. Nagaraj Reddy and Smt. Shanthamma.
102. 27.09.2021 Endorsement for Change of Land use issued by Bangalore Development Authority.
103. Order passed by the Deputy Commissioner in regard to Change of Dry Canal way along with Sketch.
104. 29.09.2023 Deed of Relinquishment executed by Smt. Shanthamma and Sri B.T. Nagaraj Reddy in favour of Bangalore Development Authority, the same was registered as Document No. BDA-1-02047/2023-24 of Book-I, in the office of Sub-Registrar, BDA, Bangalore.
105. 14.06.2024 Work order (permission) issued by Bangalore Development Authority for construction of Residential Building.
106. 17.04.2026 Consent for Establishment issued by Karnataka State Pollution Control Board.
107. 05.03.2026 No Objection Certificate issued by Karnataka State Fire & Emergency Services.
108. 28.08.2025 No Objection Certificate issued by BESCOM
109. No Objection Certificate issued by Hulimangala Panchayath Office
110. No Objection Certificate issued by BSNL.
111. 25.11.2024 NOC issued by Airports Authority of India.
112. 03.03.2026 Modified Residential Development Plan issued by Bangalore Development Authority.
113. 07.05.2026 Joint Development Agreement executed by Sri B.T. Nagaraj Reddy and Smt. Shanthamma in favour of M/s Mahendra Homes Private Limited, the same was registered as Document No. ANK-1-00976/2026-27 of Book-I, in the office of Sub-Registrar, Anekal, Bengaluru.
114. 07.05.2026 General Power of Attorney executed by Sri B.T. Nagaraj Reddy and Smt. Shanthamma in favour of M/s Mahendra Homes Private Limited, the same was registered as Document No. ANK-4-0083/2026-27 of Book-IV, in the office of Sub-Registrar, Anekal, Bengaluru.
115. 15.05.2026 Sanction plan and license issued by Bangalore Development Authority for construction of Apartments L.P. No. BDA/NM/AS/AA-3-TS-2/TS-2/D/09/2026-27.



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116. 29.05.2026 Encumbrance Certificate for the period from 01.01.2023 to 29.05.2026.

III. TRACING THE TITLE OF SRI. B.T. NAGARAJ REDDY AND SMT. SHANTHAMMA AS OWNERS M/S MAHENDRA HOMES PRIVATE LIMITED AS DEVELOPER

Sy.No.334/3

The land bearing Sy.Nos. 154/1, 154/2 and 154/3 situated at Hulimangala Village, Jigani Hobli, Anekal Taluk was originally belonged to Sri Thimmarayappa, he was in possession and enjoyment of the same as absolute owner thereof as could be seen from Document Nos. 1 and 2.

On 10.04.1958 Sri Thimmarayappa executed a registered Will as could be seen from Document No.3. As per the said Will Mr. Thimmarayappa had two sons namely Sri Gopal Reddy and Sri Somashekar Reddy and daughters namely Smt. Padmakshamma and Smt. Subashanamma. Mr. Gopal Reddy predeceased him. Mr. Thimmarayappa bequeathed his properties in favour of his three children namely Sri Somashekar Reddy, Smt. Padmakshamma and Smt. Subashanamma. As per the said Will, Mr. Thimmarayappa bequeathed Sy.No.154/1 measuring 8 acres along with other properties to Sri Somashekar Reddy, he bequeathed Sy.No.154/2 measuring 8 acres along with other properties to Smt. Padmakshamma, he bequeathed Sy.No.154/3 measuring 8 acres along with other properties to Smt. Subashanamma. Sri Thimmarayappa died on 04.03.1981, hence his Will was acted upon and aforesaid beneficiaries under the Will acquired ownership of the said properties in terms of the said Will. The copy of death Certificate is at Document No.4.

Based upon Document No.3, the jurisdictional revenue authorities transferred the revenue records in favour of Smt. Padmakshamma in respect of Sy.No. 154/2 and issued Records of Rights and Pahani to her as could be seen from Document



No.5. The authorities assigned New Property bearing Sy.No.334 to the property allotted to the share of Smt. Padmakshamma.

Subsequently, Smt. Padmakshamma and her children Sri Venugopal and Sri M. Ramesh have entered into a family partition and partitioned the properties by metes and bounds. As per Partition Old Sy.No. 154/2 New Sy.No. 334 measuring 4 Acres and Sy.No. 335 (Old Sy.No. 154/3), measuring 8 Acres was allotted to the share of Sri Ramesh. The said partition was duly acted upon and the revenue authorities transferred the revenue records in favour of respective sharers as could be seen from Document No.6.

On 04.11.2004 Sri M. Ramesh sold the portion of property bearing Sy.No. 334 measuring 3 Acres in favour of Sri B.N. Thimma Reddy and put him in possession of the same as could be seen from Document No.7.

The transaction under Document No.7 was duly recognized by the jurisdictional revenue authorities and they have transferred the revenue records in favour of Sri B.N. Thimma Reddy and issued Mutation Register Extract to him as could be seen from Document No.8.

After purchase of the property Mr. Thimma Reddy filed suit for Injunction against his neighbor Mrs. Sumithra wife of Sadashiva Reddy and Mr. Jayarama Son of Muniperiyanna for permanent injunction restraining them from interfering his possession in respect of Old Sy.No.154/2 New No. 334 measuring 3 Acres. The said suit O.S. No. 291/2005 was decreed by the Addl. City Civil and JMFC, Anekal on 03.11.2006. Against the Judgement and decree Mrs. Sumithra filed R.A. No. 277/2006 before The Civil Judge Senior Division and JMFC Anekal and the said Regular Appeal after contest dismissed by the said Court as could be seen from Document Nos. 9 and 10.



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On 14.07.2010 Sri B.N. Thimma Reddy Gifted the land bearing Old Sy.No. 154/2, New Sy.No. 334 measuring 3 Acres in favour his son Sri B.T. Nagaraj Reddy and the said gift was duly accepted by him as could be seen from Document No.11.

The transaction under Document No.11 was duly recognized by the jurisdictional revenue authorities and they have assigned New Property No. 334/3 to the said property and transferred the revenue records in favour of Sri B.T. Nagaraj Reddy and issued Mutation Register Extract and records of rights and Pahani to him as could be seen from Document Nos.12 and 13.

The Karnataka Revision Settlement Akarband produced for scrutiny reflects the phode of Sy.No.334 as could be seen from Document No.14.

On 02.06.2022 Sri B.T. Nagaraj Reddy has obtained conversion order from Deputy Commissioner, Bangalore District for utilizing the land bearing Sy.No.334/3 measuring 3 Acre non-agricultural residential purpose as could be seen from Document No.15.

After conversion of the property, the revenue authorities issued converted land mutation register extract to Sri B.T. Nagaraj Reddy as could be seen from Document No.16.

The encumbrance certificate, Document Nos. 17 to 19 produced for scrutiny reflects only execution of above referred registered documents and there are no registered subsisting encumbrance over the said property for the period mentioned therein.

The documents produced for scrutiny reflects that Sri B.T. Nagaraj Reddy is the sole absolute owner of the Sy.No.334/3, which is morefully described in the schedule Item No.1 herein and hereinafter called schedule Item No.1 property, he has got clear marketable title and alienable right over the same.



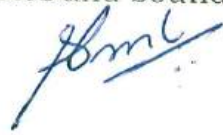
Sy.No. 334/4

The land bearing Sy.Nos. 154/1, 154/2 and 154/3 situated at Hulimangala Village, Jigani Hobli, Anekal Taluk was originally belonged to Sri Thimmarayappa, he was in possession and enjoyment of the same as absolute owner thereof as could be seen from Document Nos. 20 and 21.

On 10.04.1958 Sri Thimmarayappa executed a registered Will as could be seen from Document No.22. As per the said Will Mr. Thimmarayappa had two sons namely Sri Gopal Reddy and Sri Somashekar Reddy and daughters namely Smt. Padmakshamma and Smt. Subashanamma. Mr. Gopal Reddy predeceased him. Mr. Thimmarayappa bequeathed his properties in favour of his three children namely Sri Somashekar Reddy, Smt. Padmakshamma and Smt. Subashanamma. As per the said Will, Mr. Thimmarayappa bequeathed Sy.No.154/1 measuring 8 acres along with other properties to Sri Somashekar Reddy, he bequeathed Sy.No.154/2 measuring 8 acres along with other properties to Smt. Padmakshamma, he bequeathed Sy.No.154/3 measuring 8 acres along with other properties to Smt. Subashanamma. Sri Thimmarayappa died on 04.03.1981, hence his Will was acted upon and aforesaid beneficiaries under the Will acquired ownership of the said properties in terms of the said Will. The copy of Death Certificate is at Document No.23.

Based upon Document No.22, the jurisdictional revenue authorities transferred the revenue records in favour of Smt. Padmakshamma in respect of Sy.No. 154/2 and issued Records of Rights and Pahani in her name as could be seen from Document No.24. The authorities assigned New Property bearing Sy.No.334 to the property allotted to the share of Smt. Padmakshamma.

Subsequently, Smt. Padmakshamma and her children Sri Venugopal and Sri M. Ramesh have entered into a family partition and partitioned the properties by metes and bounds. As per Partition Old Sy.No. 154/2 New Sy.No. 334 measuring



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4 Acres and Sy.No. 335 (Old Sy.No. 154/3), measuring 8 Acres was allotted to the share of Sri Ramesh. The said partition was duly acted upon and the revenue authorities transferred the revenue records in favour of respective sharers as could be seen from Document No.25.

On 22.05.2001 Sri M. Ramesh sold another portion of Sy.No. 334 measuring 04.4 guntas in favour of Sri A.K. Shaik Abdulla and put him in possession of the same as could be seen from Document No.26.

On 22.03.2004 Sri A.K. Shaik Abdulla sold said land bearing Sy.No. 334 measuring 04.4 guntas in favour of Sri B.T. Nagaraj Reddy and put him in possession of the same as could be seen from Document No.27.

The transaction under Document No.27 was duly recognized by the jurisdictional revenue authorities and they have assigned New Property No. 334/4 to the said property and transferred the revenue records in favour of Sri B.T. Nagaraj Reddy and issued Mutation Register Extract and records of rights and Pahani to him as could be seen from Document Nos.28, 29 and 30.

The Karnataka Revision Settlement Akarband produced for scrutiny reflects the phode of the property as could be seen from Document No.31.

On 08.09.2022 Sri B.T. Nagaraj Reddy has obtained conversion order from Deputy Commissioner, Bangalore District for utilizing the land bearing Sy.No.334/4 measuring 04.4 guntas non-agricultural residential purpose as could be seen from Document No.32.

After conversion of the property, the revenue authorities issued converted land mutation register extract to Sri B.T. Nagaraj Reddy as could be seen from Document No.33.

The encumbrance certificate, Document Nos. 34 to 36 produced for scrutiny reflects only execution of above referred registered documents and there are no



registered subsisting encumbrance over the said property for the period mentioned therein.

The documents produced for scrutiny reflects that Sri B.T. Nagaraj Reddy is the sole absolute owner of the Sy.No. 334/4 which is morefully described in the schedule Item No.2 hereunder and hereinafter called schedule Item No.2 Property, he has got clear marketable title and alienable right over the same.

Sy.No. 334/5

The land bearing Sy.Nos. 154/1, 154/2 and 154/3 situated at Hulimangala Village, Jigani Hobli, Anekal Taluk was originally belonged to Sri Thimmarayappa, he was in possession and enjoyment of the same as absolute owner thereof as could be seen from Document Nos. 37 and 38.

On 10.04.1958 Sri Thimmarayappa executed a registered Will as could be seen from Document No.39. As per the said Will Mr. Thimmarayappa had two sons namely Sri Gopal Reddy and Sri Somashekar Reddy and daughters namely Smt. Padmakshamma and Smt. Subashanamma. Mr. Gopal Reddy predeceased him. Mr. Thimmarayappa bequeathed his properties in favour of his three children namely Sri Somashekar Reddy, Smt. Padmakshamma and Smt. Subashanamma. As per the said Will, Mr. Thimmarayappa bequeathed Sy.No.154/1 measuring 8 acres along with other properties to Sri Somashekar Reddy, he bequeathed Sy.No.154/2 measuring 8 acres along with other properties to Smt. Padmakshamma, he bequeathed Sy.No.154/3 measuring 8 acres along with other properties to Smt. Subashanamma. Sri Thimmarayappa died on 04.03.1981, hence his Will was acted upon and aforesaid beneficiaries under the Will acquired ownership of the said properties in terms of the said Will. The copy of Death Certificate is at Document No.40.



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Based upon Document No.39, the jurisdictional revenue authorities transferred the revenue records in favour of Smt. Padmakshamma in respect of Sy.No. 154/2 and issued Records of Rights and Pahani in to her as could be seen from Document No.41. The authorities assigned New Property bearing Sy.No.334 to the property allotted to the share of Smt. Padmakshamma.

Subsequently, Smt. Padmakshamma and her children Sri Venugopal and Sri M. Ramesh have entered into a family partition and partitioned the properties by metes and bounds. As per Partition Old Sy.No. 154/2 New Sy.No. 334 measuring 4 Acres and Sy.No. 335 (Old Sy.No. 154/3), measuring 8 Acres was allotted to the share of Sri Ramesh. The said partition was duly acted upon and the revenue authorities transferred the revenue records in favour of respective sharers as could be seen from Document No.42.

On 17.06.2002 Sri M. Ramesh sold a portion of Sy.No. 334 measuring 35.06 guntas in favour of Smt. Haseena Begum and put her in possession of the same as could be seen from Document No.43.

On 16.09.2004 Smt. Haseena Begum sold Sy.No. 334 measuring 35.06 guntas in favour of Sri B.T. Nagaraj Reddy and put him in possession of the same as could be seen from Document No.44.

The transaction under Document No.44 was duly recognized by the jurisdictional revenue authorities and they have assigned New Property No. 334/5 to the said property and transferred the revenue records in favour of Sri B.T. Nagaraj Reddy and issued Mutation Register Extract and records of rights and Pahani to him as could be seen from Document Nos.45 and 46.

The Karnataka Revision Settlement Akarband produced for scrutiny reflects the phode of the property as could be seen from Document No.47.

On 08.09.2022 Sri B.T. Nagaraj Reddy has obtained conversion order from Deputy Commissioner, Bangalore District for utilizing the land bearing Sy.No.334/5 measuring 35.06 guntas non-agricultural residential purpose as could be seen from Document No.48.

After conversion of the property, the revenue authorities issued converted land mutation register extract to Sri B.T. Nagaraj Reddy as could be seen from Document No.49.

The encumbrance certificate, Document Nos. 50, 51 and 52 produced for scrutiny reflects only execution of above referred registered documents and there are no registered subsisting encumbrance over the said property for the period mentioned therein.

The documents produced for scrutiny reflects that Sri B.T. Nagaraj Reddy is the sole absolute owner of the Sy.No. 334/5 which is morefully describe in the Schedule Item No.3 hereunder and hereinafter called schedule Item No.3 Property, he has got clear marketable title and alienable right over the same.

Sy.No. 335/4

The land bearing Sy.No. 335 (Old No. 154/3) measuring 2 Acres, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk was purchased by Sri Jayaram from its previous owner Sri M. Ramesh on 13.03.1995 and took possession of the same as could be seen from Document No.53 and 54.

The transaction under Document No.53 was duly recognized by the jurisdictional revenue authorities and they have assigned New Sy.No. 335/4 to the said property and transferred the revenue records in favour of Sri Jayarama and issued Records of Rights and Pahani to him as could be seen from Document Nos.54.



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The jurisdictional revenue authorities assigned New Sy. No. 335/4 to the land bearing Sy. No. 335 as could be seen from Document Nos.55 and 56.

On 03.03.2010 Sri Jayarama entered into an agreement with Smt. V. Shanthamma to sell the said property for valuable consideration as could be seen from Document No. 57.

Mr. Jayarama filed suit O.S.No.521/2010 before the Civil Judge, Junior Division, Anekal against Smt. V. Shanthamma and others for permanent injunction restraining them from interfering with the peaceful possession of the property bearing Sy.No. 335/4. Mrs. Shanthamma filed O.S. No. 652/2010 against Mr. Jayarama for specific performance of agreement dated 03.03.2010. The said suit was dismissed as suit was compromised in terms of Compromise petition filed on 05.08.2015. As per the compromise petition Suit O.S. No. 652/2010 was decreed and on 22.03.2017 Mr. Jayarama had executed absolute sale deed in favour of Smt. V. Shanthamma and sold the Sy.No. 335/4 measuring 2 Acres to her. In view of the compromise reported in O.S. No. 652/2010, Mr. Jayaram has filed Memo for withdrawal of suit O.S. No. 521/2010 as settled out of Court and the said Memo was allowed and O.S. No. 521/2010 was dismissed on 05.08.2015 as could be seen from Document Nos.58, 59 and 60.

Mrs. J. Pavithra, the only daughter of Mr. Jayarama filed Suit O.S. No. 402/2017 against Mr. Jayaram and Mrs. Shanthamma for partition of Sy.No. 335/4 before the Senior Civil Judge, Anekal and the said suit was compromised on 19.11.2022 and Mr. Shanthamma has paid Rs. 70,00,000/- to Mrs. J. Pavithra towards her share in the property and same was duly accepted by her, hence the suit was dismissed as settled out of Court as could be seen from Document No.61. In view of the settlement reported under Document No.61, the case filed by Mrs. Pavithra against Smt. V. Shanthamma and others for cancellation of Khata of the property



standing in the name of Mrs. V. Shanthamma was also dismissed as could be seen from Document Nos.62 and 63.

The juridictional revenue authorities based upon Document Nos.61, 62 and 63 transferred the revenue records in favour of Smt. V. Shanthamma and issued Mutation Register Extract and Records of Rights and Pahani to her as could be seen from Document Nos. 64 and 65.

On 02.06.2022 Smt. V. Shanthamma has obtained conversion order from Deputy Commissioner, Bangalore District for utilizing the land bearing Sy.No. 335/4 measuring 2 Acres for non-agricultural residential purpose as could be seen from Document No.66.

After conversion of the property, the jurisdictional revenue authorities issued converted land mutation register Extract to Smt. V. Shanthamma as could be seen from Document No.67.

The encumbrance certificate, Document Nos. 68 to 70 produced for scrutiny reflects only execution of above registered documents and there are no registered encumbrance over the schedule property for the period mentioned therein.

The documents produced for scrutiny reflects that Smt. V. Shanthamma is the owner of the Sy.No. 335/4 which is morefully described in the schedule Item No.4 hereunder and hereinafter called schedule Item No.4 property, she has got clear marketable title and alienable right over the same.

Sy.No. 261/1 and 261/2

The land bearing Sy.No. 261 total measuring 9 Acres 2 guntas including 1 Acre 6 guntas of Kharab land, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk was originally belonged to Sri Nanjappa son of Venkatappa and he was in possession and enjoyment of the same as could be seen from Document Nos. 71 and 72.



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Subsequently, Sri Nanjappa son of Venkatappa died leaving behind his children Sri Krishna Reddy, Sri H.N. Srinivasa Reddy, Sri H.N. Venkatasami Reddy, Sri H.N. Gopal Reddy and Sri Krishna Reddy as his legal heirs to succeed the estate left behind by him.

Sri Krishna Reddy and Sri H.N. Srinivasa Reddy both are children of Sri Nanjappa have filed suit O.S. No. 35/1990 against, Sri H.N. Venkatasami Reddy and Sri H.N. Gopal Reddy for partition and separate possession of their shares. The said suit was decreed as per Decree for Partition, land bearing Sy.No.261 measuring 1 Acre 09 guntas was allotted to the share of Sri H.N. Venkatasami Reddy, land bearing Sy.No.261 measuring 1 Acre 07 guntas allotted to the share of Sri H.N. Gopala Reddy, land measuring 15 Guntas allotted to the share of Sri H.N. Krishna Reddy and land measuring 1 Acre 07 guntas was allotted to the share of Sri H.N. Srinivasa Reddy as could be seen from Document No.73. The decree is silent about remaining portion of the land.

The said Decree for Partition was duly acted upon and the jurisdictional revenue authorities transferred the revenue records in favour of respective sharers and issued mutation register extract and records of rights and Pahani to them as could be seen from Document Nos. 74 and 75.

Subsequently Sri H.N. Venkatasami Reddy died leaving behind his wife Smt. Nanjamma and children Smt. Anasuyamma, Sri Rajashekhar, Sri Lokesh, Sri Harisha as his legal heirs to succeed the estate left behind by him. Based upon proof of death of Sri H.N. Venkatasami Reddy, the revenue authorities transferred the revenue records in favour of Smt. Nanjamma wife of Late Sri H.N. Venkatasami Reddy and issued mutation register extract to her as could be seen from Document No.76.

Smt.Nanjamma, Smt.Anusuyamma, Sri Rajashekhar, Sri Lokesha, Sri Harisha and grandchildren have jointly sold the land bearing Sy.No.261 measuring 1



Acre 09 Guntas in favour of Smt. Shanthamma and put her in possession of the same as could be seen from Document No.77.

The transaction under Document No.77 was duly recognized by the jurisdictional revenue authorities and they have assigned New Sy.No. 261/1 to the said property and transferred the revenue records in favour of Smt. Shanthamma and issued Mutation Register Extract and Records of Rights and Pahani to her as could be seen from Document Nos. 78 and 79.

The Hissa Survey Tippani and Karnataka Revision Settlement Akarband in respect of Sy.No. 261/1 produced for scrutiny reflects the details of phode of the said property and its measurement as could be seen from Document Nos. 80 and 81.

On 13.10.2022 Smt. Shanthamma has obtained conversion order from Deputy Commissioner, Bangalore District for utilizing the land bearing Sy.No. 261/1 measuring 1 Acre 09 guntas for non-agricultural residential purpose as could be seen from Document No. 82.

After conversion of the property, the revenue authorities issued converted land mutation register extract in respect of Sy.No. 261/1 to Smt. Shanthamma as could be seen from Document No.83.

The juridictional revenue authorities assigned new Sy.No. 261/2 to the property bearing Sy.No. 261 measuring 1 Acre 07 guntas allotted to the share of Sri H.N. Gopala Reddy under Document Nos. 80 and issued Records of Rights and Pahani to him as could be seen from Document No.84.

On 07.02.2011 Sri H.N. Gopala Reddy and his children sold Sy.No. 261/2 measuring 1 Acre 07 Guntas in favour of Sri B.T. Nagaraj Reddy and put him in possession of the same as could be seen from Document No.85.



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The transaction under Document No.84 was duly recognized by the jurisdictional revenue authorities and they have transferred the revenue records in favour of Sri B.T. Nagaraj Reddy and issued Mutation Register Extract and Records of Rights and Pahani to him as could be seen from Document Nos. 86 and 87.

On 02.06.2022 Sri B.T. Nagaraj Reddy has obtained conversion order from Deputy Commissioner, Bangalore District for utilizing the land bearing Sy.No. 261/2 measuring 1 Acre 07 guntas for non-agricultural residential purpose as could be seen from Document No. 88.

After conversion of the property, the revenue authorities issued converted land mutation register extract in respect of Sy.No. 261/2 to Sri B.T. Nagaraj Reddy as could be seen from Document No.89.

Karnataka Revision Settlement Akarband in respect of Sy.No. 261/1 produced for scrutiny reflects the details of phode of the said property and its measurement as could be seen from Document No. 90

The Assistant Commissioner, Bangalore South Sub-Division issued two separate endorsements stating that there is no proceeding pending under PTCL Act in respect of Sy.Nos.261/,335/4 and 261/2, 334/2 as could be seen from Document Nos. 91 and 92.

The Tahasildar, Anekal Taluk issued two separate endorsements stating that there is no Tenancy Claim over Sy.Nos.261/1, 335/4 and 261/2, 334/5,334/4,334/3 as could be seen from Document Nos. 93 and 94.

The encumbrance certificate, Document Nos. 95 to 99 produced for scrutiny reflects only execution of above referred registered documents and there are no registered subsisting encumbrance over the said property for the period mentioned therein.



The documents produced for scrutiny reflects that Smt. Shanthamma is the absolute owner of the Sy.No. 261/1, which is morefully described in the schedule Item No.5 hereunder and hereinafter called schedule Item No.5 property and Sri B.T. Nagaraj Reddy is the absolute owner of Sy.No.261/2 which is morefully described in the schedule Item No.6 hereunder and hereinafter called schedule Item No.6 property, they have got clear marketable title and alienable right over their respective properties.

COMMON DOCUMENTS

Now the properties are coming within the revenue jurisdiction of Hulimangala Village Panchayath. Based upon the request of Mrs. V. Shanthamma and Mr. H.T. Nagaraj Reddy, the authorities amalgamated the property bearing Sy.Nos. 261/1, 261/2, 335/4, 334/3, 334/4, 334/5 and issued E-Khata bearing PID No. 150200102901023991 for total land measuring 33993.59 Square meters to them and collected property tax upto 31.03.2027 as could be seen from Document Nos.100 and 101.

On 27.09.2021 Bangalore Development Authorities issued an endorsement for change of land use from Agriculture to residential purpose as could be seen from Document No.102.

There was a Dry Canal passing through Sy. No. 334/3 and 335/4. Hence the present owners requested the Deputy Commissioner, Bangalore District for change of track of the said Dry Canal. After thorough inspection and verification on 24.02.2022, the Deputy Commissioner passed an order for changing the track of the said Dry Canal (Halla). Accordingly, the track of the Dry Canal changed and the sketch modified track of the dry canal also issued along with order dated 24.02.2022 as could be seen from Document No. 103.



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On 29.09.2023 Smt. Shanthamma and Sri B.T. Nagaraj Reddy executed a registered Deed of Relinquishment in favour of Bangalore Development Authority and relinquished certain portion of properties for roads and civic amenities as could be seen from Document No.104.

On 14.06.2024 Bangalore Development Authority issued Work order (permission) for construction of Residential Building on the composite property as could be seen from Document No.105.

The owners Smt. Shanthamma and Sri B.T. Nagaraj Reddy have obtained permissions and No objection certificates for construction of residential building on the Composite property as could be seen from Document Nos. 106 to 111.

On 03.03.2026 Bangalore Development Authority issued Modified Residential Development Plan for construction of residential buildings on the composite property as could be seen from Document No.112.

On 07.05.2026 Sri B.T. Nagaraj Reddy and Smt. Shanthamma as Owners in favour of M/s Mahendra Homes Private Limited as Developer have entered into registered Joint Development Agreement and the owners authorized the said company to develop the composite property by construction of Residential apartments on it. Apart from execution of Joint Development Agreement, the owners have also executed a registered power of attorney in favour of M/s Mahendra Homes Private Limited and authorized it to carry out the development works in terms of Joint Development Agreement as could be seen from Document Nos.113 and 114.

On 15.05.2026 Bangalore Development Authority issued Sanction plan and license for construction of Apartments on the Composite Property consists of 3 Basement Floors Towers 1, 2 and 3 – Ground Floor +46 Upper Floors, total 795 Residential Units as could be seen from Document No.115.



The encumbrance Certificate, Document No.116 in respect of Composite Property produced for scrutiny reflects execution of Document No.113 and there are no registered subsisting encumbrance over the Composite property for the period mentioned therein.

OPINION

After careful perusal of the documents produced for scrutiny I am of the opinion that Sri B.T. Nagaraj Reddy and Smt. Shanthamma are the absolute owners of the Composite Property mentioned above. They have executed a registered Joint Development Agreement in favour of M/s Mahendra Homcs Private Limited and authorized the said company to develop the composite property by constructing residential Apartment. They have got clear marketable title and alienable right over the said properties which are morefully describe in the schedule properties. The property is free encumbrance for the period mentioned in the respective encumbrance certificates. They can sell the schedule properties based upon their ownership title as stated above in favour of prospective buyers.

Place: Bangalore
Date : 22.06.2026



K.V.SHYAMAPRASADA
For K.V.SHYAMAPRASADA &Co
Advocates