

**TNR LAW ASSOCIATES,
RAMESH KUMAR T.N.**



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No.17, Sarala Villa,
Manjunatha Layout,
Seegchalli,
Bangalore - 560049.

**DATE : 10.09.2024.
PLACE : BENGALURU.**

REPORT ON TITLE

REPORT ON TITLE with respect to all that piece and parcel of the Schedule Property going to be developed by **M/s. STSK BUILDERS AND DEVELOPERS**, (A Partnership Firm), represented by its Partners: **1. Mr. VASIPALLI SESHUREDDY**, S/o. Late. Vasipalli Polireddy, and **2. Mrs. VASIPALLI SUBHASHINI**, W/o Vasipalli Seshureddy, hereinafter referred to as **DEVELOPERS/BUILDERS**.

Pursuance to the instruction of **M/s. STSK BUILDERS AND DEVELOPERS**, (A Partnership Firm), represented by its Partners: **1. Mr. VASIPALLI SESHUREDDY**, S/o. Late. Vasipalli Polireddy, and **2. Mrs. VASIPALLI SUBHASHINI**, W/o Vasipalli Seshureddy, hereinafter referred to as **BUILDERS/PROMOTERS**, we have investigated the title to the Schedule Property and we are furnishing hereunder the legal scrutiny report with respect to the property described here in below.

PART - I

DESCRIPTION OF THE PROPERTY:

The above said **Developers** is claiming title to;

SCHEDULE PROPERTY

"All that piece and parcel of the Immovable Property being Land in Survey No.7/4, Situated at **VARTHUR VILLAGE**, Varthur Hobli, Bengaluru East Taluk, Bangalore, measuring **1 Acre 11.08 Guntas**, (One Acre Eleven and half Guntas) with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the:

East by	Property bearing Sy. No.7/5,
West by	Property bearing Sy. No.7/3, Developed by Samrudhi Developers and remaining portion of same land bearing Sy. No. 7/4, belong to Mrs. Sunithamma.



North by	Property bearing Sy. No.6,
South by	Road;

PART - II

DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:

We have prepared this report after perusing the photocopies of the documents forwarded to us by Purchaser as hereunder.

Sl. No.	Date	Name and Number of the Document	Whether original/ certified/ Notarized copy/true copy/ Photostat
1.	13.12.1976	Sale Deed executed by Mr. J. Puttappa and Mr. J. Krishnappa, sons of Jadappa with respect to Survey No. 7/4 measuring 1 Acres 20 Guntas, Situated at Varthur Village & Hobli, Bengaluru South Taluk, Bengaluru District, Registered as Document No.1933/1976-77, Book-1, Volume No.1207 at Pages 179-181, in the office of the Sub Registrar Bengaluru South Taluk, Bengaluru in favour of Mr. A.K Hanumaiah, S/o. Late. Muniyappa.	Photostat
2.		RTC Extract for the year 1968 to 1978, issued by Tahasildar Grade-2, Bengaluru East Taluk, confirms the ownership of Mr. Jadappa by reflecting his name at Column No.9 in respect of Sy.No.7/4, measuring 1 Acre 20 Guntas.	Photostat
3.		RTC Extract for the year 1978 to 1988, issued by	Photostat



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		Tahasildar Grade-2, Bengaluru East Taluk, confirms the ownership of Mr. A.K Hanumaiah by reflecting his name at Column No.9 in respect of Sy.No.7/4, measuring 1 Acre 20 Guntas.	
4.		RTC Extract for the year 1988 to 2020, issued by Tahasildar Grade-2, Bengaluru East Taluk, confirms the ownership of Mr. H. Krishnappa S/o. A.K Hanumaiah by reflecting his name at Column No.9 in respect of Sy.No.7/4, measuring 1 Acre 20 Guntas.	Photostat
5.		Mutation Register bearing No.4/1992-93, issued by Tahasildar Grade-2, Bengaluru East Taluk, confirms the inheritance khatha in the name of Mr. H. Krishnappa S/o. Late A.K Hanumaiah for an extent of 1 Acre 20 Guntas with respect to Survey No. 7/4, issued by Tahasildar Grade-2, Bengaluru East Taluk, Situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru District.	Photostat
6.		RTC Extract for the year 2021 to 2024, issued by Tahasildar Grade-2, Bengaluru East Taluk, confirms the ownership of Mrs. Jayamma, W/o. Late. H. Krishnappa by reflecting his name at Column No.9 in respect of Sy.No.7/4, measuring 1 Acre 20 Guntas.	Photostat
7.	06.10.2008	Conversion Order No. ALN(EVH)SR 680/2007-08 by the Special Deputy Commissioner, Bengaluru District denoting the Conversion from Agricultural to Non-Agricultural Residential purposes in respect of Survey	Photostat



		No.7/4, measuring 1 Acre 20 Guntas in the name of Mrs. Jayamma.	
8.	07.05.2008	Joint Development Agreement between Mr. H. Krishnappa and others in favour of M/s. Panathur Farms Pvt Ltd., represented by its managing director Mr. G.A Ravish with respect of Survey No.7/4, measuring 1 Acres 20 Guntas, Situated at Varthur Village & Hobli, Bengaluru East Taluk, Bengaluru, Registered as Document bearing No.VRT-1-00496/2008-09, Book-1, Stored in CD No.VRTD-26, in the office of the Sub Registrar Varthur.	Photostat
9.	7.05.2008	GPA copy executed by Mr. H. Krishnappa and others in favour of M/s. Panathur Farms Pvt Ltd., represented by its managing director Mr. G.A Ravish Survey No.7/4, measuring 1 Acres 20 Guntas, Situated at Varthur Village & Hobli, Bengaluru East Taluk, Bengaluru, Registered as Document bearing No.VRT-4-0034/2008-09, Book-1, Stored in CD No.VRTD-26, in the office of the Sub Registrar Varthur.	Photostat
10.	12.07.2011	Rectification deed of the Joint Development Agreement between Mrs. Jayamma W/o. Mr. H. Krishnappa and others in favour of M/s. Panathur Farms Pvt Ltd., represented by its managing director Mr. G.A Ravish with respect of Survey No.7/4, measuring 1 Acres 20 Guntas, Situated at Varthur Village & Hobli, Bengaluru East Taluk, Bengaluru, Registered as Document bearing No.VRT-1-02746/2011-12, Book-1, Stored in CD No.VRTD-119, in the office of the	Photostat



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		Sub Registrar Varthur on 12.07.2011.	
11.	12.06.2023	Cancellation of the Joint Development Agreement and Rectification Deed copy between Mrs. Jayamma W/o. Late. Krishnappa and others in favour of M/s. Panathur Farms Pvt Ltd., represented by its managing director Mr. G. V. Ravish with respect to Survey No. 7/4, measuring 1 Acres 20 Guntas, Situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru, Registered as document bearing No.INR-1-11455/2023-24, Book-1, in the office of the Sub Registrar Indiranagar on 24.11.2023.	Photostat
12.	12.06.2023	Cancellation of the GPA executed by Mrs Jayamma W/o. Mr. H. Krishnappa and others in favour of M/s. Panathur Farms Pvt Ltd., represented by its managing director Mr. G.A Ravish Survey No.7/4, measuring 1 Acres 20 Guntas, Situated at Varthur Village & Hobli, Bengaluru East Taluk, Bengaluru, Registered as Document bearing No.INR-4-00854/2023-24, Book-4 registered on 24.11.2023 in the office of the Sub Registrar Indiranagar.	Photostat
13.	11.04.2023	Release Deed executed by Mrs. Chandrakala B.K, Mr. B.K Ravi Kumar, Mr. B.K Anand Kumar, and Mrs. Rani B.K, the children of Late H. Krishnappa in favour of Mrs. Jayamma M. W/o Late H. Krishnappa with respect to Survey No.7/4 measuring 01 acre 20 guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk,	Photostat



		Bengaluru, Registered as Document bearing No.BDH-4-00013/2023-24, in Book No-4, Stored in CD No.BDHD-1275 in the office of the Sub-Registrar Bidarahalli,	
14.	11.04.2023	Release Deed executed by Mrs. Geetha. R, Mrs. Harini. B.G, Mrs. Nalini. B.G, Mr. Roopesh Kumar. B.G, the children of Mr. B.H. Gopala in favour of Mr. B.H. Gopala S/o Late A.K. Hanumaiah with respect to Survey No.7/4 measuring 01 acre 20 guntas of Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru, Registered as Document bearing No.BDH-4-00012/2023-24, in Book No-4, Stored in CD No.BDHD1275 in the office of the Sub-Registrar Bidarahalli, which is evident from SI No.31.	Photostat
15.	12.06.2023	Release Deed executed by Mrs. Jayamma. M, W/o. Late. H. Krishnappa and other legal heirs of Late A.K Hanumaiah in favour Mrs. Sunithamma W/o. Late. H. Muniraju and her family members with respect to Survey No. 7/4, measuring 0 Acres 8.08 Guntas, Situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru, Registered as Document bearing No.INR-1-11451/2023-24, Book-1, registered on 24.11.2023 in the office of the Sub Registrar Indiranagar.	Photostat
16.	12.06.2023	Release deed executed by Mrs. Sunithamma W/o. Late. H. Muniraju and other family members in favour Mrs. Jayamma. M, W/o. Late. H. Krishnappa and other legal heirs of Late	Photostat



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		A.K Hanumaiah with respect to Survey No. 7/4, measuring 1 Acres 11.08 Guntas, Situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru, Registered as Document No.INR-1-11226/2023-24, Book-1, registered on 20.11.2023 in the office of the Sub Registrar Indiranagar.	
17.	12.06.2023	Joint Development Agreement executed by Mrs. Jayamma. M, W/o. Late. H. Krishnappa and other legal heirs of Late A.K Hanumaiah, in favour of M/s. STSK Builders and Developers represented by its partners Mr. Vasipalli Seshureddy and Mrs. Vasipalli Subhashini with respect to Survey No. 7/4, measuring 1 Acres 11.08 Guntas, Situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru, Registered as document bearing No.INR-1-11472/2023-24, Book-1, registered on 24.11.2023 in the office of the Sub Registrar Indiranagar.	Photostat
18.	12.06.2023	General Power of Attorney (GPA) executed by Mrs. Jayamma. M, W/o. Late. H. Krishnappa and other legal heirs of Late A.K Hanumaiah in favour of M/s. STSK Builders and Developers represented by its partners Mr. Vasipalli Seshureddy and Mrs. Vasipalli Subhashini with respect to Survey No. 7/4, measuring 1 Acres 11.08 Guntas, Situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru, Registered as bearing document No.INR-4-	Photostat



		00855/2023-24, Book-4, registered on 24.11.2023 in the office of the Sub Registrar Indiranagar.	
19.	24.01.2024	Conversion Order No. 587445, passed by the Special Deputy Commissioner, Bengaluru District denoting the Conversion from Agricultural to Non-Agricultural Residential purposes along with Conversion intimation letter, conversion charges paid challan and conversion sketch in respect of Survey No.7/4, measuring 1 Acre 11.08 Guntas in the name of Mrs. Jayamma.	Photostat
20.		Karnataka Revision Settlement Akarband issued from Taluk office, Land Records & Survey Settlement, Bengaluru East Taluk, in respect of Survey No.7/4, measuring 1 Acre 20 Guntas of Varthur Village,	Photostat
21.		Copy of the Hissa, Survey Tippani issued by the Supervisor of Land Records, Bangalore East Taluk, K. R. Puram in respect of Survey No.7/4 measuring 01 Acre 20 Guntas of Varthur Village.	Photostat
22.		Copy of the Haddu Basthu survey sketch, issued by the Government surveyor, in respect of Survey No.7/4 measuring 01 Acre 20 Guntas of Varthur Village.	Photostat
23.		Village Map of Varthur.	Photostat
24.		Copy of the Endorsement of 7A issued by the Special Tahasildar, K.R Puram, Bengaluru East Taluk, vide acknowledgement No.LRF.CR.124 /2007-08, in respect of Survey No.7 of Varthur Village, showing that there is no case pending	Photostat



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		before the Tahsildar, Bengaluru East Taluk.	
25.	02.09.2021	Online family tree of Late. H.K. Hanumajiah, bearing acknowledgement No. RD0039271035525 issued by the office of Tahsildar, K.R Puram, Bengaluru East Taluk, of	Photostat
26.		Copy of the encumbrance certificate issued by the Penya Sub-Registrar from 1.07.1924 to 14.02.1957, issued by the Penya Sub-Registrar 15.02.1957 to 31.05.1970, 01.06.1970 to 31.03.2004 issued by the Bommanahalli Sub-Registrar, 1.4.2004 to 5.02.2019, 01.02.2019 to 31.12.2021, issued by the Varthur Sub-Registrar and from 01.01.2022 to 29.08.2024 issued by the Varthur Sub-Registrar in respect of survey No.7/4 measuring 01 acre 20 guntas of Varthur Village & Hobli, Bengaluru East Taluk, Bengaluru.	Photostat
27.		Mutation Register bearing No.H20/2021-22, issued by the Revenue Inspector, Varthur Hobli, Bengaluru East Taluk, confirms the inheritance khatha in the name of Mrs. Jayamma W/o H. Krishnappa for an extent of 1 Acre 20 Guntas with respect to Survey No. 7/4, issued by Tahasildar Grade-2, Bengaluru East Taluk, Situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru District.	Photostat
28.		RTC Extract for the year 2022-23 to 2024-25 issued by Tahasildar Grade-2, Bengaluru East Taluk, confirms the ownership of Mrs. Jayamma W/o. Mr. H. Krishnappa by reflecting her name	Photostat



		at Column No.9 & 12 in respect of Sy.No.7/4, measuring 1 Acre 20 Guntas.	
29.		Death Certificate of H. Krishnappa	Photostat
30.	16.01.2016	Notarized Family tree of Mr. Gundappa.	Photostat
31.	16.01.2016	Notarized Family tree of Mr. Anjinappa.	Photostat
32.	16.01.2016	Notarized Family tree of Mr. Munirajappa.	Photostat
33.	16.01.2016	Notarized Family tree of Mr. H. Vishwanath.	Photostat
34.	16.01.2016	Notarized Family tree of Mr. Gopal.	Photostat
35.	16.01.2016	Notarized Family tree of Mr. Ramaiah.	Photostat
36.	31.03.2023	Cancellation of Conversion Order dated 31.03.2023 bearing No.ALN(EVH)SR680/2007-08 issued by the Special Deputy Commissioner, Bangalore District, in respect of Survey No.7/4, measuring 1 Acre 20 Guntas of Varthur Village	Photostat
37.	19.02.2024	BBMP Katha, certificate and extract bearing No.239, Survey No.7/4 measuring to an extent of 01 Acre 11.08 Guntas of Varthur Village and Hobli, Bangalore East Taluk, in the name of Mrs. Jayamma.	Photostat
38.		Tax paid receipt for the year 2024-25 with respect to the Survey No.7/4 measuring 01 Acre 11.08 Guntas of Varthur Village, paid to BBMP Varthur, Ward No.149.	Photostat
39.		Building License and commencement plan issued by the BBMP, office of the Joint Director, Town Planning-North, Bengaluru.	Photostat
40.	23.08.2024	Plan Sanction vide PRJ/15892/2023-24 issued by the BBMP, White Field Division, issued in favour of M/s. STSK Builders and Developers with respect to the Survey No.7/4 measuring 01 Acre 11.08 Guntas of Varthur Village.	Photostat



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41.	12.02.2024	The betterment charges paid vide MR No.139/2023-24 paid to the BBMP revenue officer, Mahadevapura Division.	Photostat
42.	29.08.2024	NOC from the BESCOM, Executive Engineer, White Field Division, issued in favour of M/s. STSK Builders and Developers with respect to the Survey No.7/4 measuring 01 acre 11.08 guntas of Varthur Village.	Photostat
43.	14.08.2024	NOC from the BWSSB, Chief Engineer, Bengaluru East Taluk, issued in favour of M/s. STSK Builders and Developers with respect to the Survey No.7/4 measuring 01 Acre 11.08 Guntas of Varthur Village.	Photostat
44.	18.04.2024	NOC from the Karnataka State Pollution Control Board, issued in favour of M/s. STSK Builders and Developers with respect to the Survey No.7/4 measuring 01 Acre 11.08 Guntas of Varthur Village, valid through 01.01.2029.	Photostat
45.	03.09.2024	PTCL Endorsement No. PTCL(BE)CR538/2023-24 issued by Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru Confirming that there are no cases registered or pending under PTCL Act for Sy.No.7/4, measuring 1 Acre 11.08 Guntas.	Photostat

PART-III : REGARDING FLOW OF TITLE:

The land bearing **Survey No.7/4**, Situated at Varthur Village, Varthur Hobli, Erstwhile Bangalore South Taluk and now Bengaluru East Taluk, Bengaluru, measuring **1 Acre 20 Guntas**, originally belonged to Mr. Jadappa, and ownership is confirmed at Column No.9 of the RTC for the year 1968 to 1978



which is evident from SI No.2. of the list of description of the documents scrutinized (hereinafter referred to as SI. No. for the sake of brevity)

Thereafter, the aforesaid Mr. Jadappa demised intestate leaving behind his sons Mr. J. Puttappa & J. Krishnappa as his only legal heirs. Subsequent to which the above said Mr. J. Puttappa and Mr. J. Krishnappa the sons of Late. Jadappa conveyed the land bearing Survey No.7/4, measuring 1 Acres 20 Guntas, Situated at Varthur Village, Varthur Hobli, Bangalore South Taluk, Bangalore, in favour of Mr. A.K. Hanumaiah S/o Late Muniyappa, by way of sale deed dated 13.12.1976, Registered as Document No.1933/1976-77 of Book-1, Volume No.1207 at Pages 179-181 in the office of the Sub-Registrar, Bangalore South Taluk, Bangalore and the same is evident from SI. No.1.

Subsequent to purchase Mr. A.K Hanumaiah was in peaceful possession and enjoyment of the land stated supra as an absolute and sole owner and his ownership is reflected in the Column No.9 of the RTC for the year 1978-79 to 1988 on basis of the registered sale deed dated 13.12.1976, which is also evident from SI.No.3.

The above said Mr. A.K Hanumaiah got demised intestate on 05.03.1992 leaving behind his wife 1. Mrs. Muniyamma and children 2. Mr. H. Krishnappa, 3. Mr. H. Gundappa, 4. Mr. H. Anjinappa, 5. Mr. H. Muniraju, 6. Mr. H. Vishwanath, 7. Mr. B.H. Gopal, 8. Mrs. Jayalakshamma and 9. Mr. H. Ramaiah as his legal heirs which is evident from the online family tree at SI.No.24 & also from notarized individual family tree at SI.No.29 to 34 respectively. The said legal heirs of A.K. Hanumaiah got succeeded to his estate with respect to the land bearing Survey No.7/4, measuring 1 Acres 20 Guntas, Situated at Varthur Village, Varthur Hobli, Bangalore South Taluk, Bangalore, however the Inheritance Khatha with respect to the land stated supra was mutated in the name of Mr. H. Krishnappa (as he was Kartha/elder son of the family) vide Mutation Register No.IHC.4/1992-93, which is also evident from SI. No.5. Thereafter the column No.9 of RTC for the year 1988 to



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2018 also reflects the name of Mr. H. Krishnappa S/o Late A.K Hanumaiah which is depicted at SL No.6 of the above mentioned list of documents.

Subsequently the said Legal heirs of A.K. Hanumaiah i.e., his wife 1. Mrs. Muniyamma and his children 2. Mr. H. Krishnappa, 4. Mr. H. Anjinappa, 5. Mr. H. Muniraju, 6. Mr. H. Vishwanath, 8. Mrs. Jayalakshamma and 9. Mr. H. Ramaiah also got demised on 15.04.2000, 14.06.2008, 13.12.2006, 20.04.2016, 07.05.2021, 27.07.2005 and 31.12.2007 respectively leaving behind the 1. Jayamma. M W/o Late H. Krishnappa, 2. Sri. H. Gundappa S/o Late A.K Hanumaiah, 3. Smt. Shanthamma W/o H. Gundappa, 4. Smt. B.G. Rajeshwari D/o H. Gundappa, 5. B.G. Satish Kumar S/o H. Gundappa, 6. Smt. Asha W/o B.G Satish Kumar, 7. Smt. B.G. Roopa D/o H. Gundappa, 8. B.G. Suresh Kumar S/o H. Gundappa, 9. Shyla. M W/o B.G Suresh Kumar. 10. Smt. Chikka Kaveriamma W/o Late H. Anjanappa, 11. Smt. Parvathi D/o Late Anjinappa, 12. Sri. Nagaraj. A S/o Late Anjanappa, 13. Smt. Janaki W/o Nagaraj, 14. Smt. Nalini. N D/o Nagaraj, 15. Sri. Kranthik Varma S/o Nagaraj, 16. Smt. Prema W/o Nagaraj, 17. Sri. James Verma. N S/o Nagaraj, 18. Kum. Monisha. A D/o Nagaraj, 19. Smt. D. Radha D/o Late H. Anjinappa, 20. Sri. Deepu S/o Late H. Anjanappa, 21. Smt. Pushpa W/o Deepu, 22. Sri. Shiva Prasad S/o H. Anjanappa, 23. Smt. Asha. M W/o Shiva Prasad, 24. Smt. K. Nagarathnamma W/o H. Vishwanath, 25. Sri. B.V. Vinod Kumar S/o Late H. Vishwanath, 26. Smt. Pushpa. G.V W/o B.V. Vinod Kumar, 27. B.V Poornachandra S/o Late H. Vishwanath, 28. Smt. Nandini W/o B.V Poornachandra, 29. Sri. B.V. Bhaskar S/o Late H. Vishwanath, 30. Smt. Aruna. P W/o B.V Bhaskar, 31. Sri. B.H. Gopal S/o Late Hanumaiah, 32. Smt. H.V. Indrani W/o Late B.H. Ramaiah, 33. Smt. R. Vysali D/o Late B.H. Ramaiah as the only legal heirs who got succeeded to their estate for land bearing Survey No.7/4, Situated at Varthur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru (Bangalore South Taluk was then re-classified to Bengaluru East Taluk) along with other properties. Subsequent to which the



Inheritance Khatha with respect to the land stated supra was mutated in the name of Mrs. Jayamma, W/o. Late. H. Krishnappa, vide Mutation Register No. H20/2021-22, which is witnessed from Sl. No.27. Thereafter the column No.9 of RTC for the year 2019 to 2022 & from 2023 to 2025 also reflects the name of Mrs. Jayamma, W/o. Late. H. Krishnappa which is depicted at Sl. No.28.

Thereafter, the above said owners subsequent to inheritance had also applied for the Conversion of the Land bearing Survey No.7/4 measuring 01 acre 20 Guntas, Situated at Varthur Village, from Agricultural to Non-Agricultural Residential purposes and got converted vide official Memorandum dated 06.10.2008, bearing conversion order No. ALN(EVH) SR.680/2007-08, passed by the Special Deputy Commissioner, Bengaluru Urban District which is also evident from Sl.No.7.

In-furtherance, Subsequent to inheritance & conversion the above said owners Mr. H. Krishnappa and others were desirous of developing the Schedule Property in to the Multi-storied Residential Apartment and thus entered into Joint Development Agreement with M/s. PANATHUR FARMS PVT LTD., represented by its managing Director, Sri. G.A Ravish, in respect of Survey No.7/4 measuring 01 acre 20 guntas of Varthur Village, dated 07.05.2008 Registered as Document No.VRT-1-00496/2008-09, in the office of the Sub Registrar Varthur, which is evident from Sl No.8, subsequently the aforesaid parties had also executed General Power of attorney (GPA) in favour of M/s. PANATHUR FARMS PVT LTD., Represented by its managing Director, Sri. G.A Ravish, in respect of Survey No.7/4 measuring 01 acre 20 guntas of Varthur Village, dated 07.05.2008 Registered as Document No.VRT -4-00034/2008-09, in the office of the Sub Registrar Varthru, which is evident from Sl N.9.

Thereafter, since there was typographical mistake crepted in the above said JDA, the above said Mr. H. Krishnappa and others have executed the



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Rectification Deed of Joint Development Agreement Dated 7.5.2008
Document No. No.VRT-1-02746/2011-12, Book-1, Stored in CD No.VRTD-
119, in the office of the Sub Registrar Varthur on 12.07.2011 in favour of
M/s. PANATHUR FARMS PVT LTD., represented by its managing Director,
Sri. G.A Ravish which is Registered on 12.07.2011, since in the recitals of the
Principal deed the description of documents were interchanged, which is
evident from Sl N.10.

Subsequent to the aforesaid rectification deed dated: 12.07.2011 the above
said M/s. PANATHUR FARMS PVT LTD, were not interested and also
incapable to develop the above said land due to few economical crises, hence
requested with the owners Mrs. Jayamma and others to cancel the JDA dated
07.07.2008 & Rectification deed dated 12.07.2011, to which the owners have
agreed to cancel the same, Hence the owners entered into Deed of
Cancellation of the Joint Development Agreement and aforesaid Rectification
Deed with M/s. PANATHUR FARMS PVT LTD., represented by its managing
Director, Sri. G.A Ravish, in respect of Survey No.7/4 measuring 01 acre 20
guntas of Varthur Village, dated 12.06.2023, Registered as Document No.INR-
1-11455/2023-24, in the office of the Sub Registrar Indiranagar, which is
evident from Sl No.11. Subsequent to which they had also executed
Cancellation of General Power of attorney (GPA) Dated 07.05.2008 in favour of
M/s. PANATHUR FARMS PVT LTD., Represented by its managing Director,
Sri. G.A Ravish, in respect of Survey No.7/4 measuring 01 acre 20 guntas of
Varthur Village, Bengaluru East Taluk, dated 12.06.2023, Registered as
Document No.INR-4-00854/2023-24, in the office of the Sub Registrar
Indiranagar, which is evident from Sl No.12.

Thereafter, the Legal heirs of Late H. Krishnappa i.e., Mrs. Chandrakala. B.K,
Mr. B.K Ravikumar, Mr. Anand Kumar B.K, and Mrs. Rani. B.K, have released
and Relinquished all their rights, title interest in the land bearing Survey



No.7/4 measuring 01 Acre 20 Guntas situated at Varthur Village, Bengaluru East Taluk, in favour of their mother Mrs. Jayamma W/o Late H. Krishnappa by a Release Deed dated 11.04.2023 and Registered as Document No.BDH-1-00013/2023-24, in Book No-4, Stored in CD No.BDHD1275 in the office of the Sub-Registrar Bidarahalli, which is evident from Sl. No.13.

Similarly one of the Mr. Gopal Family members i.e., Mrs. Geetha. R, W/o. Mr. Gopal and Mrs. Harini. B.G, Mrs. Nalini. B.G, Mr. Roopesh Kumar. B.G the children of Mr. Gopal have released and Relinquished all their rights, title interest in the land bearing Survey No.7/4 measuring 01 acre 20 guntas in favour of Mr. Gopal S/o Late A.K. Hanumaiah by a Release Deed dated 11.04.2023 and Registered as Document No.BDH-1-00012/2023-24, in Book No-4, Stored in CD No.BDHD1275 in the office of the Sub-Registrar Bidarahalli, which is evident from Sl. No.14.

In furtherance the above said land owners were not interested to continue as joint owners of the larger extent of land hence there was an oral arrangement or partition among themselves and as per which they have decided to release their rights and accordingly Mrs. Jayamma. M. W/o H. Krishnappa, Sri. H. Gundappa S/o Late. A.K. Hanumaiah and his LR's i.e., his wife Shanthamma and his children B.G Rajeshwari, B.G. Sathish Kumar, B.G Roopa, B.G Suresh Kumar And the Legal heirs of deceased H. Anjinappa i.e., his wife Mrs. Chikka Kaveriamma, his children Mrs. Parvathi, Mr. Nagaraj. A, Mrs. D. Radha, Mr. Deepu, Mr. Shiva Prasad And the Legal heirs of deceased H. Vishwanath i.e., his wife Mrs. K. Nagarathnamma, his children Mr. B.V. Vinod Kumar, Mr. B.V Poornachandra, Mr. B.V. Bhaskar And the Legal heirs of deceased Jayalakshmi i.e., her daughter Mrs. Sudharani. K.N, Mrs. Asharani. K.N, Mrs. Sumarani. K.N and Mrs. Usharani. K.N. And B.G Gopal S/o Hanumaiah, and the Legal heirs of deceased B.H. Ramaiah i.e., his wife H.V Indrani, his daughter Mrs. R. Vysali have released and relinquished their rights, title interest in the land bearing Survey No.7/4 measuring 0 Acres-08.08 Guntas, situated at Varthur Village, Bengaluru East Taluk in favour of



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the Legal heirs of deceased H. Muniraju i.e., his wife Mrs. Sunithamma, his children Mr. Murali Vardhana, Mrs. M. Thara, Mr. Vasu Muniraju by way of Release Deed dated 12.06.2023 and Registered as Document No.INR-1-11451/2023-24, in the office of the Sub-Registrar Indiranagar, which is evident from Sl. No.15.

Similarly, the LR's of the deceased H. Muniraju i.e., his wife Mrs. Sunithamma, his children Mr. Murali Vardhana, Mrs. Thara, Mr. Vasu Muniraju and also the LR's of deceased Mrs. Jayalakshmi i.e., her children Mrs. Sudharani. K.N, Mrs. Asharani K.N, Mrs. Sumarani. K.N and Mrs. Usharani. K.N have released and relinquished their rights, title interest in favour of Mrs. Jayamma. M W/o Late H. Krishnappa, Mr. H. Gundappa S/o Late A.K. Hanumaiah, Mrs. Shanthamma W/o H. Gundappa, Mrs. B.G Rajeshwari D/o H. Gundappa, Mr. B.G Satish Kumar S/o H. Gundappa, Mrs. B.G Roopa D/o H. Gundappa, Mr. B.G. Suresh Kumar S/o H. Gundappa, Mrs. Parvathi D/o Late Anjinappa, Mr. Nagaraj. A S/o Late Anjinappa, Mrs. D. Radha D/o Late H. Anjinappa, Mr. Deepu S/o Late H. Anjinappa, Mr. Shiva Prasad S/o H. Anjinappa, Mrs. K. Nagarathnamma W/o H. Vishwanath, Mr. B.V Vinod Kumar S/o Late H. Vishwanath, Mr. B.V. Poorna Chandra S/o Late H. Vishwanath, Mr. B.V Bhaskar S/o Late H. Vishwanath, Mr. B.H Gopal S/o Late Hanumaiah, Mrs. H.V. Indrani W/o Late B.H. Ramaiah, Mrs. R. Vysali D/o Late B.H. Ramaiah by way of Release Deed dated 12.06.2023 and Registered as Document No.INR-1-11226/2023-24, in the office of the Sub-Registrar Indiranagar with respect to the land bearing Survey No.7/4 measuring 01 Acre 20 Guntas, situated at Varthur Village, Bengaluru East Taluk, which is none other than the **Schedule Property** and the same is evident from Sl. No.16. Subsequent to Release the Khatha is mutated in the name of Mrs. Jayamma W/o Late. H. Krishnappa vide mutation register bearing MR T50/2023-24 and subsequent to Khatha her name is also reflected in column No.9 of RTC, which is evident from Sl.No.27 & 28



respectively.

Thereafter the said owners Mrs. Jayamma and others are desirous of developing the Schedule Property in to the Multi-storied Residential Apartment had thus entered into **Joint Development Agreement** with M/s. STSK Builders and Developers, represented by its Partners, Mr. Vasipalli Seshureddy and Mrs. Vasipalli Subhashini by way of JDA dated 12.06.2023, Registered as Document No.INR-1-11472/2023-24 dated, in the office of the Sub Registrar Indiranagar, in respect of Survey No.7/4 measuring 01 acre 11.08 guntas of Varthur Village & Hobli, Bengaluru East Taluk which is the Schedule Property herein and the same is evident from Sl. No.17. Subsequent to which they had also executed General Power of attorney (GPA) in favour of **M/s. STSK Builders and Developers**, represented by its Partners, Mr. Vasipalli Seshureddy and Mrs. Vasipalli Subhashini in respect of Survey No.7/4 measuring 01 acre 11.08 guntas of Varthur Village, dated 12.06.2023 Registered as Document No.INR-4-00855/2023-24, in the office of the Sub Registrar Indiranagar, which is evident from Sl No.18.

Further since the larger extent of Schedule Property was divided the Owners/Landlords had cancelled the Old Conversion Order bearing No. ALN(EVH) SR.680/2007-08, Dated 06.10.2008 Vide ALN (EVH) SR:680/07-08 dated 31.03.2023 in respect of Survey No.7/4 measuring 01 Acre 20 Guntas of Varthur Village & Hobli, Bengaluru East Taluk, by the Deputy Commissioner, Bangalore District, and the same is depicted at Sl. No.36.

Thereafter an application was lodged by Mrs. Jayamma to convert the Land bearing Survey No.7/4 measuring 01 acre 11.08 Guntas, Situated at Varthur Village & Hobli, Bengaluru East Taluk (**Schedule Property**) from Agricultural to Non-Agricultural Residential purposes. Thereafter the detail enquiry by the Deputy Commissioner, Bengaluru Urban District had passed the conversion orders vide official Memorandum dated 24.01.2024 vide online orders bearing No.587445 and the same is depicted at Sl. No.19.



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Subsequent to the conversion, the Bruhath Bengaluru Mahanagara Palike, Mahadevapura Ward No.149, has also mutated the Katha No.239 on 19.02.2024 in the name of Mrs. Jayamma in respect of **Schedule Property** which is evidenced from Sl.No.37.

Thereafter the said Mrs. Jayamma W/o Late Krishnappa and other owners has also paid tax to the Bruhath Bengaluru Mahanagara Palike vide Receipt No.24253562027 with respect to **Schedule Property** and the same is depicted at Sl. No.38.

Further, The M/s. STSK Builders and Developers has also paid betterment charges vide MR No.139/2023-24 to the BBMP revenue officer, Mahadevapura Division on 12.02.2024 in respect of Schedule Property and the same is depicted at Sl. No.41.

Thereafter M/s. STSK Builders and Developers had applied for the Plan Sanction and BBMP has issued the same after fulfilling its terms and conditions vide orders bearing No. PRJ/15892/2023-24 dated 23.08.2024 for the residential development in the Schedule Property for construction of multi-storied apartment at Basement, Ground and 4 Upper Floors and the same is depicted at Sl. No.40.

Thereafter the Building License and Commencement plan in favour of M/s. STSK Builders and Developers was issued by the Joint Director, Town Planning-North, Bengaluru, BBMP Mahadevapura Division granting the Builder to construct Basement, Ground and 4 Upper Floors in the Schedule Property and the same is depicted at Sl. No.39.



Prior to which M/s. STSK Builders and Developers has also obtained NOC from the Karnataka State Pollution Control Board on 18.04.2024 and it has given consent for building the residential project at the Schedule Property in favour of M/s. STSK Builders and Developers to construct the residential project in the Schedule Property and the same is depicted at Sl. No.44.

Thereafter, The M/s. STSK Builders and Developers has also obtained NOC from the BWSSB, Chief Engineer, Bengaluru East Taluk on 14.08.2024 with respect to the Schedule Property and the same is depicted at Sl. No.43.

Thereafter, The M/s. STSK Builders and Developers has also obtained NOC from the BESCOM, Executive Engineer, White Field Division on 29.08.2024 with respect to the **Schedule Property** which is evidenced from Sl.No.42.

The Karnataka Revision Settlement Akarband issued by Superintendent, Land Records & Survey Settlement, Bengaluru East Taluk, in respect of Survey No.7/4 measuring 1 acre 20 guntas of Varthur Village, confirms the total availability of land in that particular survey number as evidenced from Sl.No.20, which also in line with the extent of land vested with the present owners and Hissa Tippani also denotes the land bifurcation or division of their share of the land as mentioned in Sl.No.21 and shape of the land is also in line with Village Map of Varthur which is also evidenced as per Sl.No.23. Similarly the boundaries of the Schedule Property is also determined by the Haddu Basthu survey sketch, issued by the Government surveyor which is evidenced from Sl.No.22.

Nill Tenancy (7A) acknowledgement No.LRF.CR.124 /2007-08, Dated: 21.06.2007 issued by Tahasildar, K.R Puram, Bengaluru East Taluk, confirms that there are no cases or no tenancy applications registered or pending under Section 7A for Survey No.7/4, measuring 01 Acre 20 Guntas of Varthur Village which is also evident from Sl.No.24.



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PTCL Endorsement No. PTCL(BE)CR4538/2023-24, issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru dated 03.09.2024 confirms that there are no cases registered or pending under PTCL Act for Sy.No.7/4, measuring 1 Acre 11.08 Guntas of Varthur Village which is also evident from SI.No.45.

The encumbrance certificate issued by the Penya Sub-registrar from 1.07.1924 to 14.02.1957 & 15.02.1957 to 31.05.1970 and 01.06.1970 to 31.03.2004 and 1.4.2004 to 5.02.2019, and 01.02.2019 to 31.12.2021, and 01.01.2022 to 29.08.2024 issued by the Varthur Sub-Registrar in respect of survey No.7/4 measuring 01 acre 20 guntas & in respect of survey No.7/4 measuring 01 acre 20 guntas of Varthur Village & Hobli, Bengaluru East Taluk, Bengaluru, which is also evident from SI.No.26 confirms that there are no any kind of charges or liens or sale transactions or mortgages from any third party.

Thus the above said owners Smt. Jayamma and others are become the absolute owners of the Schedule Property and **M/s. STSK Builders and Developers**, represented by its Partners, Mr. Vasipalli Seshureddy and Mrs. Vasipalli Subhashini has become the Builder/Developer with developmental rights and entitled for share 71.65% in the super built up area along with proportionate undivided share in the Schedule Property and Land lord is entitled for share 28.35% in the super built up area along with proportionate undivided share in the Schedule Property.

In view of the documents provide to us, we have not taken any search at the office of the concerned Sub-Registrar/Revenue Authorities, Bangalore in order to verify the authenticity of the same. We have also no taken any search of the records at the local courts to verify whether the said property is subject to any litigation and the same is given without any risk or responsibility.



This report is prepared solely for the purpose and only on the request of **M/s. STSK Builders and Developers** and cannot be relied upon by any other person for any transaction in respect of the SCHEDULE PROPERTY and our liability if any is in proportionate to the professional fees received.

BASED ON SUBJECT TO WHAT IS STATED ABOVE WE OPINE THAT THE TITLE TO THE LANDLORDS REPRESENTED BY THE RIGHTS M/s. STSK BUILDERS AND DEVELOPERS, represented by its Partners, Mr. Vasipalli Seshureddy and Mrs. Vasipalli Subhashini is entitled for the share 71.65% in the super built up area along with proportionate undivided share in the Schedule Property have **CLEAR AND MARKATABLE TITLE OR DEVELOPMENTAL AND SALEABLE RIGHTS** subject to production of:

1. Encumbrance certificate from 29.08.2024 to till date.

TNR LAW ASSOCIATES

By Authorised Signatory



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