

22nd August, 2022

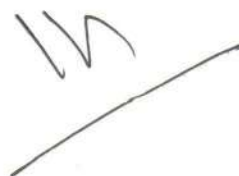
M/s.Tattvam United,
No.9/2-1, Madras Bank Road,
Bengaluru-560 001.

Dear Sirs,

The photo copies of the following documents have been furnished to me for scrutiny with regard to all that converted land bearing Survey No.64, measuring One Acre Twelve Guntas, (converted vide Official Memorandum bearing No.ALN(A)(S)/SR/30/2015-16, dated 06.08.2015, issued by the Deputy Commissioner, Bangalore District), situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, which is more fully set out in the Schedule hereto.

I. DOCUMENTS FURNISHED:

1)	Village Map, issued by the Assistant Director of Land Records, Anekal Taluk;
2)	Tippani extract, issued by the Tahsildar, Anekal Taluk;
3)	Akarbandh, issued by the Tahsildar, Anekal Taluk;



4)		Kethawar register extract, issued by the Tahsildar, Anekal Taluk;
5)		Preliminary Register Extracts, issued by the Tahsildar, Anekal Taluk;
6)		RR Extract, issued by the Tahsildar, Anekal Taluk;
7)	19.06.1949	Certified copy of the Mortgage Deed (registered as Document No.2559/48-49, Book I, Volume 619, Pages 11 to 12, in the Office of the Sub-Registrar, Anekal, Bangalore), executed by Mr.Hanumappa, son of Krishnappa in favour of Mr.M.Ramaiah;
8)	22.06.1949	Saguvali Guttige (Lease) Deed (registered as Document No.2560/48-49, Book I, Volume 618, Pages 105 to 106, in the Office of the Sub-Registrar, Anekal, Bangalore), executed by Mr.Hanumappa, son of Krishnappa in favour of Mr.M.Ramaiah, son of Mariyappa;
9)	04.05.1958	Certified copy of the Mortgage Deed (registered as Document No.592/58-59, Book I, SF Volume 11, Pages 114, in the Office of the Sub-Registrar, Anekal, Bangalore), executed by Mr.Hanumappa, son of Krishnappa in favour of Sarjapur Co-operative Society Limited;
10)		Form-3 (Pahani) Extract for the period 1961-62, issued by the Tahsildar, Anekal Taluk;
11)		Form-3 (Pahani) Extract for the period 1963-64, issued by the Tahsildar, Anekal Taluk;
12)		Form-3 (Pahani) Extract for the period 1964-65, issued by the Tahsildar, Anekal Taluk;

13)		Form-3 (Pahani) Extract for the period 1965-66, issued by the Tahsildar, Anekal Taluk;
14)		Form-3 (Pahani) Extract for the period 1967-68, issued by the Tahsildar, Anekal Taluk;
15)		Form-3 (Pahani) Extract for the period 1968-69, issued by the Tahsildar, Anekal Taluk;
16)		Pahani extract for the period 1969-70 to 1973-74, issued by the Tahsildar, Anekal Taluk;
17)		Pahani extract for the period 1974-75 to 1978-79, issued by the Tahsildar, Anekal Taluk;
18)		Pahani extract for the period 1979-80 to 1983-84, issued by the Tahsildar, Anekal Taluk;
19)		Pahani extract for the period 1984-85 to 1988-89, issued by the Tahsildar, Anekal Taluk;
20)		Pahani extract for the period 1989-90 to 1993-94, issued by the Tahsildar, Anekal Taluk;
21)		Pahani extract for the period 1994-95 to 1996-97, issued by the Tahsildar, Anekal Taluk;
22)		Pahani extract for the period 1997-98 to 2000-01, issued by the Tahsildar, Anekal Taluk;
23)		Pahani extract for the period 2001-02, issued by the Village Accountant, Computer Centre, Anekal Taluk;



24)		Pahani extract for the period 2002-03, issued by the Village Accountant, Computer Centre, Anekal Taluk;
25)		Pahani extract for the period 2003-04, issued by the Village Accountant, Computer Centre, Anekal Taluk;
26)	22.12.2006	Family Tree by way of Affidavit of Hanumappa, son of late H.Krishnappa;
27)	23.06.2002	Certified copy of the Partition Deed registered on 08.07.2002 (registered as Document No.1984/2002-03, Book I, stored in CD NO.ANKDCR07/2002-03, in the Office of the Sub-Registrar, Anekal, Bangalore), effected amongst Mr.H.Krishnappa and Mr.H.Chinnappa, sons of late Hanumanthappa;
28)	23.06.2002	MR No.7/2002-03, issued by the Village Accountant, Computer Centre, Anekal Taluk;
29)		Pahani extract for the period 2004-05, issued by the Village Accountant, Computer Centre, Anekal Taluk;
30)		Pahani extract for the period 2005-06, issued by the Village Accountant, Computer Centre, Anekal Taluk;
31)		Pahani extract for the period 2006-07, issued by the Village Accountant, Computer Centre, Anekal Taluk;
32)		Pahani extract for the period 2007-08, issued by the Village Accountant, Computer Centre, Anekal Taluk;
33)		Pahani extract for the period 2008-09, issued by the Village Accountant, Computer Centre, Anekal Taluk;



34)		Pahani extract for the period 2009-10, issued by the Village Accountant, Computer Centre, Anekal Taluk;
35)		Pahani extract for the period 2010-11, issued by the Village Accountant, Computer Centre, Anekal Taluk;
36)		Pahani extract for the period 2011-12, issued by the Village Accountant, Computer Centre, Anekal Taluk;
37)		Pahani extract for the period 2012-13, issued by the Village Accountant, Computer Centre, Anekal Taluk;
38)		Pahani extract for the period 2013-14, issued by the Village Accountant, Computer Centre, Anekal Taluk;
39)	04.09.2006	Sale Deed (registered as Document No.ANK-1-19212/2006-07, Book I, stored in CD No.ANKD156, in the Office of the Sub-Registrar, Anekal, Bangalore), executed by Mr.H.Krishnappa, son of late Hanumanthappa in favour of Mr.Venkateshaiah, son of late Maragal Narayanappa;
40)	16.01.2015	MR No.H24/2014-15, issued by the Village Accountant, Computer Centre, Anekal Taluk;
41)		Pahani extract for the period 2014-15, issued by the Village Accountant, Computer Centre, Anekal Taluk;
42)	04.02.2012	Sale Agreement (registered as Document No.ABL-1-04852/2011-12, Book I, stored in CD No.ABLD91, in the Office of the Sub-Registrar, Basavanagudi (Attibele), executed Mr.Venkateshaiah, son of late Maragal Narayanappa, his wife Mrs.Chandrakala, Mrs.Vanaja, Mr.Naveen, Mr.Praveen in favour of Mr.Sunil Sathyanarayana, son of B.V.Sathyanarayana;



43)	04.02.2012	General Power of Attorney (registered as Document No.ABL-4-00141/2011-12, Book IV, stored in CD No.ABLD91, in the Office of the Sub-Registrar, Basavanagudi (Attibele), executed Mr.Venkateshaiah, son of late Maragal Narayanappa, his wife Mrs.Chandrakala, Mrs.Vanaja, Mr.Naveen, Mr.Praveen, in favour of Mr.Sunil Sathyanarayana, son of B.V.Sathyanarayana;
44)	10.12.2015	Sale Deed (registered as Document No.SRJ-1-03502/2015-16, Book I, stored in CD No.SRJD186, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), executed Mr.Venkateshaiah, son of late Maragal Narayanappa, his wife Mrs.Chandrakala, Mrs.Vanaja, Mr.Naveen, Mr.Praveen, by their GPA Holder Mr.Sunil Sathyanarayana, in favour of Mr.Sunil Sathyanarayana, son of B.V.Sathyanarayana;
45)	10.12.2015	MR No.H18/2015-16, issued by the Village Accountant, Computer Centre, Anekal Taluk;
46)		Pahani extract for the period 2014-15, issued by the Village Accountant, Computer Centre, Anekal Taluk;
47)		Pahani extract for the period 2015-16, issued by the Village Accountant, Computer Centre, Anekal Taluk;
48)		Pahani extract for the period 2016-17, issued by the Village Accountant, Computer Centre, Anekal Taluk;
49)	23.05.2015	Endorsement bearing No.PTCL/CR(A)364/15-16, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore;
50)	23.05.2015	Endorsement bearing No.LRF/CR/(s)731/2014-15, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore;



51)	09.03.2015	Endorsement bearing No.RD0038028039395, issued by the Tahsildar, Anekal Taluk;
52)	02.08.2014	Demand Notice bearing No.ATPA/LU/57/2014-15, issued by the Joint Director of Urban and Rural Development, Anekal Planning Authority;
53)	03.09.2014	Work Order bearing No.ATPA/LU/57/2014-15, issued by the Anekal Planning Authority;
54)	01.09.2014	Acknowledgement No.300764, issued by the Member Secretary, Anekal Planning Authority;
55)	06.07.2015	Letter, from the Anekal Planning Authority to the Deputy Commissioner, Bangalore Urban District, Bangalore;
56)	01.08.2015	Demand Notice bearing No.ALN(A)(S)SR/30/2015-16, issued by the Deputy Commissioner, Bangalore District;
57)	05.08.2015	State Bank of Mysore Challan bearing No.20, towards payment of conversion fee of Rs.70,785/= and Phodi Fee Rs.55/=;
58)	06.08.2015	Official Memorandum bearing No.ALN(A)(S)/SR/30/2015-16, issued by the Deputy Commissioner, Bangalore District;
59)	08.11.2006	General Power of Attorney, executed Mrs.Bhagyamma, daughter of H.Krishnappa, her daughter Vandana, Mrs.Prabhavathi, daughter of H.Krishnappa, Mr.Rajanna uruf Venugopal, son of H.Krishnappa, his children Samana and Sumathi, in favour of Mr.R.Krishnappa, son of late Chikkaramaiah uruf Ramaiah;
60)	25.10.2016	Order bearing No.DRB/DRI/68/2016-17, passed by the District Registrar, Basavanagudi Registration District, Bengaluru;



61)	03.09.2016	Affidavit by Mr.H.Krishnappa, son of late Hanumanthappa bin Hanumappa, reporting the date and death of Hanumanthappa;
62)	03.09.2016	Family Tree by way of Affidavit of H.Krishnappa;
63)	27.10.2016	Consent Deed registered on 02.11.2016, (registered as Document No.SRJ-1-02924/2016-17, Book I, stored in CD No.SRJD216, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), executed Mrs.Bhagyamma, daughter of H.Krishnappa, her daughter Vandana, Mrs.Prabhavathi, daughter of H.Krishnappa, Mr.Rajanna uruf Venugopal, son of H.Krishnappa, his children Samana and Sumathi, by their General Power of Attorney Holder Mr.R.Krishnappa, son of late Chikkaramaiah uruf Ramaiah in favour of Mr.Sunil Sathyanarayana, son of B.V.Sathyanarayana;
64)	14.12.2015	Joint Development Agreement (registered as Document No.SRJ-1-03545/2015-16, Book I, stored in CD No.SRJD186, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), executed by Mr.Sunil Sathyanarayana, son of Mr.B.V.Sathyanarayana in favour of M/s.Pragathi Group;
65)	14.12.2015	General Power of Attorney (registered as Document No.SRJ-4-00273/2015-16, Book IV, stored in CD No.SRJD186, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), executed by Mr.Sunil Sathyanarayana, son of Mr.B.V.Sathyanarayana in favour of M/s.Pragathi Group;
66)	19.05.2022	Cancellation of Joint Development Agreement (in connection with JDA dated 10.12.2015, registered as Document No.SRJ-1-03545/2015-16) (registered as Document No.SRJ-1-01486/2022-23, Book I, stored in CD No.SRJD1115, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura),



		executed between Mr.Sunil Sathyanarayana, son of Mr.B.V.Sathyanarayana AND M/s.Pragathi Group;
67)	19.05.2022	Revocation of General Power of Attorney (in connection with GPA dated 10.12.2015, registered as Document No.SRJ-4-00273/2015-16), (registered as Document No.SRJ-4-00093/2022-23, Book IV, stored in CD No.SRJD1115, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), executed by Mr.Sunil Sathyanarayana, son of Mr.B.V.Sathyanarayana;
68)	19.05.2022	Joint Development Agreement (registered as Document No.SRJ-1-01497/2022-23, Book I, stored in CD No.SRJD1115, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), executed by Mr.Sunil Sathyanarayana, son of Mr.B.V.Sathyanarayana in favour of M/s.Tattvam United;
69)	19.05.2022	General Power of Attorney (registered as Document No.SRJ-4-00094/2022-23, Book IV, stored in CD No.SRJD1115, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), executed by Mr.Sunil Sathyanarayana, son of Mr.B.V.Sathyanarayana in favour of M/s.Tattvam United;
70)	07.07.2022	<u>For Survey Nos.61, 62, 63, 64, 67/1:</u> Demand Notice No.STRRPA/TP/DP/07/2022-23, issued by the Satellite Town Ring Road Planning Authority;
71)	26.07.2022	Receipt No.3655, issued by the Satellite Town Ring Road Planning Authority for Rs.3,18,000/=;
72)	26.07.2022	Receipt No.3654, issued by the Satellite Town Ring Road Planning Authority for Rs.6,65,500/=;



73)	26.07.2022	Relinquishment Deed registered on 30.07.2022 (registered as Document No.SRJ-1-03724/2022-23, Book I, stored in CD No.SRJD1172, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru), executed by M/s.Tattvam United in favour of Satellite Town Ring Road Planning Authority;
74)	30.07.2022	Commencement Certificate in Form No.III, bearing No.STRRPA/TP/DP-07/2022-23, issued by the Satellite Town Ring Road Planning Authority;
75)	30.07.2022	Temporary Sanctioned Plan bearing No.STRRPA/TP/DP-07/2022-23, issued by the Member Secretary and Joint Director of Urban and Rural Planning, Satellite Town Ring Road Planning Authority;
76)	07.07.2022	<u>For Survey Nos.61, 62, 63, 64, 67/1, 68, 69, 71/1 and 71/2 And 110/1, 110/2 and 111/2 of Gudighattanahalli:</u> Demand Notice No.STRRPA/TP/LAO/14/2022-23, issued by the Satellite Town Ring Road Planning Authority;
77)	26.07.2022	Receipt No.3653, issued by the Satellite Town Ring Road Planning Authority for Rs.13,22,500/=;
78)	26.07.2022	Receipt No.3652, issued by the Satellite Town Ring Road Planning Authority for Rs.27,01,000/=;
79)	26.07.2022	Relinquishment Deed registered on 30.07.2022 (registered as Document No.SRJ-1-03725/2022-23, Book I, stored in CD No.SRJD1172, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru), executed by M/s.Tattvam United in favour of Satellite Town Ring Road Planning Authority;



80)	30.07.2022	Temporary Sanctioned Letter bearing No.STRRPA/TP/LAO/14/2022-23, issued by the Satellite Town Ring Road Planning Authority;
81)	30.07.2022	Temporary Sanctioned Plan bearing No.STRRPA/TP/LAO/14/2022-23, issued by the Member Secretary and Joint Director of Urban and Rural Planning, Satellite Town Ring Road Planning Authority;
82)	23.07.2016	Encumbrance certificate bearing SA No.17394/16-17, from 01.04.1930 to 31.03.1960, issued by the Sub-Registrar, Anekal;
83)	24.04.2017	Encumbrance certificate bearing SA No.2624/17-18, from 01.04.1960 to 31.03.2004, issued by the Sub-Registrar, Anekal;
84)	24.04.2017	Encumbrance certificate bearing SA No.2623/17-18, from 01.04.2004 to 24.04.2017, issued by the Sub-Registrar, Basavanagudi , Anekal;
85)	28.03.2018	Encumbrance certificate bearing SA No.IGR-EC-A-0010038/2017-18, from 01.04.2017 to 27.03.2018 issued by the Sub-Registrar, Basavanagudi (Sarjapura), Bangalore;
86)	30.05.2018	Encumbrance certificate bearing SA No.IGR-EC-A-0002632/2018-19, from 27.03.2018 to 27.05.2018, issued by the Sub-Registrar, Gandhinagar, Bangalore;
87)	05.04.2019	Encumbrance certificate bearing SA No.IGR-EC-A-0000127/2019-20, from 01.04.2018 to 04.04.2019, issued by the Sub-Registrar, Gandhinagar, Bangalore;
88)	07.09.2019	Encumbrance certificate bearing SA No.4938/19-20, from 01.04.2019 to 06.09.2019, issued by the Sub-Registrar, Gandhinagar (Jala);



89)	07.03.2020	Encumbrance certificate bearing No.IGR-EC-C-0017383/2019-20, from 01.09.2019 to 06.03.2020, issued by the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru;
90)	21.07.2022	Encumbrance certificate bearing No.IGR-EC-C-0006486/2022-23, from 01.04.2019 to 20.07.2022, issued by the Sub-Registrar, Basavanagudi (Sarjapura);
91)	30.07.2022	Encumbrance certificate bearing No.IGR-EC-C-0007054/2022-23, from 30.07.2022 to 30.07.2022, issued by the Sub-Registrar, Basavanagudi (Sarjapura);
92)	30.07.2022	Encumbrance certificate bearing No.IGR-EC-C-0007056/2022-23, from 30.07.2022 to 30.07.2022, issued by the Sub-Registrar, Basavanagudi (Sarjapura);

II.

SCHEDULE

All that converted land bearing Survey No.64, measuring One Acre Twelve Guntas, (converted vide Official Memorandum bearing No.ALN(A)(S)/SR/30/2015-16, dated 06.08.2015, issued by the Deputy Commissioner, Bangalore District), situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk and bounded as per the Official Memorandum as follows:-

ON THE EAST : Land bearing Survey No.63;

WEST : Land bearing Survey No.67 and 65



NORTH : Land bearing Survey No.60;

SOUTH : Land bearing Survey No.68;

III. TRACING OF TITLE:

- 1) As seen from the documents furnished, i.e, Preliminary Records and Kethawar Register Extract shows that, Mr.Hanumappa bin Krishnappa, was an occupant of all that land bearing Survey No.64, measuring One Acre Twelve Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, (Document Nos.4, 5 and 6).
- 2) The said Hanumappa, mortgaged the said land on 19.06.1949, granted Saguvali Guttige on 22.06.1949 and mortgaged on 04.05.1958 to Sarjapur Co-operative Society Ltd., (Document Nos.7, 8 and 9).
- 3) The said Guttige and mortgage are old and more than 50 years and can be construed as discharged and surrendered the Guttige to original owner in the absence of the registered documents.
- 4) The said Hanumappa (Hanumanthappa) died on 08.06.1985 (Document No.26) and his wife Rajamma died, leaving their sons Mr.H.Krishnappa and Mr.Chinnappa, as their legal heirs (Document No.61 and 62).
- 5) It is informed that, the Death Certificate of Hanumappa, is not available.



6) It was informed that Hanumappa and Hanumanthappa are one and the same.

7) Later Mr.H.Krishnappa and Mr.H.Chinnappa, sons of late Hanumappa, under a Deed of Partition dated 23.06.2002 (Document No.27), partitioned their joint family properties including the said land. Under the said Partition, the said land along with other hands have been allotted to Mr.H.Krishnappa, towards his share and he got the Katha of the said land transferred in his name, vide MR No.7/2002-03 (Document No.28).

8) Thereafter Mr.H.Krishnappa, son of late Hanumappa, joined by his children as Consenting Witness, under a Deed of Sale dated 04.09.2006 (Document No.39), sold the said land to Mr.Venkateshaiah, son of late Maragal Narayanappa and later the Katha of the said land has been transferred in his name, vide MR No.H24/2014-15 (Document No.40).

9) Mr.Venkateshaiah, son of late Maragal Narayanappa, his wife Mrs.Chandrakala and children Smt.Vanaja, Mr.Naveen and Praveen, have jointly agreed to sell the said land and entered into an Agreement of Sale dated 04.02.2012 (Document No.42) with Mr.Sunil Sathyanarayana, son of B.V.Sathyanarayana and executed a General Power of Attorney dated 04.02.2012 in his favour (Document No.43) to deal and dispose of the said land.



10) As per the Government Notification, the said land brought under the Industrial Zone and in the mean time, Mr.Sunil Sathyanarayana, the Power of Attorney Holder for Mr.Venkateshaiah, has made an application to the Anekal Planning Authority for change of land use from Industrial to residential purpose and on demand made by the competent authority vide Endorsement dated 02.08.2014 and on payment of a sum of Rs.1,08,000/=, the Anekal Planning Authority, has permitted to change the land use from Industrial to Residential purpose, vide Commencement Certificate dated 03.09.2014 (Document Nos.52 and 53).

11) On obtaining the permission from the Anekal Planning Authority for change of land use, Mr.Sunil Sathyanarayana, made an application for conversion of the said land, for non-agricultural residential purpose. The Deputy Commissioner, Bangalore District, Bangalore, vide its Official Memorandum bearing No.ALN(A)(S)/SR/30/2015-16, dated 06.08.2015, converted the said land for residential purpose, in pursuance of the payment of a sum of Rs.70,785/= towards conversion fee and Phodi Fee Rs.55/=, vide SBM Challan bearing No.20, dated 05.08.2015 and in pursuance of the Demand Notice dated 01.08.2015, issued in this behalf and also issued conversion sketch in this behalf (Document Nos.54 to 58).

12) Thereafter Mr.Sunil Sathyanarayana, son of B.V.Sathyanarayana, the Power of Attorney Holder for Mr.Venkateshaiah, son of late Maragal Narayanappa, his



wife Mrs.Chandrakala and children Smt.Vanaja, Mr.Naveen and Praveen, has taken conveyance of the said land in his favour, vide Sale Deed dated 10.12.2015 (Document No.44) and the Katha of the said land has been transferred in his name, vide MR No.H18/2015-16 (Document No.45).

13) Mrs.Bhagyamma, daughter of H.Krishnappa, her daughter Vandana, Mrs.Prabhavathi, daughter of H.Krishnappa, Mr.Rajanna uruf Venugopal, son of H.Krishnappa, his children Samana and Sumathi, executed a General Power of Attorney on 08.11.2006 (document No.59) in favour of their father Mr.R.Krishnappa, son of late Chikkaramaiah uruf Ramaiah to execute necessary documents and on payment of necessary stamp duty on the said GPA to department of stamps (document No.60) the said attorney holder executed a Consent Deed dated 27.10.2016(Document No.63) in favour of Mr.Sunil Sathyanarayana, son of B.V.Sathyanarayana, stating that, they have not joined as executants to the Sale Deed dated 04.09.2006, executed in favour of Mr.Venkateshaiah, and subsequently the Sale Deed dated 10.12.2015, executed by Mr.Venkateshaiah in favour of Mr.Sunil Sathyanarayana, are valid and subsisting and further confirmed that, they have no right, title and interest over the said land.

14) Mr.Sunil Sathyanarayana, son of B.V.Sathyanarayana, has entered into a Joint Development Agreement dated 14.12.2015 (Document No.64) with M/s.Pragathi Group, for development of the said land and also executed a



General Power of Attorney dated 14.12.2015 (Document No.65) in their favour, for development, plan sanction, deal and dispose and for other purposes.

15) Later Mr.Sunil Sathyanarayana, son of B.V.Sathyanarayana, and M/s.Pragathi Group, have agreed to cancel the said Joint Development Agreement and cancel the same vide Cancellation of Development Agreement dated 19.05.2022 (Document No.66) and Mr.Sunil Sathyanarayana, under a Revocation of General Power of Attorney dated 19.05.2022, revoked the General Power of Attorney dated 14.12.2015 (Document No.67).

16) Subsequently Mr.Sunil Sathyanarayana, son of B.V.Sathyanarayana, has entered into a Joint Development Agreement dated 19.05.2022 (Document No.68) with M/s.Tattvam United, for development of the said land and also executed a General Power of Attorney dated 19.05.2022 (Document No.69) in favour of M/s.Tattvam United, for development, plan sanction, deal and dispose and for other purposes.

17) Thereafter M/s.Tattvam United, have obtained a Sanctioned Layout Plans from the Member Secretary and Joint Director of Urban and Rural Planning, Satellite Town Ring Road Planning Authority for formation of Residential Layout in the said land along with several adjoining lands, in pursuance of the payment of necessary charges and the Demand Notices issued in this behalf and on execution of the Relinquishment Deeds both dated 26.07.2022 (both have been registered



on 30.07.2022) in favour of the Satellite Town Ring Road Planning Authority (Document Nos.70 and 81) and formed a Residential Layout therein.

18) The Endorsement dated 23.05.2015 (Document No.49), issued by the Assistant Commissioner, Bangalore South Sub-division, Bangalore, shows that they have not initiated any proceedings under the provisions of Karnataka Schedule Caste and Schedule Tribes (prevention of certain lands) Act, 1978.

19) The Endorsement dated 23.05.2015 (Document No.50), issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore, shows that they have not initiated any proceedings under Section 79A&B of the Karnataka Land Reforms Act.

20) The Endorsement dated 09.03.2015 (Document No.51), issued by the Tahsildar, Anekal Taluk, refers that they have not registered any tenancy claims in Form No.2, 7 or 7A, under Section 48 of the Karnataka Land Reforms Act, 1961.

21) The Village Map, Tippani and Akarbandh, refers the location, shape and extent of survey no.64 (document nos.1, 2 and 3).

22) The Records of Tenancy Crops Register Extracts, Form No.3, maintained in the Revenue Department, refer the names of the owners from time to time,



showing as Kathedars, Holders and Occupants of the said land (Document Nos.10 to 25, 29 to 38, 41, 46, 47 and 48).

23) The search Report furnished for the period from 01.04.1930 to 30.07.2022 (Document Nos.82 to 92) issued by the concerned Sub-Registrar's Office, does not disclose any encumbrances.

In view of the documents and information furnished above, I am of the opinion that the titles of the said land, which is more fully set out in the Schedule above, vest with Mr.Sunil Sathyanarayana, subject to obtain up to date Encumbrance Certificate and he has entered into a Joint Development Agreement dated 19.05.2022 with M/s.Tattvam United and executed power of attorney dated 19.05.2022 in favour of M/s.Tattvam United.

Thanking you,

Yours faithfully,



(K.S.MADANA GOPAL)
Advocate.

17th August, 2022

M/s.Tattvam United,
No.9/2-1, Madras Bank Road,
Bengaluru-560 001.

Dear Sirs,

The photo copies of the following documents have been furnished to me for scrutiny with regard to all that converted land bearing Survey No.69, measuring Thirty Four Guntas, (converted vide Official Memorandum bearing No.ALN(A)(AS)/SR/130/2012-13, dated 17.09.2012, issued by the Deputy Commissioner, Bangalore District), situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, which is more fully set out in the Schedule hereto.

I. DOCUMENTS FURNISHED:

1)		Village Map, issued by the Assistant Director of Land Records, Anekal Taluk;
2)		Re-Survey Tipni, issued by the Tahsildar, Anekal Taluk;
3)		Akarbandh, issued by the Tahsildar, Anekal Taluk;
4)		Kethwar register extract, issued by the Tahsildar, Anekal Taluk;

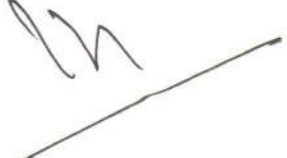


5)		Preliminary Register Extracts, issued by the Tahsildar, Anekal Taluk;
6)		Pahani extract for the period 1969-70 to 1973-74, issued by the Tahsildar, Anekal Taluk;
7)		Pahani extract for the period 1974-75 to 1978-79, issued by the Tahsildar, Anekal Taluk;
8)		Pahani extract for the period 1979-80 to 1983-84, issued by the Tahsildar, Anekal Taluk;
9)	22.05.1982	Order passed in Case No.VOA.93/80-81, dated 22.05.1982, by the Court of the Tahsildar, Anekal Taluk, Anekal;
10)		MR No.7/86-867, issued by the Tahsildar, Anekal Taluk;
11)		Pahani extract for the period 1984-85 to 1988-89, issued by the Tahsildar, Anekal Taluk;
12)		Pahani extract for the period 1989-90 to 1993-94, issued by the Tahsildar, Anekal Taluk;
13)		Pahani extract for the period 1994-95 to 1996-97, issued by the Tahsildar, Anekal Taluk;
14)		Pahani extract for the period 1997-98 to 2001-02, issued by the Tahsildar, Anekal Taluk;
15)	27.06.2015	Pahani extract for the period 2001-02, issued by the Village Accountant, Computer Centre, Anekal Taluk;
16)	27.06.2015	Pahani extract for the period 2002-03, issued by the Village Accountant, Computer Centre, Anekal Taluk;



17)	27.06.2015	Pahani extract for the period 2003-04, issued by the Village Accountant, Computer Centre, Anekal Taluk;
18)	27.06.2015	Pahani extract for the period 2004-05, issued by the Village Accountant, Computer Centre, Anekal Taluk;
19)	27.06.2015	Pahani extract for the period 2005-06, issued by the Village Accountant, Computer Centre, Anekal Taluk;
20)	27.06.2015	Pahani extract for the period 2006-07, issued by the Village Accountant, Computer Centre, Anekal Taluk;
21)	27.06.2015	Pahani extract for the period 2007-08, issued by the Village Accountant, Computer Centre, Anekal Taluk;
22)	27.06.2015	Pahani extract for the period 2008-09, issued by the Village Accountant, Computer Centre, Anekal Taluk;
23)	27.06.2015	Pahani extract for the period 2009-10, issued by the Village Accountant, Computer Centre, Anekal Taluk;
24)	27.06.2015	Pahani extract for the period 2010-11, issued by the Village Accountant, Computer Centre, Anekal Taluk;
25)	27.06.2015	Pahani extract for the period 2011-12, issued by the Village Accountant, Computer Centre, Anekal Taluk;
26)	21.05.2016	Pahani extract for the period 2012-13, issued by the Village Accountant, Computer Centre, Anekal Taluk;
27)	21.07.2016	Pahani extract for the period 2013-14, issued by the Village Accountant, Computer Centre, Anekal Taluk;

28)	21.07.2016	Pahani extract for the period 2014-15, issued by the Village Accountant, Computer Centre, Anekal Taluk;
29)	01.09.2012	Demand Notice bearing No.ALN(A)(S)/SR/130/2012-13, issued by the Deputy Commissioner, Bangalore District;
30)	10.09.2012	State Bank of Mysore Challan, towards payment of conversion fee Rs.46,283/= and Phodi Fee Rs.55/=;
31)	17.09.2012	Official Memorandum bearing No.ALN(A)(AS)/SR/130/2012-13, issued by the Deputy Commissioner, Bangalore District;
32)	07.04.2014	Sale Deed (registered as Document No.CMP-1-00164/2014-15, Book I, stored in CD No.CMPD108, in the Office of the Sub-Registrar, Basavanagudi (Chamarajpet), Bangalore), (for Seventeen Guntas) executed by Mr.C.G.Nagarajaiah, son of late Gopoolakrishnaiah, his son Mr.C.N.Manjunatha, and his children Mr.M.Avinash, Mr.M.Arjun, M.Abhilash in favour of M/s.Oceanus Dwellings (P) Ltd.,
33)	25.06.2014	Sale Deed (registered as Document No.BSK-1-03987/2014-15, Book I, stored in CD No.BSKD275, in the Office of the Sub-Registrar, Basavanagudi (Banashankari), Bangalore), (for Seventeen Guntas) executed by Mr.C.R.Ashwathanarayana, son of late C.Rama Rao, his daughter Mrs.Ramya A.Narayan and son Mr.A.Pradeep, Kum.Prajna, daughter of Mr.A.Pradeep, Mr.C.V.Manjunath, son of C.R.Venkateshmurthy, his children Master Abhishek and Master Akshay, Mrs.Parvathamma, wife of late C.R.Venkateshmurthy, Mr.C.R.Subramanyam, son of late C.Rama Rao in favour of M/s.Oceanus Dwellings (P) Ltd.,
34)	04.06.2014	Sale Agreement (registered as Document No.CMP-1-01647/2014-15, Book I, stored in CD No.CMPD111, in the


4

		Office of the Sub-Registrar, Basavanagudi (Chamarajpet), Bangalore), (for Seventeen Guntas) executed by M/s.Oceanus Dwellings (P) Ltd., in favour of Mr.Charan Kumar, and Mr.Raghu Ram, sons of Mr.R.Sampath Kumar and Mr.Sunil Kumar;
35)	08.12.2015	Cancellation Agreement (registered as Document No.ABL-1-05338/2015-16, Book I, stored in CD No.ABLD256, in the Office of the Sub-Registrar, Basavanagudi(Attibele), Bangalore), (for Seventeen Guntas) executed by Mr.Charan Kumar, and Mr.Raghu Ram, sons of Mr.R.Sampath Kumar and Mr.Sunil Kumar, by their SPA Holder Mr.Sunil Kumar, son of R.Sridhar, in favour of M/s.Oceanus Dwellings (P) Ltd.,;
36)	23.12.2015	Board Resolution of M/s.Oceanus Dwellings (P) Ltd.,;
37)	28.12.2015	Sale Deed (registered as Document No.SRJ-1-03748/2015-16, Book I, stored in CD No.SRJD187, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), Bangalore), (for Seventeen Guntas) executed by M/s.Oceanus Dwellings (P) Ltd., in favour of M/s.Pragathi Group;
38)	03.10.2016	Deposit of title Deeds registered on 04.10.2016 (registered as Document No.BSG-1-04045/2016-17, Book I, stored in CD No.BSGD300, in the Office of the Sub-Registrar, Basavanagudi, Bengaluru), along with the Certificate, executed by M/s.Pragathi Group in favour The Vasavi Credit Co-operative Society Limited;
39)	07.07.2021	Discharge Deed (registered as Document No.SRJ-1-01299/2021-22, Book I, stored in CD No.SRJD884, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru), executed by The Vasavi Credit Co-operative Society Limited in favour of M/s.Pragathi Group;

40)	04.01.2022	Memorandum of Deposit of Title Deeds (registered as Document No.SRJ-1-05720/2021-22, Book I, stored in CD No.SRJD1014, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru), executed by M/s.Pragathi Group and Mr.C.Balachandra, son of late B.N.Chandrashekar in favour of Karnataka Bank Limited;
41)	20.04.2022	Sale Deed (registered as Document No.SRJ-1-00464/2022-23, Book I, stored in CD No.SRJD1094, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru), executed by M/s.Pragathi Group, by its Managing Partner Mr.Y.A.Hari Kishore in favour of M/s.Tattvam United;
42)	07.07.2022	<u>For Survey Nos.61, 62, 63, 64, 67/1, 68, 69, 71/1 and 71/2</u> Demand Notice No.STRRPA/TP/LAO/14/2022-23, issued by the Satellite Town Ring Road Planning Authority;
43)	26.07.2022	Receipt No.3653, issued by the Satellite Town Ring Road Planning Authority for Rs.13,22,500/=;
44)	26.07.2022	Receipt No.3652, issued by the Satellite Town Ring Road Planning Authority for Rs.27,01,000/=;
45)	26.07.2022	Relinquishment Deed registered on 30.07.2022 (registered as Document No.SRJ-1-03725/2022-23, Book I, stored in CD No.SRJD1172, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru), executed by M/s.Tattvam United in favour of Satellite Town Ring Road Planning Authority;
46)	30.07.2022	Temporary Sanctioned Letter bearing No.STRRPA/TP/LAO/14/2022-23, issued by the Satellite Town Ring Road Planning Authority;


6

47)	30.07.2022	Temporary Sanctioned Plan bearing No.STRRPA/TP/LAO/14/2022-23, issued by the Member Secretary and Joint Director of Urban and Rural Planning, Satellite Town Ring Road Planning Authority;
48)	07.12.2013	Encumbrance certificate bearing SA No.37209/13-14, from 01.04.1960 to 31.03.2004, issued by the Sub-Registrar, Anekal;
49)	20.07.2016	Encumbrance certificate bearing SA No.16506/16-17, from 01.04.2004 to 20.07.2016, issued by the Sub-Registrar, Anekal;
50)	05.01.2018	Encumbrance certificate bearing SA No.IGR-EC-C-0007106/2017-18, from 01.04.2016 to 05.01.2018, issued by the Sub-Registrar, Sarjapura;
51)	28.03.2018	Encumbrance certificate bearing SA No.SRJ-EC-A-00100032/2017-18, from 01.07.2017 to 27.03.2018, issued by the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru;
52)	30.05.2018	Encumbrance certificate bearing SA No.GAN-DC-A-0002625/2018-19, from 27.03.23018 to 27.05.2018, issued by the Sub-Registrar, Gandhinagar, Bengaluru;
53)	05.04.2019	Encumbrance certificate bearing SA No.128/19-20, from 01.04.2018 to 04.04.2019, issued by the Sub-Registrar, Gandhinagar (Jala);
54)	09.09.2019	Encumbrance certificate bearing SA No.4933/19-20, from 01.04.2019 to 06.09.2019, issued by the Sub-Registrar, Gandhinagar(Jala);
55)	21.07.2022	Encumbrance certificate bearing SA No.IGR-EC-C-0006489/2022-23, from 01.04.2019 to 20.07.2022, issued by the Sub-Registrar, Sarjapura, Basavanagudi Registration District;

56)	30.07.2022	Encumbrance certificate bearing SA No.IGR-EC-C-0007054/2022-23, from 30.07.2022 to 30.07.2022, issued by the Sub-Registrar, Sarjapura, Basavanagudi Registration District;
-----	------------	--

II.

SCHEDULE

All that converted land bearing Survey No.69, measuring Thirty Four Guntas, (converted vide Official Memorandum bearing No.ALN(A)(AS)/SR/130/2012-13, dated 17.09.2012, issued by the Deputy Commissioner, Bangalore District), situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk and bounded as per Official Memorandum as follows:-

ON THE EAST : Land bearing Survey No.62 & 70;
WEST : Land bearing Survey No.68 & 64;
NORTH : Land bearing Survey No.63;
SOUTH : Land bearing Survey No.70;

III. TRACING OF TITLE:

1) As seen from the documents furnished, shows that, the land bearing Survey No.69, measuring Thirty Four Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, was a Service Inam Lands attached to Shanbogue office of the said village (Document Nos.1 to 8) and on an application jointly made by Mr.C.R.Ashwathanarayana Rao, son of late C.Rama Rao and Mr.C.G.Nagarajaiah, the Tahsildar, Anekal Taluk, re-granted the said land to them, vide Order passed in Case No.VOA.93/80-81, dated 22.05.1982 (Document No.9), under the provisions of the Karnataka Village Offices Abolition Act 1961, showing an extent measuring Seventeen Guntas in the name of

Mr.C.R.Ashwathanarayana Rao and Seventeen Guntas, in the name of Mr.C.G.Nagarajaiah, and later the Katha of the said extents have been transferred in their respective names, vide MR No.7/1986-87 (Document No.10).

2) Mr.C.G.Nagarajaiah and Mr.C.R.Ashwathanarayana Rao, have jointly made an application for conversion of the said land, from agricultural to non-agricultural residential purpose. The Deputy Commissioner, Bangalore District, Bangalore, vide its Official Memorandum bearing No.ALN(A)(AS)SR/130/2012-13, dated 17.09.2012, converted the said land for residential purpose, in pursuance of the payment of a sum of Rs.46,283/= towards conversion fee and Phodi Fee Rs.55/=-, vide SBM Challan dated 10.09.2012 and Demand Notice issued in this behalf (Document Nos.29, 30 and 31).

3) Thereafter Mr.C.G.Nagarajaiah, son of late Gopalakrishnaiah, his son Mr.C.N.Manjunatha, and his children Mr.M.Avinash, Mr.M.Arjun, M.Abhilash, under a Deed of Sale Deed 07.04.2014 (Document No.32), sold an extent measuring Seventeen Guntas in the said land to M/s.Oceanus Dwellings (P) Ltd.,

4) Subsequently Mr.C.R.Ashwathanarayana, son of late C.Rama Rao, his daughter Mrs.Ramya A.Narayan and son Mr.A.Pradeep, Kum.Prajna, daughter of Mr.A.Pradeep, Mr.C.V.Manjunath, son of C.R.Venkateshmurthy, his children Master Abhishek and Master Akshay, Mrs.Parvathamma, wife of late C.R.Venkateshmurthy, Mr.C.R.Subramanyam, son of late C.Rama Rao, under a


9

Deed of Sale Deed 25.06.2014 (Document No.33), have jointly sold an extent measuring Seventeen Guntas in the said land to M/s.Oceanus Dwellings (P) Ltd.,

5) In this manner M/s.Oceanus Dwellings (P) Ltd., became the absolute owners of the said converted land measuring Thirty Four Guntas.

6) Subsequently M/s.Oceanus Dwellings (P) Ltd., have agreed to sell an extent measuring Seventeen Guntas in the said land and entered into an Agreement of Sale dated 04.06.2014 (Document No.34) with Mr.Charan Kumar and Mr.Raghu Ram, sons of Mr.R.Sampath Kumar and Mr.Sunil Kumar and later the said Sale Agreement has been cancelled, vide Cancellation Agreement dated 08.12.2015 (Document No.35).

7) M/s.Oceanus Dwellings (P) Ltd., passed a Board Resolution dated 23.02.2015 (Document No.36) for sale of the said Land and they under a Deed of Sale dated 28.12.2015 (Document No.37), sold the said converted land measuring Thirty Four Guntas to M/s.Pragathi Group.

8) M/s.Pragathi Group, under a Deposit of Title Deeds dated 03.10.2016 and registered on 04.10.2016 (Document No.38), mortgaged the said land to The Vasavi Credit Co-operative Society Limited and later the same has been discharged, vide Discharge Certificate dated 07.07.2021 (Document No.39).



- 9) M/s.Pragathi Group, by its Partners Mr.Y.A.Harikishore and Mr.C.Balachandra, son of late C.N.Chandrashekar, have jointly mortgaged the said land to the Karnataka Bank Limited and executed a Memorandum of Deposit of Title Deeds dated 04.01.2022 in this behalf(Document No.40).
- 10) Thereafter M/s.Pragathi Group, represented by its Managing Partner Mr.Y.A.Harikishore, under a Deed of Sale dated 20.04.2022 (Document No.41) sold the said land to M/s.Tattvam United.
- 11) In this manner M/s.Tattvam United, became the absolute owners of the said land and they are in possession of the said land.
- 12) Thereafter M/s.Tattvam United, have obtained a Sanctioned Layout Plans from the Member Secretary and Joint Director of Urban and Rural Planning, Satellite Town Ring Road Planning Authority for formation of Residential Layout in the said land along with several adjoining lands, in pursuance of the payment of necessary charges and the Demand Notice issued in this behalf and on execution of the Relinquishment Deed dated 26.07.2022 (registered on 30.07.2022) in favour of the Satellite Town Ring Road Planning Authority (Document Nos.42 and 47) and formed a Residential Layout therein.



13) The Records of Tenancy Crops Register Extracts, maintained in the Revenue Department, refer the names of the owners from time to time, showing as Kathedars, Holders and Occupants of the said land (Document Nos.11 to 28).

14) The search Report furnished for the period from 01.04.1960 to 20.07.2022, issued by the concerned Sub-Registrar's Office, reflect above sale transactions (Document Nos.48 to 56).

In view of the documents and information furnished above, I am of the opinion that the titles of the said land, which is more fully set out in the Schedule above, vest with M/s.Tattvam United, subject to obtain Discharge Deed from the Karnataka Bank Limited.

Thanking you,

Yours faithfully,



(K.S.MADANA GOPAL)
Advocate.

24th August, 2022

M/s.Tattvam United,
No.9/2-1, Madras Bank Road,
Bengaluru-560 001.

Dear Sirs,

The photo copies of the following documents have been furnished to me for scrutiny with regard to all that converted land bearing Survey No.68, measuring Twenty Two Guntas, (converted vide Official Memorandum bearing No.ALN(A)(S)SR/28/2015-16, dated 06.08.2015, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, which is more fully set out in the Schedule hereto.

I. DOCUMENTS FURNISHED:

1)	Village Map, issued by the Assistant Director of Land Records, Anekal Taluk;
2)	Tippani, issued by the Tahsildar, Anekal Taluk;
3)	Original Survey Tipni, issued by the Tahsildar, Anekal Taluk;
4)	Akarbandh, issued by the Tahsildar, Anekal Taluk;


1

5)	15.10.1944	Certified copy of the Sale Deed (registered as Document No.593/44-45, Book I, Volume 532, Pages 102 to 104, in the Office of the Sub-Registrar, Anekal), executed by Mrs.Nanjamma, wife of Bundur Narayana Bhatta and her son Mr.Venkateshaiah in favour of Mrs.Ammayamma, Shanbagh Srinivasaiah;
6)	28.03.1958	Certified copy of the Sale Deed (registered as Document No.3508/58-59, Book I, Volume 810, Pages 17 to 19, in the Office of the Sub-Registrar, Anekal), executed by Mrs.Ammayamma kom Srinivasaiah in favour of Mr.S.Bylappa, son of Parvathappa;
7)		RR Extract, issued by the Tahsildar, Anekal Taluk;
8)	18.05.1960	Sale Deed (registered as Document No.645/60-61, Book I, Volume 886, Pages 202 to 203, in the Office of the Sub-Registrar, Anekal), executed by Mr.S.Bylappa, son of Parvathappa in favour of Mr.Munishamappa, son of Nanjappa;
9)		RR Extract, issued by the Tahsildar, Anekal Taluk;
10)	21.12.1972	Mortgage Deed (registered as Document No.4866/72-73, Book I, Volume SF27, in the Office of the Sub-Registrar, Anekal), executed by Mr.Munishamappa, son of Nanjappa in favour of Primary Co-operative Land Development bank Ltd., Anekal;
11)		Pahani extract for the period 1969-70 to 1973-74, issued by the Tahsildar, Anekal Taluk;
12)	27.08.1975	Mortgage Deed (registered as Document No.204/75-76, Book I, Volume SF321, in the Office of the Sub-Registrar, Anekal), executed by Mr.Muniswamappa, son of Nanjappa in favour of the Primary Land Development Bank Limited, Anekal;



13)		Pahani extract for the period 1974-75 to 1978-79, issued by the Tahsildar, Anekal Taluk;
14)		Pahani extract for the period 1979-80 to 1983-84, issued by the Tahsildar, Anekal Taluk;
15)		Pahani extract for the period 1984-85 to 1988-89, issued by the Tahsildar, Anekal Taluk;
16)	15.09.1987	Mortgage Deed (registered as Document No.1147/87-88, Book I, Volume 1472, Pages 199, in the Office of the Sub-Registrar, Anekal), executed by Mr.Muniswamappa, son of Nanjappa in favour of Sericulturists and Farmers Service Co-operative Society Limited, Sarjapur;
17)	19.06.1989	Deed of Redemption (registered as Document No.588/89-90, Book I, Volume AED1518, Pages 124 to 129, in the Office of the Sub-Registrar, Anekal), executed by Sericulturists and Farmers Service Co-operative Society Limited, SARjapura in favour of Mr.Muniswamappa, son of Nanjappa;
18)	20.12.1989	Sale Deed (registered as Document No.1854/89-90, Book I, Volume 1541, Pages 118 to 121, in the Office of the Sub-Registrar, Anekal), executed by Mr.Muniswamappa, son of Nanjappa in favour of Mr.Venkateshaiah, son of late Maragal Narayanappa;
19)		MR No.3/1994-95, issued by the Tahsildar, Anekal Taluk;
20)		Pahani extract for the period 1989-90 to 1993-94, issued by the Tahsildar, Anekal Taluk;
21)		Pahani extract for the period 1994-95 to 1996-97, issued by the Tahsildar, Anekal Taluk;

22)		Pahani extract for the period 1997-98 to 2000-01, issued by the Tahsildar, Anekal Taluk;
23)	02.03.2016	Pahani extract for the period 2001-02, issued by the Village Accountant, Computer Centre, Anekal Taluk;
24)	02.03.2016	Pahani extract for the period 2002-03, issued by the Village Accountant, Computer Centre, Anekal Taluk;
25)	02.03.2016	Pahani extract for the period 2003-04, issued by the Village Accountant, Computer Centre, Anekal Taluk;
26)	02.03.2016	Pahani extract for the period 2004-05, issued by the Village Accountant, Computer Centre, Anekal Taluk;
27)	02.03.2016	Pahani extract for the period 2005-06, issued by the Village Accountant, Computer Centre, Anekal Taluk;
28)	02.03.2016	Pahani extract for the period 2006-07, issued by the Village Accountant, Computer Centre, Anekal Taluk;
29)	02.03.2016	Pahani extract for the period 2007-08, issued by the Village Accountant, Computer Centre, Anekal Taluk;
30)	02.03.2016	Pahani extract for the period 2008-09, issued by the Village Accountant, Computer Centre, Anekal Taluk;
31)	02.03.2016	Pahani extract for the period 2009-10, issued by the Village Accountant, Computer Centre, Anekal Taluk;
32)	02.03.2016	Pahani extract for the period 2010-11, issued by the Village Accountant, Computer Centre, Anekal Taluk;
33)	02.03.2016	Pahani extract for the period 2011-12, issued by the Village Accountant, Computer Centre, Anekal Taluk;

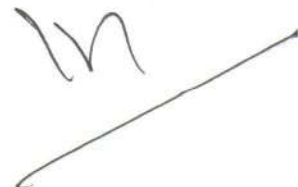


34)	02.03.2016	Pahani extract for the period 2012-13, issued by the Village Accountant, Computer Centre, Anekal Taluk;
35)	02.03.2016	Pahani extract for the period 2013-14, issued by the Village Accountant, Computer Centre, Anekal Taluk;
36)	04.02.2012	Sale Deed (registered as Document No.ABL-1-04850/2011-12, Book I, stored in CD No.ABLD91, in the Office of the Sub-Registrar, Basavanagudi, Attibele, Anekal Taluk), executed Mr.Venkateshaiah, son of late Maragal Narayanappa, his wife Mrs.Chandrakala, Mrs.Vanaja, Mr.Naveen, Mr.Praveen in favour of Mr.Sunil Sathyanarayana, son of B.V.Sathyanarayana;
37)	03.02.2015	MR No.H27/2014-15, issued by the Village Accountant, Computer Centre, Anekal Taluk;
38)	02.03.2016	Pahani extract for the period 2014-15, issued by the Village Accountant, Computer Centre, Anekal Taluk;
39)	02.03.2016	Pahani extract for the period 2015-16, issued by the Village Accountant, Computer Centre, Anekal Taluk;
40)	12.01.2017	Pahani extract for the period 2016-17, issued by the Village Accountant, Computer Centre, Anekal Taluk;
41)	25.07.2016	Endorsement bearing No.RD0038028064639, issued by the Tahsildar, Anekal Taluk;
42)	23.05.2015	Endorsement bearing No.LRF/CR/S/731/2014-15, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore;



43)	01.08.2015	Demand Notice bearing No.ALN(A)(S)SR/28/2015-16, issued by the Deputy Commissioner, Bangalore District, Bangalore;
44)	05.08.2015	State Bank of Mysore Challan No.18, towards payment of conversion Fee Rs.29,948/= and Phodi Fee Rs.55/=;
45)	06.08.2015	Official Memorandum bearing No.ALN(A)(S)SR/28/2015-16, issued by the Deputy Commissioner, Bangalore District, Bangalore;
46)	14.12.2015	Joint Development Agreement (registered as Document No.SRJ-1-03545/2015-16, Book I, stored in CD No.SRJD186, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), executed by Mr.Sunil Sathyanarayana, son of Mr.B.V.Sathyanarayana in favour of M/s.Pragathi Group;
47)	14.12.2015	General Power of Attorney (registered as Document No.SRJ-4-00273/2015-16, Book I, stored in CD No.SRJD186, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), executed by Mr.Sunil Sathyanarayana, son of Mr.B.V.Sathyanarayana in favour of M/s.Pragathi Group;
48)	26.09.1997	Declaration registered on 18.10.1997 (registered as Document No.76, SF Volume 113, in the Office of the Sub-Registrar, Anekal), executed by Mr.Venkateshaiah, son of Narayanappa in favour of Vijaya Bank, Bannerghatta Branch to Mr.Venkateshaiah, son of Narayanappa;
49)	01.12.2016	Agreement of Grant of Easementary Rights (registered as Document No.SRJ-1-03277/2016-17, Book I, stored in CD No.SRJD219, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), Sketch annexed, executed by and between Mr.C.Balachandra, son of late B.N.Chandrashekar in favour of Mr.Sunil Sathyanarayana, son of Mr.B.V.Sathyanarayana in

		favour of M/s.Pragathi Group, by its Managing Partner Mr.Y.A.Hari Kishore.
50)	16.05.2017	No Due Certificate bearing Ref No.OR/KRR/2017, issued by the Vijaya Bank, Bannerghatta Branch;
51)	27.01.2017	Endorsement bearing No.295/16-17, issued by the Manager, Primary Co-operative Agricultural and Rural Development Bank Ltd., Anekal;
52)	19.05.2022	Cancellation of Joint Development Agreement (in connection with JDA dated 14.12.2015, registered as Document No.SRJ-1-03545/2015-16) (registered as Document No.SRJ-1-01486/2022-23, Book I, stored in CD No.SRJD1115, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), executed between Mr.Sunil Sathyanarayana, son of Mr.B.V.Sathyanarayana AND M/s.Pragathi Group;
53)	19.05.2022	Revocation of General Power of Attorney (in connection with GPA dated 14.12.2015, registered as Document No.SRJ-4-00273/2015-16), (registered as Document No.SRJ-4-00093/2022-23, Book IV, stored in CD No.SRJD1115, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), executed by Mr.Sunil Sathyanarayana, son of Mr.B.V.Sathyanarayana;
54)	19.05.2022	Joint Development Agreement (registered as Document No.SRJ-1-01497/2022-23, Book I, stored in CD No.SRJD1115, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), executed by Mr.Sunil Sathyanarayana, son of Mr.B.V.Sathyanarayana in favour of M/s.Tattvam United;
55)	19.05.2022	General Power of Attorney (registered as Document No.SRJ-4-00094/2022-23, Book IV, stored in CD No.SRJD1115, in the



		Office of the Sub-Registrar, Basavanagudi (Sarjapura), executed by Mr.Sunil Sathyanarayana, son of Mr.B.V.Sathyanarayana in favour of M/s.Tattvam United;
56)	07.07.2022	<u>For Survey Nos.61, 62, 63, 64, 67/1, 68, 69, 71/1 and 71/2 And 110/1, 110/2 and 111/2 of Gudighattanahalli:</u> Demand Notice No.STRRPA/TP/LAO/14/2022-23, issued by the Satellite Town Ring Road Planning Authority;
57)	26.07.2022	Receipt No.3653, issued by the Satellite Town Ring Road Planning Authority for Rs.13,22,500/=;
58)	26.07.2022	Receipt No.3652, issued by the Satellite Town Ring Road Planning Authority for Rs.27,01,000/=;
59)	26.07.2022	Relinquishment Deed registered on 30.07.2022 (registered as Document No.SRJ-1-03725/2022-23, Book I, stored in CD No.SRJD1172, in the Office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru), executed by M/s.Tattvam United in favour of Satellite Town Ring Road Planning Authority;
60)	30.07.2022	Temporary Sanctioned Letter bearing No.STRRPA/TP/LAO/14/2022-23, issued by the Satellite Town Ring Road Planning Authority;
61)	30.07.2022	Temporary Sanctioned Plan bearing No.STRRPA/TP/LAO/14/2022-23, issued by the Member Secretary and Joint Director of Urban and Rural Planning, Satellite Town Ring Road Planning Authority;
62)	29.11.2013	Encumbrance certificate bearing SA No.35320/13-14, from 01.04.1960 to 31.03.2004, issued by the Sub-Registrar, Anekal;



63)	26.04.2017	Encumbrance certificate bearing SA No.SRJ-EC-A-0000613/2017-18, from 01.04.2004 to 26.04.2017, issued by the Sub-Registrar, Sarjapura;
64)	28.03.2018	Encumbrance certificate bearing SA No.IGR-EC-C-0000915/2017-18, from 01.07.2016 to 27.03.2018, issued by the Sub-Registrar, Basavanagudi (Sarjapura);
65)	30.05.2018	Encumbrance certificate bearing SA No.GAN-EC-A-0002634/2018-19, from 27.03.2018 to 27.05.2018, issued by the Sub-Registrar, Gandhinagar, Bengaluru;
66)	05.04.2019	Encumbrance certificate bearing SA No.131/19-20, from 01.04.2018 to 04.04.2019, issued by the Sub-Registrar, Gandhinagar (Jala);
67)	09.09.2019	Encumbrance certificate bearing SA No.4939/19-20, from 01.04.2019 to 06.09.2019, issued by the Sub-Registrar, Gandhinagar (Jala);
68)	21.07.2022	Encumbrance certificate bearing No.IGR-EC-C-0006488/2022-23, from 01.04.2019 to 20.07.2022, issued by the Sub-Registrar, Basavanagudi (Sarjapura);
69)	30.07.2022	Encumbrance certificate bearing No.IGR-EC-C-0007054/2022-23, from 30.07.2022 to 30.07.2022, issued by the Sub-Registrar, Basavanagudi (Sarjapura);

