



K. V. Narendra & Associates

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09.05.2017
Bangalore

LEGAL SCRUTINY REPORT

We are required to give legal opinion in respect of all that piece and parcel of the residentially converted land in all measuring 4 Acres 31 Guntas out of 5 Acres 19 Guntas, (Totally measuring 6 Acres 31 Guntas) Presently bearing BBMP Amalgamated Katha.No.600/ 550 Sy.No.117/1, 117/2, 117/3, 117/4, 117/5 and 118, (1 acre 19.29 Guntas out of 6 Acre 31 Guntas and 28 Guntas out of 5 Acres 19 Guntas of land Relinquished in favour of Commissioner BBMP, Bangalore, vide Deed of Relinquishment dated 08.01.2015, registered as document No.HLS-1-04684-2014-15, Book I, Stored in C.D.No.HLSD 110, before the office of Sub Registrar Shivajinagar) bearing Survey Number 117/1- measuring 1 Acre, converted vide the Order dated 24.02.2012, in Official Memorandum bearing No.ALN (EKHW) SR 133/2011-12, passed by the Deputy Commissioner, Bangalore District, Bangalore, situated at Nagondanahalli Village, K.R.Puram Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore, AND the residentially converted land bearing Survey Number 117/2- measuring 32 Guntas, Survey Number 117/3- measuring 32 Guntas, Survey Number 117/4- measuring 1 Acre 26 Guntas and Survey Number 117/5- measuring 1 Acre 05 Guntas (inclusive of 4 Guntas karab), Survey Number 118 measuring 1 Acre 20 Guntas, converted vide the Order dated 27.02.2012, in Official Memorandum bearing No.ALN (EKHW) 132/2011-12, passed by the Deputy Commissioner, Bangalore District, Bangalore, situated at Nagondanahalli Village, K.R.Puram Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore, which property is morefully described in the Schedule hereunder and hereinafter referred to as the **SCHEDULE PROPERTY**, for brevity. In this regard we are furnished with the photocopies of the below mentioned documents for scrutiny and opinion thereof.



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In respect of land bearing Survey Number 117/1- measuring 1 Acre, situated at Nagondanahalli Village.

1. Photocopy of Deed of Sale Dated 15.04.1933, executed by Smt.Honnamma and her Husband Sri,Muniyappa in favour of Sri.Dobhi Pillaiah, registered as document No.2552/1932-33, Book I, Volume 250, Pages 346-353, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore, in respect of land bearing Sy.No.117, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.
2. Photocopy of the Deed of Sale dated 23.11.1935, executed by Sri.Dobhi Pillaiah, in favour of Sri.Veerabhadrappe, son of Sri.Adike Basappa, registered as Document No.2118/35-36, Volume 342, at pages 196-198, Book I, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore, in respect of land bearing Sy.No.117/1- measuring 1 Acre, along with land bearing Survey Number 117/3- measuring 32 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.
3. Record of Rights issued by the office of the Tashildar, Bangalore East Taluk, Bangalore, showing the transfer of the revenue records in respect of land bearing Survey Number 117/1 to the name of Sri.Veerabhadrappe.
4. Deed of Sale dated 22.01.1963, executed by Sri.Munirudrappe, son of Sri.Adike Veerabhadrappe and Sri.Munirudrappe (Chikkappa of Vendor No.1), son of Sri.Adike Basappa, in favour of Smt.Muthamma, wife of Sri.Abbaiah, registered as Document No.6095/63-64, Volume 374, at Pages 65-67, Book I, registered before the office of the Sub-Registrar, Bangalore South Taluk, Bangalore, in respect of land bearing Survey Number 117/1- measuring 1 Acre, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.
5. Mutation Register Extract bearing MR No.4/88-89, issued by the office of the Tashildar, Bangalore East Taluk, Bangalore, for the transfer of the revenue



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records in respect of land bearing Sy.No.117/1- measuring 1 Acre, situated at Nagondanahalli Village, to the name of Smt.Muthamma, wife of Sri.Abbaiah.

6. RTC Extracts for the period from 1967-68 to 1971-72, (in the name of Sri.Veerabhadrappe), 1972-77, 1977-78 to 1983-84, 1984-85 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1998-99 to 2001-02, 2001-02 to 2010-11, 2011-12 to 2012-13, (in the name of Smt.Muthamma, vide MR No.4/88-89), issued by the office of the Tashildar, Bangalore East Taluk, Bangalore, in respect of land bearing Survey Number 117/1- measuring 1 Acre, situated at Nagondanahalli Village.

7. Mutation Register Extract bearing MR No.T4/2011-12, issued by the office of the Village Accountant, Bangalore East Taluk, Bangalore, for the entry of the conversion details in the revenue records.

8. Official Memorandum bearing No. ALN (E.K.H.W) SR 133/2011-12 dated 24.2.2012, issued by Deputy Commissioner, Bangalore District, in respect of Sy.No.117/1, measuring 1 Acre, situated at Nagondanahalli Village, for the purpose of Conversion of Land from Agricultural Residential Purpose, in the name of Smt.Muthamma Wife of Sri.Abbaiah.

9. Endorsement dated 01.10.2016, issued by Office of Assistant Commissioner, Bangalore North Sub Division stating that there are no application pending under PTCL Act, in respect of Survey number 117/1, measuring 1 acre, situated at Nagondanahalli Village.

10. Endorsement dated 04.10.2016, issued by the office of Assistant Commissioner, Bangalore North Sub Division, stating that there are no application pending under Section 79 A and B of Karnataka Land Reforms Act, in respect of Survey Number 117/1- measuring 1 Acre, situated at Nagondanahalli Village.

11. Endorsement dated 26.10.2016, issued by the office of Tahshildar, Bangalore East Taluk, stating that there are no application pending under Form



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7(No Tenancy Certificate) in respect of Survey Number 117/1- measuring 1 Acre, situated at Nagondanahalli Village.

12. Encumbrance Certificate for the period from 01.04.1920 to 30.06.1924, 01.07.1924 to 14.02.1957, 15.2.1957 to 31.5.1989, 1.6.1989 to 31.3.2004, in respect of land bearing Survey Number 117/1 of Nagondanahalli Village.

In respect of land bearing Survey Number 117/2- measuring 32 Guntas, situated at Nagondanahalli Village.

1. Record of Rights in respect of land bearing Survey Number 117/2, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.

2. Lease Deed dated 01.05.1942, executed by Sri.Narayanappa, son of Sri.Sunakal Venkatasamappa in favour of Smt.Muniyamma wife of Sri.Dandu Venkataramanappa, registered as document No.3617, Book I, Volume 585 Pages 141 to 142, in the office of Sub Registrar Bangalore Taluk, in respect of Survey Number 117/2, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.

3. Deed of Sale dated 19.06.1947, executed by Sri.Narayanappa, son of Sri.Sunakal Venkatasamappa, in favour of Sri.Abbaiiah, son of Sri.Muniyappa, registered as Document No.7457/1946-47, Volume 909, at pages 214-216, Book I, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore, in respect of land bearing Survey Number 117/2- measuring 32 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.

4. RTC Extracts for the period from 1967 to 1971-72, 1972 to 1976-77, 1977-78 to 1983-84, 1984 to 1985-86, 1986-87 and 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1998-99 to 2001-02, 2001-02 to 2010-11, 2011-12 to 2012-13, issued by the office of the Tashildar, Bangalore East Taluk, Bangalore,



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in respect of land bearing Survey Number 117/2- measuring 32 Guntas, situated at Nagondanahalli Village, in the name of Sri.Abbaiah.

5. Endorsement dated 01.10.2016, issued by Office of Assistant Commissioner, Bangalore North Sub Division stating that there are no application pending under PTCL Act, in respect of Survey number 117/2, measuring 32 guntas, situated at Nagondanahalli Village.

6. Endorsement dated 04.10.2016, issued by the office of Assistant Commissioner, Bangalore North Sub Division, stating that there are no application pending under Section 79 A and B of Karnataka Land Reforms Act, in respect of Survey Number 117/2- measuring 32 Guntas, situated at Nagondanahalli Village.

7. Endorsement dated 26.10.2016, issued by the office of Tahshildar, Bangalore East Taluk, stating that there are no application pending under Form 7(No Tenancy Certificate) in respect of Survey Number 117/2 measuring 32 Guntas, situated at Nagondanahalli Village.

8. Encumbrance Certificate for the period from 01.04.1920 to 30.06.1924, 01.07.1924 to 14.02.1957, 15.02.1957 to 31.05.1989, 01.06.1989 to 31.03.2004, in respect of land bearing Survey Number 117/2- measuring 32 Guntas, situated at Nagondanahalli Village.

In respect of land bearing Survey Number 117/3- measuring 32 Guntas, situated at Nagondanahalli Village.

1. Photocopy of Deed of Sale Dated 15.04.1933, executed by Smt.Honnamma and her Husband Sri,Muniyappa in favour of Sri.Dobhi Pillaiah, registered as document No.2552/1932-33, Book I, Volume 250, Pages 346-353, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore, in respect of land bearing Sy.No.117, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.



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2. Photocopy of the Deed of Sale dated 23.11.1935, executed by Sri.Dobhi Pillaiah, in favour of Sri.Veerabhadrappe, son of Sri.Adiike Basappa, registered as Document No.2118/35-36, Volume 342, at pages 196-198, Book I, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore, in respect of land bearing Sy.No.117/1- measuring 1 Acre, along with land bearing Survey Number 117/3- measuring 32 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.
3. Record of Rights issued by the office of the Tashildar, Bangalore East Taluk, Bangalore, showing the transfer of the revenue records in respect of land bearing Survey Number 117/3 to the name of Sri.Veerabhadrappe.
4. Deed of Sale dated 21.04.1994, executed by Sri.Munirudrappe, son of Sri.Adiike Veerabhadrappe, in favour of Sri.M.Abbaiiah, son of Late Sri.Muniyappa, registered as Document 546/94-95, Volume 797, at pages 89-92, Book I, registered before the office of the Sub-Registrar, K.R.Puram, Bangalore, in respect of land bearing Survey Number 117/3- measuring 32 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.
5. Mutation Register Extract bearing MR No.6/94-95, issued by the office of the Village Accountant, Bangalore South Taluk, Bangalore, for the transfer of the revenue records in respect of land bearing Survey Number 117/3- measuring 32 Guntas, situated at Nagondanahalli Village, to the name of Sri.M.Abbaiiah.
6. RTC Extracts for the period from 1968 to 1971-72, 1972 to 1976-77 1977-78 and 1983-84, 1984-87 and 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1998-99 to 2001-02, 2001-02 to 2010-11, 2011-12 to 2012-13, 01.04.1920 to 30.06.1924, issued by the office of the Tashildar, Bangalore East Taluk, Bangalore, in respect of land bearing Survey Number 117/3- measuring 32 Guntas, situated at Nagondanahalli Village.



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7. Endorsement dated 01.10.2016, issued by Office of Assistant Commissioner, Bangalore North Sub Division stating that there are no application pending under PTCL Act, in respect of Survey number 117/3, measuring 32 guntas, situated at Nagondanahalli Village.

8. Endorsement dated 05.10.2016, issued by the office of Assistant Commissioner, Bangalore North Sub Division, stating that there are no application pending under Section 79 A and B of Karnataka Land Reforms Act, in respect of Survey Number 117/3- measuring 32 Guntas, situated at Nagondanahalli Village.

9. Endorsement dated 03.11.2016, issued by the office of Tahshildar, Bangalore East Taluk, stating that there are no application pending under Form 7 (No Tenancy Certificate) in respect of Survey Number 117/3- measuring 32 Guntas, situated at Nagondanahalli Village.

10. Encumbrance Certificate for the period from 01.07.1924 to 14.02.1957, 15.02.1957 to 31.05.1989, 01.06.1989 to 31.03.2004, in respect of land bearing Survey Number 117/3- measuring 32 Guntas, situated at Nagondanahalli Village.

In respect of land bearing Survey Number 117/4- measuring 1 Acre 26 Guntas, situated at Nagondanahalli Village.

1. Record of Rights issued by the office of the Tashildar, Bangalore East Taluk, Bangalore, showing the transfer of the revenue records in respect of land bearing Survey Number 117/4 of Nagondanahalli Village.

2. Sale Deed dated 11.03.1941, executed by Smt.Hemakka Wife of Sunnakallu Nanjappa, in favour of Sri.Muniyappa Son of Late.Rachappa and Smt.Thimmakka, registered as document No.2858 of Book I, Volume 544 pages 10 to 11 in the office of Sub Registrar Bangalore Taluk, in respect of Survey Number 117/4, measuring 1 acre 26 guntas and Survey Number 118 measuring 1 acre 20 guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.



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3. Mutation Register Extract bearing MR No.5/91-92, issued by the office of the Tashildar, Bangalore South Taluk, Bangalore, for the transfer of the revenue records in respect of land bearing Survey Number 117/4- measuring 1 Acre 26 Guntas, to the name of Sri.M.Abbaiiah.
4. RTC Extracts for the period from 1968 to 1971-72, 1972 to 1976-77, 1977-78 to 1983-84, 1984 to 1984-85, 1986-87 and 1987-88, 1988-89 to 1992-93, 1998-99 to 2001-02, 2001-02 to 2010-11, 2011-12 to 2012-13, issued by the office of the Tashildar, Bangalore East Taluk, Bangalore, in respect of land bearing Survey Number 117/4- measuring 1 Acre 26 Guntas, to the name of Sri.M.Abbaiiah, situated at Nagondanahalli Village.
5. Endorsement dated 01.10.2016, issued by Office of Assistant Commissioner, Bangalore North Sub Division stating that there are no application pending under PTCL Act, in respect of Survey number 117/4, measuring 1 acre 26 guntas, situated at Nagondanahalli Village.
6. Endorsement dated 04.10.2016, issued by the office of Assistant Commissioner, Bangalore North Sub Division, stating that there are no application pending under Section 79 A and B of Karnataka Land Reforms Act, in respect of Survey Number 117/4- measuring 1 Acre 26 Guntas, situated at Nagondanahalli Village.
7. Endorsement dated 26.10.2016, issued by the office of Tahshildar, Bangalore East Taluk, stating that there are no application pending under Form 7(No Tenancy Certificate) in respect of Survey Number 117/4- measuring 1 Acre 26 Guntas, situated at Nagondanahalli Village.
8. Encumbrance Certificate for the period from 01.04.1920 to 30.06.1924, 01.07.1924 to 14.02.1957, 15.02.1957 to 31.05.1989, 01.06.1989 to 31.03.2004, in respect of land bearing Survey Number 117/4- measuring 1 Acre 26 Guntas, situated at Nagondanahalli Village.



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In respect of land bearing Survey Number 117/5- measuring 1 Acre 1 Gunta, situated at Nagondanahalli Village.

1. Sale Deed dated 15-04-1933, executed by Smt.Honnamma wife of Sri.Muniyappa, and her husband Sri.Muniyappa, in favour of Sri.Dobhi Pillaiiah, registered as Document No.2552/32-33, Volume 250, Pages 346-353, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore, in respect of land bearing Sy.No.117, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.
2. Photocopy of the Deed of Sale dated 24.04.1940, executed by Sri.Dobhi Pillaiiah, in favour of Sri.D.M.Addeppa, son of Sri.Munishamappa, registered as Document No.3591/39-40, Volume 506, at pages 118-120, Book I, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore, in respect of land bearing Sy.No.117/5- measuring 1 Acre 1 Guntas, along with land bearing Survey Number 117/7, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.
3. Photocopy of the Deed of Sale dated 09.02.1942, executed by Sri.D.M.Addeppa, son of Sri.Munishamappa, in favour of Sri.Lingappa, son of Sri.Dobhi Pillaiiah, registered as Document No.2579/41-42, Volume 5, at pages 120-121, Book I, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore, in respect of land bearing Sy.No.117/5- measuring 1 Acre 1 Guntas, along with land bearing Survey Number 117/7, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore
4. Deed of Sale dated 04.10.1950, executed by Sri.Pillaiiah, son of Sri.Dobhi Lingappa, and Master.Ramakrishna, son of Late Sri.Munilingappa and grand son of Sri.Pillaiiah, minor by his grandfather, in favour of Sri.Abbaiah, son of Sri.Muniyappa, registered as Document No.4266/1950-51, Volume 1155, at pages 202-205, Book I, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore, in respect of land bearing Survey Number 117/5- measuring 1 Acre 1 Gunta, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.



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5. Deed of Indemnity dated 04.10.1950, executed by Sri.Pillaiah, son of Sri.Dobhi Lingappa, in favour of Sri.Abbaiah, son of Sri.Muniyappa, registered as Document No.4267/1950-51, Volume 1165, at pages 15-17, Book I, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore.
6. Deed of Release dated 02.11.1962, executed by Sri.Abbuga, second son of Sri.Muniyappa, and Sri.M.Abbaiah, son of Sri.Muniyappa, registered as Document No.2643/62-63, Volume 1045, at pages 22-25, Book I, registered before the office of the Sub-Registrar, Hoskote.
7. Deed of Sale dated 24-2-2006, executed by Smt. Balamma, wife of Late.Abbaga, and Smt.Rathanamma, Smt.Anitha, Smt.Lalitha, Smt.Hamsaveni, Smt.Casantha, all daughters of Late.Abbaga and Sri.Chandrashekar Son of Late.Abbaga and his daughter Indushree, Sharanya, Guru, minors represented by his father, Sri.Chandrashekar, Sri.Manjunath Son of Late.Ramakrishna as confirming party, in favour of Sri.Shivraj.V.Patil Son of V.B Patil, registered as Document No.20246/2005-06, Book1, Stored in C.D No. KRID 188, registered before the office of the Sub-Registrar, K.R Puram, Bangalore, in respect of Land bearing Sy.No.117/6-measuring 1 Acre 17 Guntas, along with Sy.No.117/7, measuring 1 Acre 18 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.
8. Mortgage Deed dated 29.11.1972, executed by Sri.Abbaga Son of Sri.Muniyappa, in favour of Central Bank of India, registered as document No.5211/1972-73, Book I, Volume 946, in the office of Sub Registrar, Bangalore South, in respect of Survey Number 117/5 and 117/6, in all measuring 2 acres 18 guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.
9. Confirmation letter issued by Central Bank of India, on 17.04.2008, stating that, Sri.Abbaga Son of Sri.Muniyappa, situated at Nagondanahalli Village, availed a loan from respective bank on 29.11.1972, and he mortgaged the land bearing Survey Numbers 117/5 and 117/6 totally measuring 2 acres 18



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guntas, situated at Nagondanahalli Village as collateral Security, above loan was closed in June 1992, according to the respective bank has no charge on the above said lands as on date.

10. Exchange Deed dated 05.12.1991, executed by Smt.Balamma wife of Late.Abbaga and her son Sri.Chandrashekar, in respect of Survey Number 117/5, measuring 1 acre 01 gunta, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.

11. Record of Rights issued by the office of the Tashildar, Bangalore East Taluk, Bangalore, showing the transfer of the revenue records in respect of land bearing Survey Number 117/5.

12. RTC Extracts for the period from 1968 to 1971-72, 1972 to 1976-77, 1977-78 to 1983-84, 1984 to 1985-86, 1986-87 and 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1998-99 to 2001-02, 2001-02 to 2010-11, 2011-12 to 2012-13, issued by the office of the Tashildar, Bangalore East Taluk,

13. Endorsement dated 26.10.2016, issued by Office of Tahshildar, Bangalore East Taluk, stating that there are no application pending under Form 7, in respect of Survey number 117/5, measuring 1 acre 01 gunta, situated at Nagondanahalli Village.

14. Endorsement dated 01.10.2016, issued by the office of Assistant Commissioner, Bangalore North Sub Division, stating that there are no application pending under PTCL Act, in respect of Survey Number 117/5-measuring 1 Acre 1 Gunta, situated at Nagondanahalli Village.

15. Endorsement dated 04.10.2016, issued by the office of Assistant Commissioner, Bangalore North Sub Division, stating that there are no application pending under Section 79 A and B of Karnataka Land Reforms Act, in respect of Survey Number 117/5- measuring 1 Acre 1 Gunta, situated at Nagondanahalli Village.



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16. Encumbrance Certificate for the period from 01.04.1920 to 30.06.1924, 01.07.1924 to 14.02.1957, 15.02.1957 to 31.05.1989, 01.06.1989 to 31.03.2004, in respect of land bearing Survey Number 117/5- measuring 1 Acre 01 Gunta, situated at Nagondanahalli Village.

In respect of land bearing Survey Number 118- measuring 1 Acre 20 Guntas, situated at Nagondanahalli Village.

1. Kardha Nakalu, in respect of Land bearing Survey Number.118, situated at Nagondanahalli village.
2. Tippyany Nakalu, in respect of Land bearing Survey Number.118, situated at Nagondanahalli village.
3. Records of Rights in respect of Land bearing Survey Number.118, situated at Nagondanahalli village.
4. Survey Original Pakka, in respect of Land bearing Survey Number.118, situated at Nagaondanahalli Village.
5. Sale Deed dated 11.03.1941, executed by Smt.Hemakka Wife of Sunnakallu Nanjappa, in favour of Sri.Muniyappa Son of Late.Rachappa and Smt.Thimmakka, registered as document No.2858 of Book I, Volume 544 pages 10 to 11 in the office of Sub Registrar Bangalore Taluk, in respect of Survey Number 117/4, measuring 1 acre 26 guntas and Survey Number 118 measuring 1 acre 20 guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.
6. I.H.C, bearing No. 5/91-92, made out in the name of Sri.Abbaiah Son of Muniyappa, pursuant to the death of his father Sri.Muniyappa, in respect of Land bearing Survey Number, 118, measuring 1 Acre 20 Guntas, situated at Nagondanhalli Village.



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7. RTC Extracts for the period from 1968 to 1971-72, 1972 to 1976-77, 1977-78 to 1983-84, 1984 to 1985-86, 1986-87 and 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1998-99 to 2001-02, 2001-02 to 2010-11, 2011-12 to 2012-13, issued by the office of the Tashildar, Bangalore East Taluk, Bangalore, in respect of land bearing Survey Number, 118, measuring 1 Acre 20 Guntas, situated at Nagondanahalli Village.
8. Akarbandh in respect of Land bearing Survey Number, 118, measuring 1 Acre 20 Guntas, situated at Nagondanahalli Village.
9. Endorsement dated 01.10.2016, issued by Office of Assistant Commissioner, Bangalore North Sub Division stating that there are no application pending under PTCL Act, in respect of Survey number 118, measuring 1 acre 20 guntas, situated at Nagondanahalli Village.
10. Endorsement dated 04.10.2016, issued by the office of Assistant Commissioner, Bangalore North Sub Division, stating that there are no application pending under Section 79 A and B of Karnataka Land Reforms Act, in respect of Survey Number 118- measuring 1 Acre 20 Guntas, situated at Nagondanahalli Village.
11. Endorsement dated 26.10.2016, issued by the office of Tahshildar, Bangalore East Taluk, stating that there are no application pending under Form 7(No Tenancy Certificate) in respect of Survey Number 118- measuring 1 Acre 20 Guntas, situated at Nagondanahalli Village.
12. Encumbrance Certificate from 1.4.1920 to 30.6.1924, 1.7.1924 to 14.2.1957, 15.2.1957 to 31.5.1989, 1.6.1989 to 31.3.2004, 1.4.2004 to 28.10.2013, in respect of Survey Number.118, measuring 1 Acre 20 Guntas, situated at Nagondanahalli Village.



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COMMON DOCUMENTS

1. Official Memorandum bearing No.ALN (E.K.H.W) SR 132/2011-12 dated 27.2.2012, issued by Deputy Commissioner, Bangalore District, in respect of Sy.No.117/2, measuring 32 Guntas, 117/3, measuring 32 Guntas, 117/4, measuring 1 Acre 26 Guntas, 117/5, measuring 1 Acre 1 Gunta, and Sy.No.118, measuring 1 Acre 20 Guntas, situated at Nagondanahalli Village, for the purpose of Conversion of Land from Agricultural to Non Agricultural Residential Purpose, in the name of Sri.Abbaiah Son of Muniyappa.
2. Mutation Registrar bearing No.T5/2011-12, made out in the name of Sri.Abbaiah Son of Muniyappa, in respect of Land bearing Survey Number, 118, measuring 1 Acre 20 Guntas, situated at Nagondanhalli Village.pursuant to the Conversion order bearing No. No.ALN (E.K.H.W) SR 132/2011-12 dated 27.2.2012.
3. Deed of Partition dated 27.09.2013, entered to amongst Sri.M.Abbaiah @ Abbaiah, son of Late Sri.Muniyappa along with his wife Smt.Muthamma, on the First Part AND Smt.Muniyamma, daughter of Sri.M.Abbaiah @ Abbaiah of the Second Part AND Smt.Lakshamma, daughter of Sri.M.Abbaiah @ Abbaiah of the Third Part AND Smt.Renukamma, wife of Late Sri.Krishnappa (daughter in law of Sri.M.Abbaiah @ Abbaiah) along with her children Smt.Navaneeta, Smt.Vijayalakshmi, Smt.Mamatha and Smt.Sowmya, of the Fourth Part AND Smt.Anasuyamma, daughter of Sri.M.Abbaiah @ Abbaiah of the Fifth Part AND Smt.Cheluvamma, daughter of Sri.M.Abbaiah @ Abbaiah of the Sixth Part, registered as Document No.3786/2013-14, stored in HLSD 86, Book I, registered before the office of the Sub-Registrar, Halasuru, Bangalore.
4. Joint Development Agreement dated 24.02.2014, executed by Smt.Muniyamma Daughter of Sri.M.Abbaiah @ Abbaiah & Wife of Sri.Krishnappa and others in favour of NVT Quality Lifestyle Projects Private Ltd, represented by its Directors Sri.Vivek Garg and Sri.Tanuj Garg, registered as document No.10054/2013-14, Stored in C.D.No.516, in the office of Sub Registrar Krishnaraja Puram, in respect of Subject Property.



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5. Irrevocable General Power of Attorney dated 24.02.2014, executed by Smt.Muniyamma Daughter of Sri.M.Abbaiiah @ Abbayappa & Wife of Sri.Krishnappa and others in favour of NVT Quality Lifestyle Projects Private Ltd, represented by its Directors Sri.Vivek Garg and Sri.Tanuj Garg, registered as document No.442/2013-14, Stored in C.D.No.516, in the office of Sub Registrar Krishnaraja Puram, in respect of Subject Property.
6. Supplemental to Joint Development Agreement dated 05/07/2016, executed by Smt.Muniyamma Daughter of Sri.M.Abbaiiah @ Abbaiiah@ Abbayappa & wife of Krishnappa and others in favour of M/s.NVT Quality Lifestyle Projects Private Ltd, represented by its Directors Sri.Vivek Garg and Sri.Tanuj Garg, registered as document No.1944/2016-17, stored in C.D.No.184, in the office of Sub Registrar Mahadevapura, in respect of subject property. (For construction of Villas).
7. Supplemental Irrevocable General Power of Attorney dated 05.07.2016, executed by Smt.Muniyamma Daughter of Sri.M.Abbaiiah @ Abbaiiah@ Abbayappa & wife of Krishnappa and others in favour of M/s.NVT Quality Lifestyle Projects Private Ltd, represented by its Directors Sri.Vivek Garg and Sri.Tanuj Garg, registered as document No.86, stored in C.D.No.184, in the office of Sub Registrar Mahadevapura, in respect of subject property. (For construction of Villas).
8. G-Tree of Sri.M.Abbaiiah @ Abbaiiah Son of Late.Sri.Muniyappa.
9. Death Certificate of Sri.M.Abbaiiah @ Abbaiiah @ Abbayappa.
10. Death Certificate of Smt.Muniyamma.
11. Death Certificate of Sri.Krishnappa.-
12. Deed of Relinquishment dated 08.01.2015, executed by Smt.Muniyamma and others in favour of The Commissioner, BBMP, registered as document No.HLS-1-04684-2014-15, Book I, Stored in C.D.No.HLSD 110, before the office of Sub Registrar Shivajinagar), in respect of Sy.Nos 117/1,2,3,4,5 & 118,



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measuring 1 acre 19.29 guntas out of 6 acres 31 guntas, situated at Nagondanahalli Village.

13. Katha Certificate issued by BBMP, in the name of Smt.Muniyamma, Smt.Lakshamma, Smt.Renukamma, Smt.Anusuyamma, Smt.Chaluvamma, in respect of Property bearing No.600/ 550 Sy.No.117/1, Sy.117/2, 117/3, 117/4, 117/5 and 118.

14. Plan Sanction dated 30/03/2017 vide BBMP/LP.No.239/2016-17, issued by Assistant Director, Town Planning, Mahadevapura Zone, BBMP. Bangalore to construct Residential Villas, in respect of Subject Property.

15. Encumbrance Certificate for the period from 01.04.2004 to 27.10.2013, 01.04.2013 to 10.12.2015, 10.12.2015 to 31.03.2016, 01.04.2016 to 05.08.2016, 05.08.2016 to 18.12.2016, 18.12.2016 to 13.02.2017 in respect of land bearing Survey Numbers 117/1,2,3,4,5 & 118 situated at Nagondanahalli Village. .

SCHEDULE PROPERTY

All that piece and parcel of the residentially converted land in all measuring 4 Acres 31 Guntas out of 5 Acres 19 Guntas, (Totally measuring 6 Acres 31 Guntas) Presently bearing BBMP Amalgamated Katha.No.600/550 .Sy.No.117/1, 117/2, 117/3, 117/4, 117/5/ 118, (1 acre 19.29 Guntas out of 6 Acre 31 Guntas and 28 Guntas out of 5 Acres 19 Guntas of land Relinquished in favour of Commissioner BBMP, Bangalore, vide Deed of Relinquishment dated 08.01.2015, registered as document No.HLS-1-04684-2014-15, Book I, Stored in C.D.No.HLSD 110, before the office of Sub Registrar Shivajinagar) bearing Survey Number 117/1- measuring 1 Acre, converted vide the Order dated 24.02.2013, in Official Memorandum bearing No.ALN (EKHW) 132/2011-12, passed by the Deputy Commissioner, Bangalore District, Bangalore, situated at Nagondanahalli Village, K.R.Puram Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore, AND the residentially converted land bearing Survey Number 117/2- measuring 32 Guntas, Survey Number 117/3- measuring 32 Guntas, Survey Number 117/4- measuring 1 Acre 26



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Guntas and Survey Number 117/5- measuring 1 Acre 05 Guntas (inclusive of 4 Guntas karab), converted vide the Order dated 27.02.2013, in Official Memorandum bearing No.ALN (EKHW) 132/2011-12, passed by the Deputy Commissioner, Bangalore District, Bangalore, in all measuring 5 Acres 11 Guntas + 4 Guntas karab, situated at Nagondanahalli Village, K.R.Puram Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore, and bounded on the:

East by: Private Property/Sy.No.114
West by: Road
North by: Road
South by: Road

GENESIS OF TITLE:

Deed of Sale dated 15-04-1933, executed by Smt.Honnamma wife of Sri.Muniyappa, and her husband Sri.Muniyappa, in favour of Sri.Dobhi Pillaiah, registered as Document No.2552/32-33, Volume 250, Pages 346-353, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore, in respect of portions of land bearing Sy.No.117- measuring 30 Guntas (3/4 Acre), 1 Acre 5 Guntas, 1 Acre 10 Guntas and 1 Acre 05 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.

A perusal of the documents referred to above would indicate that one Sri.Dobhi Pillaiah, was the owner of the land bearing Sy.No.117- measuring 30 Guntas (3/4 Acre), 1 Acre 5 Guntas, 1 Acre 10 Guntas and 1 Acre 05 guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.

The lands purchased by Sri.Dobhi Pillaiah came to be phoded and assigned Survey Number 117/1- measuring 1 Acre, Survey Number 117/3- measuring 32 Guntas, Survey Number 117/5- measuring 1 Acre 01 + 4 Guntas of Karab and Survey Number 117/7- measuring 1 Acre 18 Guntas, situated at Nagondanahalli Village.



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The said Sri.Dhobi Pillaiiah, had in turn sold and conveyed the land bearing land bearing Sy.No.117/1- measuring 1 Acre, along with land bearing Survey Number 117/3- measuring 32 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, in favour of Sri.Veerabhadrapa, son of Sri.Adiike Basappa, vide the Deed of Sale dated 23.11.1935, registered as Document No.2118/35-36, Volume 342, at pages 196-198, Book I, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore.

Eversince the date of purchase the said Sri.Veerabhadrapa, was in peaceful possession and enjoyment of the land bearing Sy.No.117/1- measuring 1 Acre, along with land bearing Survey Number 117/3- measuring 32 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, as could be understood on perusal of the Record of Rights.

After the death of Late Sri.Veerabhadrapa, his son Sri.Munirudrapa was in possession and enjoyment of the land bearing Survey Number 117/1- measuring 1 Acre, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.

Sri.Munirudrapa, son of Sri.Adiike Veerabhadrapa along with Sri.Munirudrapa, son of Sri.Adiike Basappa, had in turn sold and conveyed the land bearing Survey Number 117/1- measuring 1 Acre, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, in favour Smt.Muthamma, wife of Sri.Abbaiiah, vide the Deed of Sale dated 22.01.1963, registered as Document No.6095, Book I, registered before the office of the Sub-Registrar, Bangalore South Taluk, Bangalore.

Eversince the date of purchase the said Smt.Muthamma, wife of Sri.Abbaiiah was in peaceful possession and enjoyment of the land bearing Survey Number 117/1- measuring 1 Acre, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, and subsequently the revenue records came to be mutated to her name vide the Mutation Register Extract bearing MR No.4/88-89, issued by the office of the Tashildar, Bangalore East Taluk, Bangalore.



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A perusal of the RTC Extracts for the period from 1967-68 to 2010-11, would go to show that Smt.Muthamma, is the owner of the land bearing Survey Number 117/1- measuring 1 Acre, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.

The land bearing Survey Number 117/1- measuring 1 Acre, came to be converted from agricultural purpose to non agricultural residential purpose vide the Order dated 24.02.2012, in Official Memorandum bearing No.ALN (EKHW) 133/2011-12, passed by the Deputy Commissioner, Bangalore District, Bangalore.

The said Smt.Muthamma, along with her husband Sri.M.Abbaiiah @ Abbaiiah, son of Late Sri.Muniyappa of the First Part AND Smt.Muniyamma, daughter of Sri.M.Abbaiiah @ Abbaiiah of the Second Part AND Smt.Lakshamma, daughter of Sri.M.Abbaiiah @ Abbaiiah of the Third Part AND Smt.Renukamma, wife of Late Sri.Krishnappa (daughter in law of Sri.M.Abbaiiah @ Abbaiiah) along with her children Smt.Navaneeta, Smt.Vijayalakshmi, Smt.Mamatha and Smt.Sowmya, of the Fourth Part AND Smt.Anasuyamma, daughter of Sri.M.Abbaiiah @ Abbaiiah of the Fifth Part AND Smt.Cheluvamma, daughter of Sri.M.Abbaiiah @ Abbaiiah of the Sixth Part, had entered into a registered Deed of Partition dated 27.09.2013, registered as Document No.3786/2013-14, stored in HLSD 86, Book I, registered before the office of the Sub-Registrar, Halasuru, Bangalore.

As per the terms of the Partition the 'A' Schedule Property being portion of the converted land bearing Survey Number 117/1, 117/2, 117/3, 117/4 and 117/5- in all measuring 2 Acres 24 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, came to be allotted to the share of Smt.Renukamma, wife of Late Sri.Krishnappa (daughter in law of Sri.M.Abbaiiah @ Abbaiiah) along with her children Smt.Navaneeta, Smt.Vijayalakshmi, Smt.Mamatha and Smt.Sowmya.



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As per the terms of the Partition the 'B' Schedule Property being portion of the converted land bearing Survey Number 117/1, 117/2, 117/3, 117/4 and 117/5- in all measuring 11 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, came to be allotted to the share of Smt.Renukamma, wife of Late Sri.Krishnappa (daughter in law of Sri.M.Abbaiah @ Abbaiah) along with her children Smt.Navaneeta, Smt.Vijayalakshmi, Smt.Mamatha and Smt.Sowmya.

As per the terms of the Partition the 'C' Schedule Property being portion of the converted land bearing Survey Number 117/1, 117/2, 117/3, 117/4 and 117/5- in all measuring 1 Acre, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, came to be allotted to the share of Smt.Muniyamma, daughter of Sri.M.Abbaiah.

As per the terms of the Partition the 'D' Schedule Property being portion of the converted land bearing Survey Number 117/1, 117/2, 117/3, 117/4 and 117/5- in all measuring 1 Acre, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, came to be allotted to the share of Smt.Lakshamma, daughter of Sri.M.Abbaiah

As per the terms of the Partition the 'E' Schedule Property being portion of the converted land bearing Survey Number 117/1, 117/2, 117/3, 117/4 and 117/5 AND Sy.No.118- in all measuring 1 Acre, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, came to be allotted to the share of Smt.Anasuyamma, daughter of Sri.M.Abbaiah

As per the terms of the Partition the 'F' Schedule Property being portion of the converted land bearing Survey Number 117/1, 117/2, 117/3, 117/4 and 117/5 AND Sy.No.118- in all measuring 1 Acre, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, came to be allotted to the share of Smt.Cheluvamma, daughter of Sri.M.Abbaiah



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After the sale of the land bearing Survey Number 117/1- measuring 1 Acre, situated at Nagondanahalli Village, in favour of Smt.Muthamma, as mentioned earlier, Sri.Munirudrappa, had retained the land bearing Survey Number 117/3- measuring 32 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, with themselves.

After the death of Late Sri.Veerabhadrappe, his son Sri.Munirudrappa was in possession and enjoyment of the land bearing Survey Number 117/3- measuring 32 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.

Sri.Munirudrappa, son of Sri.Adike Veerabhadrappe, had in turn sold and conveyed the land bearing Survey Number 117/3- measuring 32 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, in favour of the said Sri.M.Abbaiah, son of Late Sri.Muniyappa, vide the Deed of Sale dated 21.04.1994, registered as Document 546/94-95, Volume 797, at pages 89-92, Book I, registered before the office of the Sub-Registrar, K.R.Puram, Bangalore.

The said Sri.M.Abbaiah, was in peaceful possession and enjoyment of the land bearing Survey Number 117/3- measuring 32 Guntas, situated at Nagondanahalli Village, and the revenue records came to be transferred to his name vide the Mutation Register Extract bearing MR No.6/94-95, issued by the office of the Village Accountant, Bangalore South Taluk, Bangalore.

The said Sri.M.Abbaiah was in peaceful possession and enjoyment of the same as could be gathered from the perusal of the RTC Extracts.

Sri.Narayanappa, son of Sri.Sunakal Venkatashamappa, was the owner of the land bearing Survey Number 117/2- measuring 32 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, and he in turn had sold the said land in favour of Sri.Abbaiah, son of Sri.Muniyappa, vide the Deed of Sale dated 19.06.1947, registered as Document



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No.7457/1946-47, Volume 909, at pages 214-216, Book I, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore.

Eversince the date of purchase the said Sri.Abbaiah, was in peaceful possession and enjoyment of the land bearing Survey Number 117/2- measuring 32 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, as could be seen from the Record of Rights and RTC Extracts.

Similarly a perusal of the documents referred to above would indicate that one Sri.Muniyappa, was the owner of the land bearing Survey Number 117/4 measuring 1 Acre 26 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, he having acquired the said property vide the Deed of Sale dated 11.03.1941, by Smt.Hemakka Wife of Sunnakallu Nanjappa, registered as document No.2858 of Book I, Volume 544 pages 10 to 11 in the office of Sub Registrar Bangalore Taluk, along with Survey Number 117/4, measuring 1 acre 26 guntas situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, and he was in peaceful possession and enjoyment of the same,

After the death of Sri.Muniyappa, his entire estate including the land bearing Survey Number 117/4- measuring 1 Acre 26 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, devolved upon his children Sri.Abbaiah and Sri.Abbuga and Subsequently Sri.Abbaga, Second Son of Sri.Muniyappa, younger brother of Sri.Abbaiah had executed a Release Deed, dated 02.11.1962, registered as document No.2643/62-63, Volume 1045, at Pages 22 to 25, Book I, registered before the office of the Sub Registrar, Hoskote, and as per the terms of the Release Deed the said Sri.Abbaga, Second Son of Sri.Muniyappa, had taken certain lands for himself and released the balance the lands including the land bearing Survey Number 117/4, measuring 1 acre 26 guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, in favour of his brother Sri.Abbaiah.



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The said Sri.Abbaiah was in peaceful possession and enjoyment of the bearing Survey Number 117/4- measuring 1 Acre 26 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, and the revenue records came to be mutated to his name vide the Mutation Register Extract bearing MR No.5/91-92.

Sri.Dobhi Pillaiah, was the owner of the land bearing Sy.No.117/5- measuring 1 Acre 1 Gunta, along with land bearing Survey Number 117/7, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, he having purchased the same vide the Deed of Sale dated 15-04-1933, registered as Document No.2552/32-33, Volume 250, Pages 346-353, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore, as mentioned earlier and the said Sri.Dobhi Pillaiah had in turn sold and conveyed the same in favour of Sri.D.M.Addeppa, son of Sri.Munishamappa, vide the Deed of Sale dated 24.04.1940, registered as Document No.3591/39-40, Volume 506, at pages 118-120, Book I, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore.

Sri.D.M.Addeppa, son of Sri.Munishamappa, conveyed land in Sy.No.117/5- measuring 1 Acre 1 Guntas, along with land bearing Survey Number 117/7, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, in favour of Sri.Lingappa, son of Sri.Dobhi Pillaiah, vide the Deed of Sale dated 09.04.1942, registered as Document No.2579/41-42, Volume 5, at pages 120-121, Book I, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore.

Sri.Pillaiah, son of Sri.Dobhi Lingappa, and Master.Ramakrishna, son of Late Sri.Munilingappa and grandson of Sri.Pillaiah, minor by his grandfather, had in turn sold the land bearing Survey Number 117/5- measuring 1 Acre 1 Gunta, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, in favour of Sri.Abbaiah, son of Sri.Muniyappa, vide the Deed of Sale dated 04.10.1950, registered as Document No.4266/1950-51, Volume 1155, at pages 202-205, Book I, registered before the office of the Sub-Registrar, Bangalore Taluk, Bangalore.



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The said Sri.Abbaiah, son of Sri.Muniyappa, was in peaceful possession and enjoyment of the land bearing Survey Number 117/5- measuring 1 Acre 1 Gunta, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, as could be gathered from the perusal of the Record of Rights and RTC Extracts.

Sri.Abbaga, Second Son of Sri.Muniyappa, younger brother of Sri.Abbaiah had executed a Release Deed, dated 02.11.1962, registered as document No.2643/62-63, Volume 1045, at Pages 22 to 25, Book I, registered before the office of the Sub Registrar, Hoskote, and as per the terms of the Release Deed the said Sri.Abbaga, Second Son of Sri.Muniyappa, had taken certain lands for himself including the land bearing Survey Number 117/5, measuring 1 acre 1 gunta, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.

Smt.Balamma wife of Late.Abbaga and her son Sri.Chandrashekar, executed Exchange Deed dated 05.12.1991, in respect of Survey Number 117/5, measuring 1 acre 01 gunta, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, in favour of Sri.Abbaga.

The said Sri.Abbaiah was in peaceful possession and enjoyment of the bearing Survey Number 117/5- measuring 1 Acre 01 Gunta, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.

Similarly a perusal of the documents referred to above would indicate that one Sri.Muniyappa, was the owner of the land bearing Survey Number 118 measuring 1 Acre 20 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, he having acquired the said property vide the Deed of Sale dated 11.03.1941, by Smt.Hemakka Wife of Sunnakallu Nanjappa, registered as document No.2858 of Book I, Volume 544 pages 10 to 11 in the office of Sub Registrar Bangalore Taluk, along with Survey Number 117/4, measuring 1 acre 26 guntas situated at Nagondanahalli Village,



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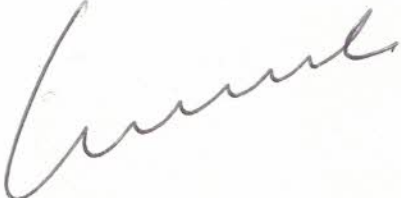
K.R.Puram Hobli, Bangalore South Taluk, Bangalore, and he was in peaceful possession and enjoyment of the same,

After the death of Sri.Muniyappa, his entire estate including the land bearing Survey Number 118 - measuring 1 Acre 20 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, devolved upon his children Sri.Abbaiah and Sri.Abbuga and Subsequently Sri.Abbaga, Second Son of Sri.Muniyappa, younger brother of Sri.Abbaiah had executed a Release Deed, dated 02.11.1962, registered as document No.2643/62-63, Volume 1045, at Pages 22 to 25, Book I, registered before the office of the Sub Registrar, Hoskote, and as per the terms of the Release Deed the said Sri.Abbaga, Second Son of Sri.Muniyappa, had taken certain lands for himself and released the balance the lands including the land bearing Survey Number 118, measuring 1 acre 20 guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, in favour of his brother Sri.Abbaiah.

The said Sri.Abbaiah was in peaceful possession and enjoyment of the bearing Survey Number 118 measuring 1 Acre 20 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, and the revenue records came to be mutated to his name vide the Mutation Register Extract bearing MR No.5/91-92.

The land bearing Survey Number 118 measuring 1 Acre 20 Guntas, Survey Number 117/2- measuring 32 Guntas, Survey Number 117/3- measuring 32 Guntas, Survey Number 117/4- measuring 1 Acre 26 Guntas and Survey Number 117/5- measuring 1 Acre 05 Guntas (inclusive of 4 Guntas karab), came to be converted from agricultural purpose to non agricultural purpose vide the Order dated 27.02.2012, in Official Memorandum bearing No.ALN (EKHW) 132/2011-12, passed by the Deputy Commissioner, Bangalore District, Bangalore, situated at Nagondanahalli Village, K.R.Puram Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore.

A perusal of the RTC Extracts for the period from 1967-68 to 2010-11, would go to show that Sri.Abbaiah, is the owner of the land bearing Survey Number 118



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measuring 1 Acre 20 Guntas, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.

The said Smt.Muthamma, along with her husband Sri.M.Abbaiiah @ Abbaiiah, son of Late Sri.Muniyappa of the First Part AND Smt.Muniyamma, daughter of Sri.M.Abbaiiah @ Abbaiiah of the Second Part AND Smt.Lakshamma, daughter of Sri.M.Abbaiiah @ Abbaiiah of the Third Part AND Smt.Renukamma, wife of Late Sri.Krishnappa (daughter in law of Sri.M.Abbaiiah @ Abbaiiah) along with her children Smt.Navaneeta, Smt.Vijayalakshmi, Smt.Mamatha and Smt.Sowmya, of the Fourth Part AND Smt.Anasuyamma, daughter of Sri.M.Abbaiiah @ Abbaiiah of the Fifth Part AND Smt.Cheluvamma, daughter of Sri.M.Abbaiiah @ Abbaiiah of the Sixth Part, had entered into a registered Deed of Partition dated 27.09.2013, registered as Document No.3786/2013-14, stored in HLSD 86, Book I, registered before the office of the Sub-Registrar, Halasuru, Bangalore.

As per the terms of the Partition the 'E' Schedule Property being portion of the converted land bearing Survey Number 118 measuring 1 Acre, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, came to be allotted to the share of Smt.Anusuyamma, wife of Late Sri.Krishnappa (daughter of Sri.M.Abbaiiah @ Abbaiiah).

As per the terms of the Partition the 'F' Schedule Property being portion of the converted land bearing Survey Number 118, measuring 1 Acre situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, came to be allotted to the share of Smt.Chaluvamma, wife of Late Sri.Krishnappa (daughter of Sri.M.Abbaiiah @ Abbaiiah).

An Endorsements issued by the Asst. Commissioner, Bangalore North Sub Division, Bangalore District, confirms that there are no cases pending under the provisions of P.T.C.L. Act in respect of Land bearing Survey Numbers 117/1,2,3,4,5 & 118, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, An Endorsements issued by the Asst. Commissioner, Bangalore North Sub Division, Bangalore District, confirms that



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there are no cases pending under the provisions of Section 79A and B of Karnataka Land Reforms Act in respect of Land bearing Survey Numbers 117/1,2,3,4,5 & 118, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore, An Endorsement issued by the Tahsildar, Bangalore East Taluk, Bangalore District, confirms that there are no tenancy cases pending under the provisions of Form 7, in respect of Land bearing Survey Numbers 117/1,2,3,4,5 & 118, situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore.

While the matter stood thus, on the basis of the information provided in the Geological Tree, signed and sworn by Sri.B.Manjunath one of the surviving family members of Late.Sri.Abbaiiah before Advocate & Notary Sri.Srikanta Sastri, who has also signed & sealed the said G- Tree, we have made the surviving members of Late.Abbaiiah, as shown in the said G- Tree, as a parties to the Joint Development Agreement and General Power of Attorney.

The said 1)Smt.Muniyamma, daughter of Sri.M.Abbaiiah @ Abbaiiah wife of Sri.Krishnappa, 2) Smt.Renukamma Daughter of Sri.Krishnappa and Smt.Muniyamma, 3) Sri.Vijay Kumar D.K Son of Sri.Krishnappa, 4)Smt.Lakshamma, daughter of Sri.M.Abbaiiah @ Abbaiiah wife of Sri.Boraja, 5)Sri.B.Manjunath Son of Sri.Boraja, 6)Sri.B.Purushotham Son of Sri.Boraja, 7)Smt.Renukamma wife of Late.Sri.Krishnappa (Predeceased Son of Sri.M.Abbaiiah @ Abbaiiah @Abbayappa) 8)Smt.Navaneeta Daughter of Sri.Krishnappa, 9)Smt.Vijayalakshmi Daughter of Sri.Krishnappa, 10)Smt.Mamatha Daughter of Sri.Krishnappa, and 11)Smt.Sowmya Daughter of Sri.Krishnappa, 12)Smt.Anasuyamma, daughter of Sri.M.Abbaiiah @ Abbaiiah of wife of Sri.Nagappa 13)Sri.Somesh Son of Sri.Nagappa, 14) Sri.Ramesh Son of Sri.Nagappa, 15)Smt.N.Rupa Daughter if Sri.Nagappa 16)Sri.Suresh Son of Sri.Nagappa 17) Smt.Cheluvamma Daughter of Sri.M.Abbaiiah @ Abbayappa & Wife of Sri.Hemanth Kumar, 18) Smt.H.Shwetha Daughter of Sri.Hemanth, 19)Smt.Chaitra Daughter of Sri.Hemanth, 20) Sri.H.Shruthi Daughter of Sri.Hemanth, entered into a Joint Development Agreement dated 24.02.2014, executed by Smt.Muniyamma Daughter of Sri.M.Abbaiiah @ Abbayappa & Wife of Sri.Krishnappa and others in favour of NVT Quality Lifestyle Projects Private Ltd, represented by its Directors Sri.Vivek Garg and Sri.Tanuj Garg,



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registered as document No.54/2013-14, Stored in C.D.No.516, in the office of Sub Registrar Krishnaraja Puram, Irrevocable General Power of Attorney dated 24.02.2014, registered as document No.442/2013-14, Stored in C.D.No.516, in the office of Sub Registrar Krishnaraja Puram to construct residential apartment and also executed Supplemental to Joint Development Agreement dated 05/07/2016, registered as document No.1944/2016-17, stored in C.D.No.184, in the office of Sub Registrar Mahadevapura, and Supplemental Irrevocable General Power of Attorney dated 05.07.2016, registered as document No.86, stored in C.D.No.184, in the office of Sub Registrar Mahadevapura, in respect of subject property. (For construction of Villas instead of Residential Apartment in respect of converted land in Survey Number 117/1, 117/2, 117/3, 117/4, 117/5 & 118, measuring in all 5 Acres 19 guntas, out of 6 acres 31 Guntas (1 acre 19.29 Guntas out of 6 Acre 31 Guntas and 28 Guntas out of 5 Acres 19 Guntas of land Relinquished in favour of Commissioner BBMP, Bangalore, vide Deed of Relinquishment dated 08.01.2015, registered as document No.HLS-1-04684-2014-15, Book I, Stored in C.D.No.HLSD 110, before the office of Sub Registrar Shivajinagar), situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, excluding the portions allotted to Sri.Abbaiah @ Abbayappa and his wife Muniyamma, but however Sri.Abbaiah @ Abbayappa has join the execution of the registration of the Joint Development Agreement as confirming party, pursuant their to the Katha of the entire above said Properties came to be duly amalgamated and mutated in the joint names of Smt.Muniyamma, Smt.Lakshamma, Smt.Renukamma, Smt.Anusuyamma, Smt.Chaluvamma in the revenue records of BBMP vide Katha No.600/ 550 Sy.No.117/2, 117/3, 117/4, 117/5, 118.

By virtue of the Joint Development Agreement and registered Power of Attorney read with Supplemental Deed to the Joint Development Agreement and Supplemental registered irrevocable Power of Attorney, M/s.NVT Quality Lifestyle Projects Private Ltd, is permitted to develop the subject property and further sell the Villas to be allotted to the share of the Developer. And M/s.NVT Quality Lifestyle Projects Private Ltd has got Plan Sanction dated 30/03/2017 vide BBMP/LP.No.239/2016-17, issued by Assistant Director, Town Planning,

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Mahadevapura Zone, BBMP. Bangalore to construct Residential Villas, in respect of Subject Property.

ENCUMBRANCES,

A perusal of the Encumbrance Certificate would disclose that there are no encumbrances or claims over the property for the period till 13.02.2017.

CERTIFICATE:

The said said 1)Smt.Muniyamma, daughter of Sri.M.Abbaiiah @ Abbaiah wife of Sri.Krishnappa, 2) Smt.Renukamma Daughter of Sri.Krishnappa and Smt.Muniyamma, 3) Sri.Vijay Kumar D.K Son of Sri.Krishnappa, 4)Smt.Lakshmmamma, daughter of Sri.M.Abbaiiah @ Abbaiah wife of Sri.Boraja, 5)Sri.B.Manjunath Son of Sri.Boraja, 6)Sri.B.Purushotham Son of Sri.Boraja, 7)Smt.Renukamma wife of Late.Sri.Krishnappa (Predeceased Son of Sri.M.Abbaiiah @ Abbaiah @Abbayappa) 8)Smt.Navaneeta Daughter of Sri.Krishnappa, 9)Smt.Vijayalakshmi Daughter of Sri.Krishnappa, 10)Smt.Mamatha Daughter of Sri.Krishnappa, and 11)Smt.Sowmya Daughter of Sri.Krishnappa, 12)Smt.Anasuyamma, daughter of Sri.M.Abbaiiah @ Abbaiah of wife of Sri.Nagappa 13)Sri.Somesh Son of Sri.Nagappa, 14) Sri.Ramesh Son of Sri.Nagappa, 15)Smt.N.Rupa Daughter if Sri.Nagappa 16)Sri.Suresh Son of Sri.Nagappa 17) Smt.Cheluvamma Daughter of Sri.M.Abbaiiah @ Abbayappa & Wife of Sri.Hemanth Kumar, 18) Smt.H.Shwetha Daughter of Sri.Hemanth, 19)Smt.Chaitra Daughter of Sri.Hemanth, 20) Sri.H.Shruthi Daughter of Sri.Hemanth, are the absolute owners of the Subject Property is clear and marketable.

M/s.NVT Quality Lifestyle Projects Private Ltd, is permitted to develop the subject property and further sell the Villas to be allotted to the share of the Developer, Prospective purchaser/s will derive valid title on purchase of the same.

For K.V.Narendra and Associates.
Advocates